Unified Development Ordinance

Resource Materials for City Council

Z-27-14 UDO Zoning Remapping

Produced by the Planning and Development Department

City of Raleigh
North Carolina

To: Mayor Nancy McFarlane
Members of the City Council

From: Travis R. Crane, Planning and Zoning Administrator

Date: 24 April 2015

Re: Z-27-14/Citywide UDO Zoning Map

Planning and Development is pleased to present the citywide Unified Development Ordinance zoning map to the City Council for review. This zoning map represents years of staff work performed by many members of the Department and approximately 40 hours of public review conducted by the Planning Commission. The citywide rezoning map is the third phase of a larger project that began in 2007 with the drafting of the 2030 Comprehensive Plan. When the Plan was adopted in 2009 staff began to work on a new zoning code, the Unified Development Ordinance. The UDO was adopted in 2013.

The citywide zoning map encompasses approximately 30% of the City's land area. The existing "legacy" zoning districts will be replaced with UDO districts. The Residential districts of R-1, R-2, R-4, R-6 and R-10 are not included in this rezoning request. Even without the remaining 70% of residential districts, this is the largest city-initiated rezoning in recent history. The citywide zoning map would implement the UDO throughout the entirety of the City. Once the citywide rezoning map is adopted, the Part 10 Zoning Code will be retired and the UDO will be fully implemented throughout the City.

Resource Information

Staff has assembled background information for use during the Council's review. A notebook is provided to each Council Member, with the following contents:

- Planning Commission recommendation
- Staff methodology for remapping
- Pertinent code language related to zoning districts
- Comprehensive Plan map
- Citywide maps showing base zoning district, height and frontage
- Public comments received between May and September

For a detailed view of the zoning, visit the project website at www.raleighudo.us. There you can find an interactive mapping viewer that shows a comparison between existing and proposed zoning.

Creation of a New Zoning Map

Staff began this daunting task by forming a UDO remapping team of 25 individuals. The staff members were organized by team, with individual teams reviewing geographic areas of the City. The teams reviewed aerial photographs, existing zoning and Comprehensive Plan guidance prior to assigning a UDO base district. The drafting teams reviewed each parcel one-by-one. Often times, staff had to rely on other digital resources, such as streetview or business websites to make an informed decision. The end result of this laborious process was one consolidated zoning map. The staff work was reviewed by senior staff members using the same techniques as the drafting teams.

Public Involvement

The public involvement associated with the creation and amendment of this map was critical. Staff adopted a public outreach strategy that involved direct mailings and available technology to inform the public. A new dedicated website was created that housed all resource information. Staff created a public comment period that lasted from May-September 2014. This information was announced via direct mailed notice to each property owner affected by this zoning map. Staff utilized social media and available technology to get the word out. Temporary staff was hired to staff a phone bank, where any person could call in and ask a question or make a comment.

The draft map was uploaded to the website. Planning Staff worked with GIS staff to create a customized interactive viewer that allowed any user to see a side-by-side comparison of existing and proposed zoning. The webpage also included links to documents that provided more information on zoning districts and any conditional use zoning.

The heart of the interactive viewer was the ability to receive comments placed directly on a parcel. A viewer could place a pin on any property and ask a question or make a suggestion. During this public comment period, staff received more than 1,700 comments on the UDO rezoning map. Not all of these comments are related to a specific property. Staff adopted a policy to respond to each and every comment within 48 hours of receipt. Each response was custom crafted by staff based on the comment received.

After pouring through the almost 2,000 comments, staff revised the UDO zoning map. Many of the comments were incorporated into the map.

Conditional Use Zoning

The City has almost 1,000 customized conditional use districts. These existing zoning conditions posed an interesting challenge to this remapping. These zoning conditions were debated through a public process involving the most affected stakeholders. After consultation with the City Attorney's office and the University of North Carolina School of Government, staff decided to retain zoning conditions where practical and attach to the new UDO base district. Because many of the existing zoning conditions reference permitted or prohibited uses, staff was required to analyze the base zoning district and conditions to determine if these two components aligned.

Staff reviewed each one of these conditional use districts. A vast majority of the zoning conditions remain intact. There are instances where conditions have either been deemed illegal, fully implemented or conflict with a code standard. Out of the 902 conditional use districts, only 78 were converted to general use. The City does not have the option to remove a portion of zoning conditions. There are two options for conditional use

properties: keep all of the conditions intact and apply to the UDO base district or remove all conditions. Table 1 in the "Planning Commission Certified Recommendation" Tab in the City Council binder provides detail on all of the properties that were converted from conditional use to general use.

Planning Commission Review

Staff sent the revised map to the Planning Commission in October 2014. The Commission conducted 14 meetings, with approximately 40 hours of review. The basis for the Commission review was a subset of 555 property-specific comments. Staff presented these comments for discussion in one of three categories: Staff agrees, more discussion needed, and staff disagrees. During the course of the meetings, the Planning Commission received 179 new comments for consideration. Some of the properties received multiple comments from different commentors. In total, the Commission reviewed 311 items. The Commission recommends changes to 117 of these items. All of the Planning Commission recommended changes are contained in the "Planning Commission Certified Recommendation" Tab. Each change recommended is catalogued with a map of the existing zoning and the recommended zoning.

At the conclusion of their review the Planning Commission recommends approval of the rezoning request, finding it consistent with the Comprehensive Plan. The specific findings and reasons for the recommendation are included as Attachment 9 in the "Planning Commission Certified Recommendation" Tab.

Summary of UDO zoning

The UDO contains mixed use districts that have three components: use, height and frontage. The use table in chapter 6 specifies the permitted uses in the zoning districts. Height is expressed in total number of stories. There are seven categories for height, beginning with three stories up to 40 stories. Each height category contains a maximum number of stories with a corresponding maximum measurement in feet. Every mixed use district must contain the use and height category.

The frontage category is optional. This category provides regulations for how the building interacts with the street right-of-way. Many of the frontages contain a "build-to" which specifies a minimum and maximum setback for the building.

Pending UDO Changes

Through the remapping process, staff identified a number of potential text change topics. Some of these topics relate to the permitted uses in the mixed use zoning districts. These changes are in the adoption process; the Planning Commission is currently reviewing the regulations associated with gas stations and non-conforming frontages. These recommendations should be delivered to the City Council in May. The City Council has received the recommended text change that would alter certain uses in the mixed use districts. These potential changes are germane to the remapping process, and are as follows:

- Add language to the UDO that states application of a frontage through the citywide remapping does not create a non-conformity
- Permit hotels in the OP district (currently a special use permit is required)
- Permit bars and nightclubs in the NX district, with limitations (currently not allowed)
- Permit office uses in the IH district (currently not allowed)
- Create limitations for gas stations in the NX district (currently no limitations)

Review Process

This citywide remapping is one large zoning request, known as Z-27-14. At each work session, staff will respond to topics that have been submitted by Council members. Because this is a rezoning, the City Council must conduct a public hearing. Once the public hearing has been advertised, the zoning map can only be changed to be more restrictive. This means that zoning districts cannot get more intense, height districts cannot increase and frontages cannot be removed after **June 26, 2015.** After the public hearing has been conducted, the City Council may vote on the zoning request.

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1. **Z-27-14 Rezoning Application**

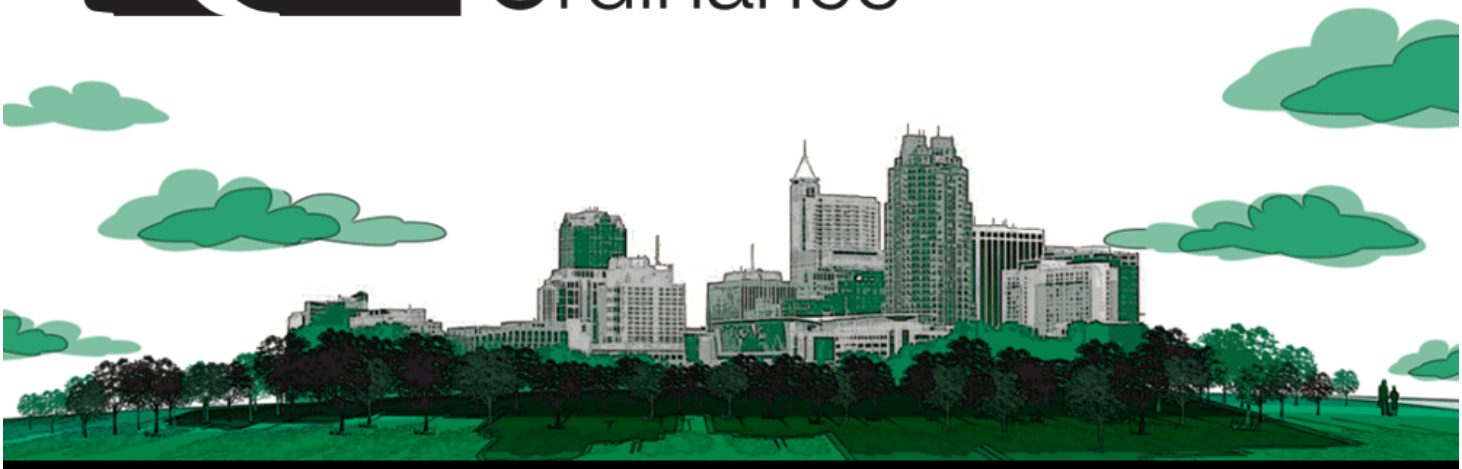
2. **Planning Commission Certified Recommendation**

3. **Public Comments & Change Requests**

4. **Resources**

Rezoning Application

RALEIGH Unified Development Ordinance



Remapping Raleigh

Planning & Development

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1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
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Rezoning Application

Rezoning Request	OFFICE USE ONLY
☒ General Use ☐ Conditional Use ☐ Master Plan	**Transaction Number**
Existing Zoning Classifications:	409990

Certain districts permitting high-density and non-residential uses, as described in Chapter 10 of the City of Raleigh Code of Ordinances:

Residential-15, Residential-20, Residential-30, Special Residential-30, Residential Business (RB), Office & Institution-1 (O&I-1), Office & Institution-2 (O&I-2), Office & Institution-3 (O&I-3), Buffer Commercial (BC), Shopping Center (SC), Neighborhood Business (NB), Business (B), Thoroughfare District (TD), Industrial-1 (I-1), Industrial-2 (I-2)

Certain Overlay Districts as described in Chapter 10 of the City of Raleigh Code of Ordinances:

Downtown Overlay District (DOD) , Historic Overlay District (HOD), Pedestrian Business Overlay District (PBOD) , Planned Development Conditional Use Overlay District (PDD) , Special Highway Overlay District-3 (SHOD-3) , Special Highway Overlay District-4 (SHOD-4)

Proposed Zoning Classification Base Districts:

Certain residential, mixed-use, and special districts as described in the City of Raleigh Unified Development Ordinance:

Residential Mixed Use (RX), Office Park (OP), Office Mixed use (OX), Neighborhood Mixed Use (NX), Commercial Mixed Use (CX), Downtown Mixed Use (DX), Industrial Mixed Use (IX), Heavy Industrial (IH), Planned Development (PD), or Campus (CMP), as delineated online at the remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development

Proposed Height Classifications (pertaining to Mixed Use Districts):

3, 4, 5, 7, 12, 20, or 40 stories; as defined in UDO Article 3.3, and as delineated at the online remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development

Proposed Frontage Classifications (pertaining to Mixed Use Districts):

Parkway, Detached, Parking Limited, Green, Urban Limited, Urban General, or Shopfront; as delineated at the online remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Planning Department

If the property has been previously rezoned, provide the rezoning case number.

Multiple cases (1959 to 2013)

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 409990

GENERAL INFORMATION

Property Addresses: Multiple, as delineated at remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development		**Date:** October 9, 2014
PINs: Multiple, as delineated at remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development	**Deed Reference (Book/Page):** Multiple, as delineated at remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development	
Nearest Intersections: Multiple, as delineated at remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development		**Property size (in acres)** Varies
Property Owners/Addresses: Delineated at remapping viewer: http://maps.raleighnc.gov/remapping; also on file at the City of Raleigh Department of Planning & Development	**Phone** **Email**	**Fax**
Project Contact Person/Address: Ken Bowers Interim Planning and Development Director Department of Planning and Development PO Box 590 Raleigh, NC 27602	**Phone:** (919) 996-6363 **Email:** rezoning@raleighnc.gov	**Fax: (919) 516-2684**
Owner/Agent Signature:	**Email:** rezoning@raleighnc.gov	

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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	**Transaction Number** **409990** **Zoning Case Number** **Z-27-14**

STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.	
1.	The proposed rezoning seeks specifically to implement Ordinance (2013) 151 TC 357, adopted by the Raleigh City Council on February 18, 2013, which recognizes that: · The City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings; · The City has not undertaken a major revision to the development code in over 40 years; the current development code does not provide the necessary tools to implement the land use and development policies of the Comprehensive Plan; · Modern development codes are producing better development outcomes by focusing more on the form of buildings than on use and density; · The Unified Development Ordinance (UDO) incorporates the best of the existing code with contemporary best practices, and is consistent with the vision, goals and policies of the Comprehensive Plan.
2.	Assignment of the respective proposed districts has been guided by defined Principles, which specifically reference implementing the Comprehensive Plan. The other Principles include: · Maintaining or enhancing existing property value. · Putting existing land uses in districts only where they are permitted. · Being sensitive to context; avoiding jarring transitions in height, use or intensity.

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	Rezoning to new UDO districts will simplify City administration of development activity. Part 10 Chapter 2 of the City Code can only be repealed in its entirety from the City's Code only when there are no legacy zoning districts remaining on the Official Zoning Map. Until then, both Chapter 10 and the UDO are in effect, respective of previous district designation. Residential districts from R-1 to R-10, and all properties already rezoned the UDO mixed use districts through privately-initiated rezoning, are already subject to UDO zoning provisions. Full rezoning will eliminate complexity and potential confusion resulting from the present ned to rely on two sets of standards for governing City growth.
2.	Rezoning affords the opportunity for fixing past problems with zoning designations, including: · Disconnects between zoning boundaries and development/lot patterns · Poorly/erroneously drawn boundaries · Over-zoned neighborhoods

URBAN DESIGN GUIDELINES	
If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.	
	Adherence to each of the Guidelines below shall be applied as required, in accordance with the respective design and use standards of the Unified Development Ordinance, Chapters 1 through 12.
1.	*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.*
2.	*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.*
3.	*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.*
4.	*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.*
5.	*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.*
6.	*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.*
7.	*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.*
8.	*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.*
9.	*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.*

10.	*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.*
11.	*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.*
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*
13.	*New public spaces should provide seating opportunities.*
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*
15.	*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.*
16.	*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 cane make a significant improvement.*
17.	*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.*
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*
19.	*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.*
20.	*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.*
21.	*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.*
22.	*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.*
23.	*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.*
24.	*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.*
25.	*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.*
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

Planning Commission
Certified Recommendation

RALEIGH

Unified Development Ordinance

Remapping Raleigh

Section 2: Planning Commission Certified Recommendation

This section contains the Certified Recommendation of the Planning Commission, along with additional materials related to that final recommendation.

A. Certified Recommendation #11627 & Staff Evaluation

i. **Findings & Reasons**
ii. **Map 1: Location and Area to be Rezoned**
iii. **Map 2: Requested Base District**
iv. **Map 3: Requested Height**
v. **Map 4: Requested Frontage**
vi. **Map 5: Future Land Use**
vii. **Map 6: Urban Form**
viii. **Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts**
ix. **Descriptions of each CUD to GUD Change**
x. **Copies of relevant CUD Ordinances**

B. Staff Report

C. Planning Commission Certified Recommendation Areas Changed

i. **Citywide Map**
ii. **Individual Maps**

D. Recommendations for Buffer Commercial Properties

(Request of the Comprehensive Planning Committee)

E. Summary of Change Types Map

Certified Recommendation

Raleigh Planning Commission

CR# 11627

Case Information Z-27-14 Citywide Remapping of UDO Zoning Districts

Location	See Map 1: Location and Area to be Rezoned
Request	See Map 2: Requested Base District, Map 3: Requested Height, and Map 4: Requested Frontage Rezone all Legacy Part 10 districts to Unified Development Ordinance districts
Area of Request	Approx. 41,000 acres
Property Owner	Various
Applicant	City of Raleigh
Citizens Advisory Council (CAC)	All 19 Citizens Advisory Councils
PC Recommendation Deadline	

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

FUTURE LAND USE	See Map 5: Future Land Use
URBAN FORM	See Map 6: Urban Form
CONSISTENT Policies	Policy LU 2.1—Placemaking Policy LU 1.3—Conditional Use District Consistency Policy LU 2.2—Compact Development Policy LU 4.5—Connectivity Policy LU 4.7—Capitalizing on Transit Access Policy LU 4.8—Station Area Land Uses Policy LU 4.10: Development at Freeway Interchanges Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 6.1—Composition of Mixed Use Centers Policy LU 7.4—Scale and Design of New Commercial Uses Policy LU 7.6—Pedestrian Friendly Development Policy LU 8.9—Open Space in New Development Policy LU 8.12—Infill Compatibility Policy LU 10.4—Siting of Regional Retail Policy LU 10.6—Retail Nodes Policy T 2.4—Road Connectivity Policy T 2.6—Preserving the Grid Policy T 5.5—Sidewalk Requirements Policy T 5.9—Pedestrian Networks Policy T 5.10—Building Orientation Policy EP 3.12—Mitigating Stormwater Impacts Policy EP 4.2—Floodplain Conservation Policy UD 1.10—Frontage Policy UD 2.1—Building Orientation Policy UD 2.3—Activating the Street Policy UD 2.7—Public Open Space Policy DT 1.11—Downtown Edges Policy DT 1.13—Downtown Transition Areas Policy DT 1.15—High Density Development Policy DT 3.1—Ground Floor Uses on Primary Retail Streets Policy DT 3.2—Ground Floor Uses on Secondary Retail Streets Policy DT 7.2—Maintaining Consistent Setbacks Policy DT 7.3—Streetwalls Policy DT 7.4—Building Entries
INCONSISTENT Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency

Summary of Proposed Conditions

1. Current zoning conditions applied to conditional use districts throughout the city are generally recommended to remain in place as they provide specific regulation to supplement general use zoning. A detailed list of conditional use districts recommended for rezoning to general use can be found in Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts.

Public Meetings

Neighborhood Meeting	*CAC*		*Planning Commission*	*City Council*
N/A	Raleigh	11/20/13	10/14/14	
	Atlantic	2/20/14	10/21/14	
	Central	3/10/14	11/4/14	
	East	1/27/14	11/18/14	
	Five Points	3/12/14	12/2/14	
	Forestville	1/14/14	12/16/14	
		3/11/14	1/6/15	
		5/13/14	1/20/15	
	Glenwood	1/27/14	2/3/15	
	Hillsborough	1/16/14	3/3/15	
	Midtown		3/17/15	
	Mordecai	1/13/14	3/31/15	
	North	2/11/14	4/7/15	
	North Central	1/2/14	4/14/15	
	Northeast			
	Northwest	2/25/14		
	South	1/9/14		
	South Central	1/14/14		
		1/13/14		
	Southeast			
	Southwest	1/27/14		
	Wade	2/24/14		
	West	1/9/14		
		2/10/14		
		2/17/14		
		4/22/14		

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

*Two protest petitions have been filed. Neither is valid.

Attachments

1. Staff report with recommended alterations
2. Map 1: Location and Area to be Rezoned
3. Map 2: Requested Base District
4. Map 3: Requested Height
5. Map 4: Requested Frontage
6. Map 5: Future Land Use
7. Map 6: Urban Form
8. Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts
9. Findings and Reasons

Planning Commission Recommendation

Recommendation	Approval
Findings & Reasons	See Attachment 9
Motion and Vote	Motion: Fleming Second: Fluhrer Braun, Whitsett, Hicks, Fleming, Schuster, Lyle, Swink, Fluhrer

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.

Planning Director	4-29-15 Date	Planning Commission Chairperson	4/14/15 Date

Staff Coordinator: Vivian Ekstrom: (919) 996-2657; vivian.ekstrom@raleighnc.gov
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Bynum Walter: (919) 996-2178; Walter.Bynum@raleighnc.gov

Z-27-14: Findings and Reasons Issued by the Planning Commission

The City of Raleigh Planning Commission recommends approval of rezoning request Z-27-14. The Commission recommends approval of the draft map dated October 14, 2014, with the recommended alterations listed on the April 14, 2015 Certified Recommendation. The Planning Commission finds this request is consistent with the Comprehensive Plan and to be reasonable and in the public interest, based on the following findings:

1. In 2009, the City adopted the 2030 Comprehensive Plan. The Plan was adopted after several years of development and multiple public input sessions. This Plan serves as policy guidance for rezoning requests, containing both policy statements and specific maps related to future land use and urban form.

2. The 2030 Plan contains future land use categories that correspond to zoning districts and building height. It also contains an urban form map that provides guidance for applying frontages with some of the mixed use districts to establish a desirable, cohesive urban form. The 2030 Plan also contains many small area plans that provide detailed land use guidance for specific areas of the city.

3. The Unified Development Ordinance (UDO) was adopted in 2013 after 3 ½ years in production. The drafting and adoption process included hundreds of public meetings to ensure the regulations implemented the action items contains within the 2030 Comprehensive Plan and adequately reflected important community values. The adopted UDO replaces subjective quasi-judicial review with objective performance standards.

4. The ordinance which enacted the UDO, Ordinance N0 (2013)-151 TC 357, TC-3-12 created a phased implementation of the UDO. For zoning districts not retained by the UDO – legacy districts - the old zoning regulations of Part 10 Chapter 2 of the City Code, except as otherwise provided in sections 11, 12, and 13 of the enacting ordinance, continue to apply to the legacy districts until such time as one or more UDO underlying zoning districts are applied to the property.

5. Case Z-27-14 is a city initiated rezoning that applies the Unified Development Ordinance zoning districts to approximately 35,000 properties and 41,000 acres in the City of Raleigh. Adoption of this zoning map fully implements the Unified Development Ordinance by eliminating all legacy districts.

6. Upon completion of the staff draft of the UDO zoning map, direct mailed notice was sent to every property owner of property to be rezoned. Direct mailed notice was also sent to all owners of property owners within 100 feet of a property to be rezoned. The City established a phone bank to accommodate the

large volume of phone calls and inquiries related to this effort. A new website was created with an interactive tool that allowed any person to view existing zoning, proposed zoning, existing zoning conditions and zoning district regulations specific to a particular property. This interactive tool was capable of accepting public comments on individual properties. When the zoning map was referred to the Planning Commission for review, direct mailed notice was again sent to property owners and those within 100 feet of a property to be rezoned.

7. During production of this new zoning map, and as a result of the large outreach effort by the City, staff received approximately 2,000 individual public comments on the draft UDO zoning map. Staff responded to each one of these comments, providing responses to each commentator. Where appropriate, staff updated the draft zoning map as a result of the comments received.

8. The Planning Commission conducted 14 public meetings where additional comments were received and reviewed. The Planning Commission considered each one of these additional comments and made certain alterations to the staff recommendations. These recommended alterations are listed on Attachment 1 of this Certified Recommendation.

9. The Planning Commission considered the guidance provided in the relevant policies and maps contained within the 2030 Comprehensive Plan, as well as other adopted small area plans and voluminous public input. The time horizon for fully implementing the 2030 Comprehensive Plan is another 15 or 20 years.

10. The 2030 Comprehensive Plan contains policies related to urban form, the urban pattern, building orientation, activating the public street, street walls and ground floor uses. These policies were considered along with the guidance on the Urban Form Map when applying an appropriate frontage designation.

11. The 2030 Plan also contains policies related to density transitions, buffering, scale and design of new mixed use centers, downtown edges and downtown transition areas. These policies were considered along with the future land use categories and table LU-2 of the 2030 Plan in providing height categories.

12. The Planning Commission attempted to apply UDO zoning districts that represented the full range of entitlements and standards that exist under the legacy zoning districts, while also accommodating policies in the Comprehensive Plan and small area plans and comments made by the property owner or adjoining owners.

13. The Planning Commission considered several global rules for translating the former Part 10 Chapter 2 Zoning Code legacy districts to Unified Development Ordinance underlying zoning districts. One such rule related to the maximum height of buildings. Where no existing built context or policy guidance was

present, the Planning Commission did not recommend additional height. In areas where policy guidance in the 2030 Plan envisioned greater building height, the Planning Commission generally applied additional height in accordance with that policy and surrounding built context. The downtown area and other regional growth areas received greater building heights as a result of existing built context of tall buildings and strong policy guidance in multiple area plans.

14. The Planning Commission adopted a rule to translate the Thoroughfare District zoning to a mixed use UDO district with a Parkway Frontage. The previous TD district required a 50-foot landscaped yard adjacent to a thoroughfare street. The Parkway frontage replicates this 50-foot landscaped yard.

15. Where a property contained existing zoning conditions, the base zoning district was replaced by a UDO district and the zoning conditions were retained. When it was determined that the zoning conditions had been fully implemented, the conditions were not replicated under the new UDO base zoning.

16. The Planning Commission did not consider alterations to the zoning map where a property owner submitted a rezoning request that was independent of Z-27-14.

17. Given the size and scope of this large-area rezoning, it is virtually impossible to achieve full compliance with every aspect of the 2030 Comprehensive Plan. While not every one of the approximate 35,000 properties is entirely consistent with specific guidance contained within the 2030 Comprehensive Plan, the Planning Commission finds that this zoning request as a whole is consistent with the 2030 Comprehensive Plan. The Planning Commission did consider the future land use map designations and policies identified on the Certified Recommendation. This rezoning is consistent with many policies in the Land Use, Transportation, Environmental Protection and Downtown Elements of the 2030 Comprehensive Plan.

18. The adoption of a new zoning map that implements the Unified Development Ordinance is reasonable and in the public interest. It allows all of the provisions in the UDO to be applied throughout the city. It removes quasi-judicial site plan review. Having one development code applied to all properties promotes efficiency and understanding of the City's land development regulations.

19. In some respects, the guidance contained within the 2030 Comprehensive Plan could not be implemented without having deleterious effects on existing, legal uses contained on a property. The Planning Commission did not wish to force property owners into a state of non-conformity as a result of applying the guidance contained within the 2030 Comprehensive Plan, nor did the Commission wish to take away development options allowed in the legacy district.

20. The Planning Commission did not use the adoption of a new zoning map that implements the Unified Development Ordinance as an opportunity to implement the future land use map of the 2030 Comprehensive Plan. The Planning Commission believes that such actions should be initiated by the property owner where conditional use zoning is available. However because case by case rezonings would not effectively implement urban form along street corridors, the Planning Commission did use the adoption of a new zoning map to apply frontages contained in the Unified Development Ordinance.

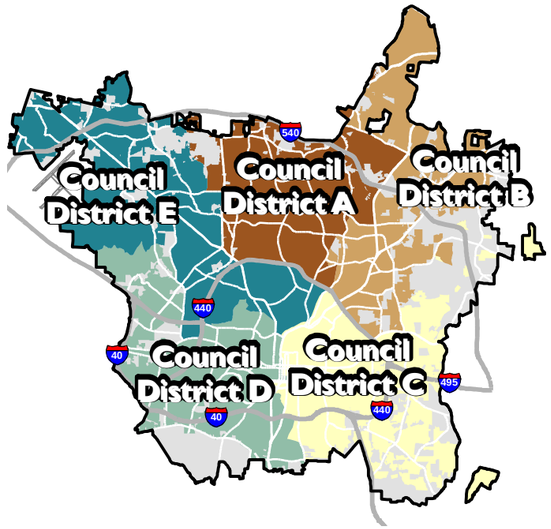
21. Some of the recommendations of the Planning Commission are predicated on pending text amendments to the Unified Development Ordinance, such as proposed changes to the Parking Limited frontage standards, proposed changes to permitted uses in the mixed use districts and revised regulations related to non-conformities. In some instances, the application of a frontage would render a property non-conforming. Rather than apply frontages in a manner that was inconsistent with similar properties in the immediate vicinity, the Planning Commission applied a frontage while simultaneously reviewing a change to sections 3.4 and 10.3 of the Unified Development Ordinance. In other instances, the proposed UDO zoning district would not permit the existing use located within a building. The Planning Commission reviewed and recommended a change to section 6.1.4 of the Unified Development Ordinance. This text change broadens the uses in certain zoning districts for uses like bars and nightclubs, office and personal services.

22. Although the remapping process was not intended to implement the 2030 Comprehensive Plan or Future Land Use Map, where public comment was received with regard to specific parcels as to which Unified Development Ordinance district to apply, the Future Land Use Map and Comprehensive Plan were considered in the overall process. This parcel specific analysis, taken together with the detailed analysis of the proposed zoning districts conducted by staff constitutes the basis upon which the Planning Commission makes its recommendation to the City Council. To that end, the Planning Commission hereby finds that the remapping recommendation contained in this Certified Recommendation is consistent with the Comprehensive Plan and the Future Land Use Map. Furthermore, the Planning Commission finds that the public benefits of the proposed remapping outweighs any detriments and is in the public interest.

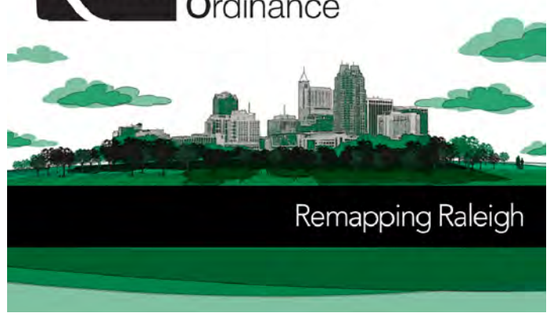
Map 1: Location and Area to be Rezoned

Area to be Rezoned

Raleigh Jurisdiction Limit



RALEIGH Unified Development Ordinance



0 0.5 1 2 3 4 Miles

N

Map by Ray Aull, Last Update: 15 April 2015

Map 2: Requested Base District

Unified Development Ordinance

Remapping Raleigh

CITY OF RALEIGH NORTH CAROLINA

N

0 2,500 5,000 Feet

0 625 1,250 2,500 Feet

Council District A

Council District B

Council District C

Council District D

Council District E

- UDO Mapping Grid
- Raleigh Jurisdictional Limit
- No Zoning Change Proposed

Residential Districts

- Residential-1 (R-1)
- Residential-2 (R-2)
- Residential-4 (R-4)
- Residential-6 (R-6)
- Residential-10 (R-10)

Mixed Use Districts

- Residential Mixed Use (RX-)
- Office Park (OP-)
- Office Mixed Use (OX-)
- Neighborhood Mixed Use (NX-)
- Commercial Mixed Use (CX-)
- Downtown Mixed Use (DX-)
- Industrial Mixed Use (IX-)

Special Districts

- Conservation Management (CM)
- Agricultural Productive (AP)
- Heavy Industrial (IH)
- Manufactured Housing (MH)
- Campus (CMP)
- Planned Development (PD)

PLANNING COMMISSION
Certified Recommendation
as of April 14, 2015

Map 3:

Requested Height

Unified Development Ordinance

Remapping Raleigh

N

0 2,500 5,000 Feet

0 625 1,250 2,500 Feet

Council District A
Council District B
Council District C
Council District D
Council District E

UDO Mapping Grid
Raleigh Jurisdictional Limit
No Zoning Change Proposed
Planned Development
Residential Districts
Special Districts

Heights

-3 (3 stories/50 feet max)
-4 (4 stories/62 feet max)
-5 (5 stories/75 feet max)
-7 (7 stories/90 feet max)
-12 (12 stories/150 feet max)
-20 (20 stories/250 feet max)
-40 (40 stories/500 feet max)

PLANNING COMMISSION Certified Recommendation as of April 14, 2015

Map 4: Requested Frontage

Unified Development Ordinance

Remapping Raleigh

N

0 2,500 5,000 Feet

0 625 1,250 2,500 Feet

Council District A

Council District B

Council District C

Council District D

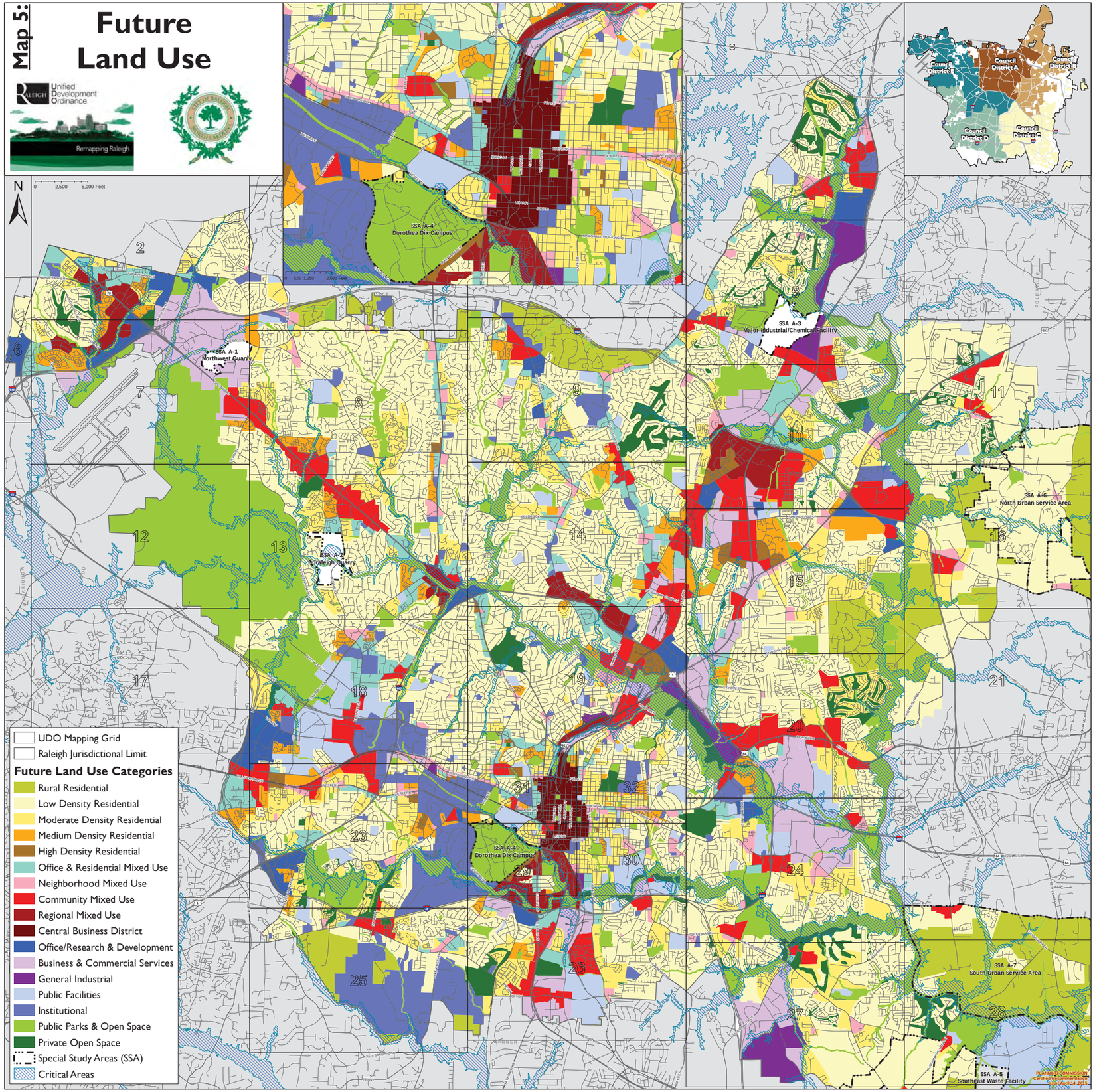
Council District E

- UDO Mapping Grid
- Raleigh Jurisdictional Limit
- No Zoning Change Proposed
- Mixed Use District w/o Frontage
- Planned Development
- Residential Districts
- Special Districts

Frontages

- Detached
- Parking Limited
- Parkway
- Green
- Shopfront
- Urban Limited
- Urban General

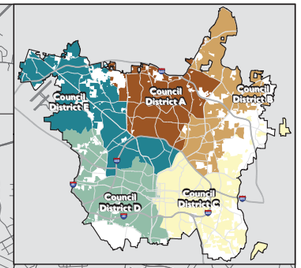
PLANNING COMMISSION
Certified Recommendation
as of April 14, 2015


Map 5:
Future Land Use
Unified Development Ordinance
Remapping Raleigh
N
0 2,500 5,000 Feet
SSA A-1 Northwest Quarry
SSA A-2 Buraleigh Quarry
SSA A-3 Major Industrial/Chemical Facility
SSA A-4 Dorothea Dix Campus
SSA A-5 Southeast Waste Facility
SSA A-6 North Urban Service Area
SSA A-7 South Urban Service Area
Council District A
Council District B
Council District C
Council District D
Council District E
UDO Mapping Grid
Raleigh Jurisdictional Limit
Future Land Use Categories
Rural Residential
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Office & Residential Mixed Use
Neighborhood Mixed Use
Community Mixed Use
Regional Mixed Use
Central Business District
Office/Research & Development
Business & Commercial Services
General Industrial
Public Facilities
Institutional
Public Parks & Open Space
Private Open Space
Special Study Areas (SSA)
Critical Areas

Map 6: Urban Form

Unified Development Ordinance

Remapping Raleigh



N

0 2,500 5,000 Feet

0 625 1,250 2,500 Feet

- UDO Mapping Grid
- Raleigh Jurisdictional Limit
- Future Fixed-Guideway Transit
- Transit Stop Half-Mile Buffers
- Main Streets
- Urban Thoroughfares
- Transit Emphasis Corridors
- Parkway Corridors
- Mixed-Use Centers
- Transit Oriented Districts (TODs)
- City Growth Centers
- Downtown

PLANNING COMMISSION Certified Recommendation on April 14, 2015

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-106-1985	10211 Lumley Rd	0768128237	CUD TD	**CX-3-PK**
Z-145-1985	6701 Fox Rd	1737033066	CUD R-15	**RX-3**
Z-145-1985	6905 Fox Rd	1737122401	CUD R-15	**R-10**
Z-145-1985	6901 Jeffreys Creek Ln	1737123386	CUD R-15	**R-10**
Z-145-1985	6905 Jeffreys Creek Ln	1737123471	CUD R-15	**R-10**
Z-145-1985	6907 Jeffreys Creek Ln	1737123463	CUD R-15	**R-10**
Z-145-1985	6909 Jeffreys Creek Ln	1737123437	CUD R-15	**R-10**
Z-145-1985	6910 Jeffreys Creek Ln	1737124479	CUD R-15	**R-10**
Z-145-1985	6912 Jeffreys Creek Ln	1737124539	CUD R-15	**R-10**
Z-145-1985	6913 Jeffreys Creek Ln	1737123510	CUD R-15	**R-10**
Z-145-1985	6914 Jeffreys Creek Ln	1737124623	CUD R-15	**R-10**
Z-145-1985	6915 Jeffreys Creek Ln	1737122593	CUD R-15	**R-10**
Z-145-1985	6917 Jeffreys Creek Ln	1737122587	CUD R-15	**R-10**
Z-145-1985	6918 Jeffreys Creek Ln	1737124616	CUD R-15	**R-10**
Z-145-1985	6919 Jeffreys Creek Ln	1737122671	CUD R-15	**R-10**
Z-145-1985	6920 Jeffreys Creek Ln	1737124609	CUD R-15	**R-10**
Z-145-1985	6923 Jeffreys Creek Ln	1737122665	CUD R-15	**R-10**
Z-145-1985	6924 Jeffreys Creek Ln	1737123792	CUD R-15	**R-10**
Z-145-1985	6925 Jeffreys Creek Ln	1737122659	CUD R-15	**R-10**
Z-145-1985	6926 Jeffreys Creek Ln	1737123795	CUD R-15	**R-10**
Z-145-1985	6929 Jeffreys Creek Ln	1737122744	CUD R-15	**R-10**
Z-145-1985	6930 Jeffreys Creek Ln	1737123788	CUD R-15	**R-10**
Z-145-1985	6932 Jeffreys Creek Ln	1737123881	CUD R-15	**R-10**
Z-145-1985	7000 Jeffreys Creek Ln	1737123874	CUD R-15	**R-10**
Z-145-1985	7001 Jeffreys Creek Ln	1737122823	CUD R-15	**R-10**
Z-145-1985	7002 Jeffreys Creek Ln	1737123877	CUD R-15	**R-10**
Z-145-1985	7005 Jeffreys Creek Ln	1737122817	CUD R-15	**R-10**
Z-145-1985	7006 Jeffreys Creek Ln	1737123960	CUD R-15	**R-10**
Z-145-1985	7008 Jeffreys Creek Ln	1737123963	CUD R-15	**R-10**
Z-145-1985	7009 Jeffreys Creek Ln	1737122911	CUD R-15	**R-10**
Z-145-1985	7012 Jeffreys Creek Ln	1737123957	CUD R-15	**R-10**
Z-145-1985	7013 Jeffreys Creek Ln	1737122905	CUD R-15	**R-10**
Z-145-1985	7014 Jeffreys Creek Ln	1737133040	CUD R-15	**R-10**
Z-145-1985	7017 Jeffreys Creek Ln	1737121999	CUD R-15	**R-10**
Z-145-1985	7018 Jeffreys Creek Ln	1737133043	CUD R-15	**R-10**
Z-145-1985	7020 Jeffreys Creek Ln	1737133036	CUD R-15	**R-10**
Z-145-1985	7021 Jeffreys Creek Ln	1737131083	CUD R-15	**R-10**
Z-145-1985	7024 Jeffreys Creek Ln	1737133039	CUD R-15	**R-10**
Z-145-1985	7025 Jeffreys Creek Ln	1737131087	CUD R-15	**R-10**
Z-145-1985	7026 Jeffreys Creek Ln	1737133122	CUD R-15	**R-10**
Z-145-1985	7029 Jeffreys Creek Ln	1737131171	CUD R-15	**R-10**
Z-145-1985	7030 Jeffreys Creek Ln	1737133125	CUD R-15	**R-10**
Z-145-1985	7032 Jeffreys Creek Ln	1737133118	CUD R-15	**R-10**
Z-145-1985	7033 Jeffreys Creek Ln	1737131165	CUD R-15	**R-10**
Z-145-1985	7036 Jeffreys Creek Ln	1737133211	CUD R-15	**R-10**
Z-145-1985	7037 Jeffreys Creek Ln	1737131169	CUD R-15	**R-10**
Z-145-1985	7038 Jeffreys Creek Ln	1737133204	CUD R-15	**R-10**
Z-145-1985	7041 Jeffreys Creek Ln	1737131253	CUD R-15	**R-10**
Z-145-1985	7042 Jeffreys Creek Ln	1737133208	CUD R-15	**R-10**
Z-145-1985	7045 Jeffreys Creek Ln	1737131247	CUD R-15	**R-10**
Z-145-1985	7046 Jeffreys Creek Ln	1737133303	CUD R-15	**R-10**
Z-145-1985	7049 Jeffreys Creek Ln	1737131331	CUD R-15	**R-10**
Z-145-1985	7050 Jeffreys Creek Ln	1737132389	CUD R-15	**R-10**
Z-145-1985	7053 Jeffreys Creek Ln	1737131327	CUD R-15	**R-10**
Z-145-1985	7055 Jeffreys Creek Ln	1737131658	CUD R-15	**R-10**
Z-145-1985	7057 Jeffreys Creek Ln	1737131490	CUD R-15	**R-10**
Z-16-1986	5421 Allen Dr	1734568824	CUD R-15	**R-4**
Z-16-1986	5423 Allen Dr	1734568889	CUD R-15	**R-4**
Z-16-1986	5428 Allen Dr	1734663915	CUD R-15	**R-4**
Z-16-1986	5430 Allen Dr	1734663969	CUD R-15	**R-4**
Z-16-1986	5438 Allen Dr	1734670537	CUD R-15	**R-4**
Z-87-1986	10240 Globe Rd	0768206079	CUD TD	**IX-3**
Z-12-1987	1000 Birch Ridge Dr	1723436599	CUD IND-1	**IX-3**
Z-12-1987	1020 Birch Ridge Dr	1723437204	CUD IND-1	**IX-3**
Z-12-1987	0 Birch Ridge Dr	1723539481	CUD TD	**IX-5**
Z-12-1987	901 Birch Ridge Dr	1723537709	CUD TD	**IX-5**
Z-12-1987	1001 Birch Ridge Dr	1723536340	CUD TD	**IX-5**
Z-25-1987	8121 Town Dr	1737020166	CUD R-15	**RX-3**
Z-25-1987	8150 Town Dr	1737010574	CUD R-15	**RX-3**
Z-25-1987	8151 Town Dr	1737013847	CUD R-15	**RX-3**
Z-34-1987	3415 Avent Ferry Rd	0783948071	CUD SC	**NX-3-PL**
Z-20-1988	0 Trailwood Dr	0792097471	CUD O&I-1	**R-10**
Z-42-1988	0 Louisburg Rd	1747063325	CUD TD	**R-4**
Z-42-1988	8100 Louisburg Rd	1737950460	CUD TD	**R-4**
Z-64-1988	8524 Arboles Ct	0777688891	CUD TD	**RX-3-PK**
Z-64-1988	8408 Aztec Dawn Ct	0777895201	CUD TD	**R-10**
Z-64-1988	8409 Aztec Dawn Ct	0777893252	CUD TD	**R-10**
Z-64-1988	8412 Aztec Dawn Ct	0777894295	CUD TD	**R-10**
Z-64-1988	8413 Aztec Dawn Ct	0777893237	CUD TD	**R-10**
Z-64-1988	8416 Aztec Dawn Ct	0777894390	CUD TD	**R-10**
Z-64-1988	8417 Aztec Dawn Ct	0777893341	CUD TD	**R-10**
Z-64-1988	8420 Aztec Dawn Ct	0777894384	CUD TD	**R-10**
Z-64-1988	8421 Aztec Dawn Ct	0777893346	CUD TD	**R-10**
Z-64-1988	8424 Aztec Dawn Ct	0777894389	CUD TD	**R-10**
Z-64-1988	8425 Aztec Dawn Ct	0777893410	CUD TD	**R-10**
Z-64-1988	8428 Aztec Dawn Ct	0777894464	CUD TD	**R-10**
Z-64-1988	8429 Aztec Dawn Ct	0777892484	CUD TD	**R-10**
Z-64-1988	8433 Aztec Dawn Ct	0777892479	CUD TD	**R-10**
Z-64-1988	8437 Aztec Dawn Ct	0777893504	CUD TD	**R-10**
Z-64-1988	8510 Barryknoll Ct	0777689984	CUD TD	**RX-3-PK**
Z-64-1988	8512 Barryknoll Ct	0777689964	CUD TD	**RX-3-PK**
Z-64-1988	8514 Barryknoll Ct	0777689944	CUD TD	**RX-3-PK**
Z-64-1988	8516 Barryknoll Ct	0777689924	CUD TD	**RX-3-PK**
Z-64-1988	8310 Chimneycap Dr	0777782875	CUD TD	**R-10**
Z-64-1988	8311 Chimneycap Dr	0777781877	CUD TD	**R-10**
Z-64-1988	8312 Chimneycap Dr	0777782889	CUD TD	**R-10**
Z-64-1988	8313 Chimneycap Dr	0777781971	CUD TD	**R-10**
Z-64-1988	8315 Chimneycap Dr	0777781965	CUD TD	**R-10**
Z-64-1988	8355 City Loft Ct	0777880954	CUD TD	**RX-3**
Z-64-1988	8501 Cool Vista Ln	0777898588	CUD TD	**R-10**
Z-64-1988	8505 Cool Vista Ln	0777899537	CUD TD	**R-10**
Z-64-1988	8509 Cool Vista Ln	0777899577	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-64-1988	8513 Cool Vista Ln	0777990527	CUD TD	**R-10**
Z-64-1988	8517 Cool Vista Ln	0777990577	CUD TD	**R-10**
Z-64-1988	8300 Flat Keystone Dr	0777797061	CUD TD	**R-10**
Z-64-1988	8301 Flat Keystone Dr	0777796062	CUD TD	**R-10**
Z-64-1988	8302 Flat Keystone Dr	0777797075	CUD TD	**R-10**
Z-64-1988	8303 Flat Keystone Dr	0777796076	CUD TD	**R-10**
Z-64-1988	8304 Flat Keystone Dr	0777797089	CUD TD	**R-10**
Z-64-1988	8305 Flat Keystone Dr	0777796170	CUD TD	**R-10**
Z-64-1988	8306 Flat Keystone Dr	0777797183	CUD TD	**R-10**
Z-64-1988	8307 Flat Keystone Dr	0777796184	CUD TD	**R-10**
Z-64-1988	8400 Flat Keystone Dr	0777797188	CUD TD	**R-10**
Z-64-1988	8402 Flat Keystone Dr	0777797272	CUD TD	**R-10**
Z-64-1988	8404 Flat Keystone Dr	0777797276	CUD TD	**R-10**
Z-64-1988	8500 Flying Buttress Dr	0777797516	CUD TD	**R-10**
Z-64-1988	8501 Flying Buttress Dr	0777797426	CUD TD	**R-10**
Z-64-1988	8502 Flying Buttress Dr	0777796566	CUD TD	**R-10**
Z-64-1988	8503 Flying Buttress Dr	0777796486	CUD TD	**R-10**
Z-64-1988	8504 Flying Buttress Dr	0777796536	CUD TD	**R-10**
Z-64-1988	8505 Flying Buttress Dr	0777796446	CUD TD	**R-10**
Z-64-1988	8506 Flying Buttress Dr	0777795596	CUD TD	**R-10**
Z-64-1988	8507 Flying Buttress Dr	0777796406	CUD TD	**R-10**
Z-64-1988	8508 Flying Buttress Dr	0777795557	CUD TD	**R-10**
Z-64-1988	8509 Flying Buttress Dr	0777795465	CUD TD	**R-10**
Z-64-1988	8400 Header Stone Dr	0777796256	CUD TD	**R-10**
Z-64-1988	8405 Header Stone Dr	0777796116	CUD TD	**R-10**
Z-64-1988	8407 Header Stone Dr	0777795177	CUD TD	**R-10**
Z-64-1988	8409 Header Stone Dr	0777795240	CUD TD	**R-10**
Z-64-1988	8411 Header Stone Dr	0777795201	CUD TD	**R-10**
Z-64-1988	8413 Header Stone Dr	0777794265	CUD TD	**R-10**
Z-64-1988	8415 Header Stone Dr	0777794269	CUD TD	**R-10**
Z-64-1988	8417 Header Stone Dr	0777794363	CUD TD	**R-10**
Z-64-1988	8419 Header Stone Dr	0777794367	CUD TD	**R-10**
Z-64-1988	8420 Header Stone Dr	0777796450	CUD TD	**R-10**
Z-64-1988	8421 Header Stone Dr	0777794461	CUD TD	**R-10**
Z-64-1988	8423 Header Stone Dr	0777794465	CUD TD	**R-10**
Z-64-1988	8425 Header Stone Dr	0777794469	CUD TD	**R-10**
Z-64-1988	8427 Header Stone Dr	0777794564	CUD TD	**R-10**
Z-64-1988	8429 Header Stone Dr	0777794588	CUD TD	**R-10**
Z-64-1988	8401 Lunar Stone Pl	0777890185	CUD TD	**R-10**
Z-64-1988	8405 Lunar Stone Pl	0777890179	CUD TD	**R-10**
Z-64-1988	8408 Lunar Stone Pl	0777892234	CUD TD	**R-10**
Z-64-1988	8409 Lunar Stone Pl	0777890264	CUD TD	**R-10**
Z-64-1988	8412 Lunar Stone Pl	0777892229	CUD TD	**R-10**
Z-64-1988	8413 Lunar Stone Pl	0777890259	CUD TD	**R-10**
Z-64-1988	8416 Lunar Stone Pl	0777892304	CUD TD	**R-10**
Z-64-1988	8417 Lunar Stone Pl	0777890343	CUD TD	**R-10**
Z-64-1988	8420 Lunar Stone Pl	0777891398	CUD TD	**R-10**
Z-64-1988	8421 Lunar Stone Pl	0777890337	CUD TD	**R-10**
Z-64-1988	8424 Lunar Stone Pl	0777891483	CUD TD	**R-10**
Z-64-1988	8425 Lunar Stone Pl	0777890421	CUD TD	**R-10**
Z-64-1988	8428 Lunar Stone Pl	0777891478	CUD TD	**R-10**
Z-64-1988	8429 Lunar Stone Pl	0777890406	CUD TD	**R-10**
Z-64-1988	8432 Lunar Stone Pl	0777891562	CUD TD	**R-10**
Z-64-1988	8433 Lunar Stone Pl	0777799590	CUD TD	**R-10**
Z-64-1988	8437 Lunar Stone Pl	0777799574	CUD TD	**R-10**
Z-64-1988	8441 Lunar Stone Pl	0777799579	CUD TD	**R-10**
Z-64-1988	8321 Martello Ln	0777688812	CUD TD	**RX-3-PK**
Z-64-1988	8323 Martello Ln	0777688814	CUD TD	**RX-3-PK**
Z-64-1988	8325 Martello Ln	0777688816	CUD TD	**RX-3-PK**
Z-64-1988	8327 Martello Ln	0777688818	CUD TD	**RX-3-PK**
Z-64-1988	8329 Martello Ln	0777688910	CUD TD	**RX-3-PK**
Z-64-1988	8331 Martello Ln	0777688902	CUD TD	**RX-3-PK**
Z-64-1988	8333 Martello Ln	0777688904	CUD TD	**RX-3-PK**
Z-64-1988	8335 Martello Ln	0777688906	CUD TD	**RX-3-PK**
Z-64-1988	8400 Parkstone Dr	0777799176	CUD TD	**R-10**
Z-64-1988	8404 Parkstone Dr	0777799251	CUD TD	**R-10**
Z-64-1988	8408 Parkstone Dr	0777799245	CUD TD	**R-10**
Z-64-1988	8412 Parkstone Dr	0777799239	CUD TD	**R-10**
Z-64-1988	8416 Parkstone Dr	0777799314	CUD TD	**R-10**
Z-64-1988	8420 Parkstone Dr	0777799318	CUD TD	**R-10**
Z-64-1988	8424 Parkstone Dr	0777799402	CUD TD	**R-10**
Z-64-1988	8428 Parkstone Dr	0777798486	CUD TD	**R-10**
Z-64-1988	8432 Parkstone Dr	0777798560	CUD TD	**R-10**
Z-64-1988	8436 Parkstone Dr	0777798565	CUD TD	**R-10**
Z-64-1988	8440 Parkstone Dr	0777798569	CUD TD	**R-10**
Z-64-1988	8500 Pillar Gate Ln	0777797355	CUD TD	**R-10**
Z-64-1988	8502 Pillar Gate Ln	0777797315	CUD TD	**R-10**
Z-64-1988	8504 Pillar Gate Ln	0777796375	CUD TD	**R-10**
Z-64-1988	8506 Pillar Gate Ln	0777796335	CUD TD	**R-10**
Z-64-1988	8508 Pillar Gate Ln	0777796305	CUD TD	**R-10**
Z-64-1988	8510 Pillar Gate Ln	0777795365	CUD TD	**R-10**
Z-64-1988	8300 Stone Mason Dr	0777982902	CUD TD	**R-10**
Z-64-1988	8304 Stone Mason Dr	0777982907	CUD TD	**R-10**
Z-64-1988	8308 Stone Mason Dr	0777992012	CUD TD	**R-10**
Z-64-1988	8400 Stone Mason Dr	0777992006	CUD TD	**R-10**
Z-64-1988	8403 Stone Mason Dr	0777990039	CUD TD	**R-10**
Z-64-1988	8404 Stone Mason Dr	0777992100	CUD TD	**R-10**
Z-64-1988	8407 Stone Mason Dr	0777990133	CUD TD	**R-10**
Z-64-1988	8408 Stone Mason Dr	0777992115	CUD TD	**R-10**
Z-64-1988	8411 Stone Mason Dr	0777990128	CUD TD	**R-10**
Z-64-1988	8412 Stone Mason Dr	0777992210	CUD TD	**R-10**
Z-64-1988	8415 Stone Mason Dr	0777990232	CUD TD	**R-10**
Z-64-1988	8416 Stone Mason Dr	0777992204	CUD TD	**R-10**
Z-64-1988	8419 Stone Mason Dr	0777990237	CUD TD	**R-10**
Z-64-1988	8420 Stone Mason Dr	0777992208	CUD TD	**R-10**
Z-64-1988	8423 Stone Mason Dr	0777990331	CUD TD	**R-10**
Z-64-1988	8424 Stone Mason Dr	0777992313	CUD TD	**R-10**
Z-64-1988	8427 Stone Mason Dr	0777990335	CUD TD	**R-10**
Z-64-1988	8428 Stone Mason Dr	0777992307	CUD TD	**R-10**
Z-64-1988	8431 Stone Mason Dr	0777990430	CUD TD	**R-10**
Z-64-1988	8432 Stone Mason Dr	0777992402	CUD TD	**R-10**
Z-64-1988	8435 Stone Mason Dr	0777990434	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-64-1988	8436 Stone Mason Dr	0777992417	CUD TD	**R-10**
Z-64-1988	8440 Stone Mason Dr	0777992501	CUD TD	**R-10**
Z-64-1988	8444 Stone Mason Dr	0777992505	CUD TD	**R-10**
Z-64-1988	8448 Stone Mason Dr	0777992600	CUD TD	**R-10**
Z-64-1988	8301 Tie Stone Way	0777980965	CUD TD	**R-10**
Z-64-1988	8305 Tie Stone Way	0777980918	CUD TD	**R-10**
Z-64-1988	8309 Tie Stone Way	0777889966	CUD TD	**R-10**
Z-64-1988	8313 Tie Stone Way	0777889916	CUD TD	**R-10**
Z-64-1988	8317 Tie Stone Way	0777888946	CUD TD	**R-10**
Z-64-1988	8325 Tie Stone Way	0777887917	CUD TD	**R-10**
Z-64-1988	8326 Tie Stone Way	0777895553	CUD TD	**R-10**
Z-64-1988	8329 Tie Stone Way	0777885986	CUD TD	**R-10**
Z-64-1988	8330 Tie Stone Way	0777895162	CUD TD	**R-10**
Z-64-1988	8333 Tie Stone Way	0777885947	CUD TD	**R-10**
Z-64-1988	8336 Tie Stone Way	0777895113	CUD TD	**R-10**
Z-64-1988	8337 Tie Stone Way	0777884997	CUD TD	**R-10**
Z-64-1988	8340 Tie Stone Way	0777894174	CUD TD	**R-10**
Z-64-1988	8341 Tie Stone Way	0777884947	CUD TD	**R-10**
Z-64-1988	8345 Tie Stone Way	0777884909	CUD TD	**R-10**
Z-64-1988	8400 Tie Stone Way	0777893184	CUD TD	**R-10**
Z-64-1988	8403 Tie Stone Way	0777883918	CUD TD	**R-10**
Z-64-1988	8404 Tie Stone Way	0777893134	CUD TD	**R-10**
Z-64-1988	8407 Tie Stone Way	0777882969	CUD TD	**R-10**
Z-64-1988	8408 Tie Stone Way	0777892195	CUD TD	**R-10**
Z-64-1988	8411 Tie Stone Way	0777892020	CUD TD	**R-10**
Z-64-1988	8412 Tie Stone Way	0777892146	CUD TD	**R-10**
Z-64-1988	8415 Tie Stone Way	0777891080	CUD TD	**R-10**
Z-64-1988	8416 Tie Stone Way	0777892107	CUD TD	**R-10**
Z-64-1988	8419 Tie Stone Way	0777891031	CUD TD	**R-10**
Z-64-1988	8423 Tie Stone Way	0777890091	CUD TD	**R-10**
Z-64-1988	8427 Tie Stone Way	0777890052	CUD TD	**R-10**
Z-64-1988	8431 Tie Stone Way	0777890013	CUD TD	**R-10**
Z-64-1988	8435 Tie Stone Way	0777799063	CUD TD	**R-10**
Z-64-1988	8439 Tie Stone Way	0777799013	CUD TD	**R-10**
Z-64-1988	8400 Whisper Ridge Pl	0777899029	CUD TD	**R-10**
Z-64-1988	8401 Whisper Ridge Pl	0777897069	CUD TD	**R-10**
Z-64-1988	8404 Whisper Ridge Pl	0777899123	CUD TD	**R-10**
Z-64-1988	8405 Whisper Ridge Pl	0777897163	CUD TD	**R-10**
Z-64-1988	8408 Whisper Ridge Pl	0777899117	CUD TD	**R-10**
Z-64-1988	8409 Whisper Ridge Pl	0777897158	CUD TD	**R-10**
Z-64-1988	8412 Whisper Ridge Pl	0777899222	CUD TD	**R-10**
Z-64-1988	8413 Whisper Ridge Pl	0777897252	CUD TD	**R-10**
Z-64-1988	8416 Whisper Ridge Pl	0777899226	CUD TD	**R-10**
Z-64-1988	8417 Whisper Ridge Pl	0777897257	CUD TD	**R-10**
Z-64-1988	8420 Whisper Ridge Pl	0777899321	CUD TD	**R-10**
Z-64-1988	8421 Whisper Ridge Pl	0777897351	CUD TD	**R-10**
Z-64-1988	8424 Whisper Ridge Pl	0777899325	CUD TD	**R-10**
Z-64-1988	8425 Whisper Ridge Pl	0777897335	CUD TD	**R-10**
Z-64-1988	8428 Whisper Ridge Pl	0777899420	CUD TD	**R-10**
Z-64-1988	8429 Whisper Ridge Pl	0777897440	CUD TD	**R-10**
Z-64-1988	8432 Whisper Ridge Pl	0777899434	CUD TD	**R-10**
Z-64-1988	8433 Whisper Ridge Pl	0777897434	CUD TD	**R-10**
Z-64-1988	8437 Whisper Ridge Pl	0777897520	CUD TD	**R-10**
Z-64-1988	8441 Whisper Ridge Pl	0777897546	CUD TD	**R-10**
Z-64-1988	8445 Whisper Ridge Pl	0777898528	CUD TD	**R-10**
Z-33-1989	8502 Arboles Ct	0777780890	CUD TD	**RX-3-PK**
Z-33-1989	8504 Arboles Ct	0777780871	CUD TD	**RX-3-PK**
Z-33-1989	8505 Arboles Ct	0777780689	CUD TD	**RX-3-PK**
Z-33-1989	8506 Arboles Ct	0777780851	CUD TD	**RX-3-PK**
Z-33-1989	8507 Arboles Ct	0777780669	CUD TD	**RX-3-PK**
Z-33-1989	8508 Arboles Ct	0777780831	CUD TD	**RX-3-PK**
Z-33-1989	8509 Arboles Ct	0777780649	CUD TD	**RX-3-PK**
Z-33-1989	8510 Arboles Ct	0777780811	CUD TD	**RX-3-PK**
Z-33-1989	8511 Arboles Ct	0777780619	CUD TD	**RX-3-PK**
Z-33-1989	8512 Arboles Ct	0777689891	CUD TD	**RX-3-PK**
Z-33-1989	8516 Arboles Ct	0777689870	CUD TD	**RX-3-PK**
Z-33-1989	8517 Arboles Ct	0777689689	CUD TD	**RX-3-PK**
Z-33-1989	8518 Arboles Ct	0777689850	CUD TD	**RX-3-PK**
Z-33-1989	8519 Arboles Ct	0777689659	CUD TD	**RX-3-PK**
Z-33-1989	8520 Arboles Ct	0777689840	CUD TD	**RX-3-PK**
Z-33-1989	8521 Arboles Ct	0777689638	CUD TD	**RX-3-PK**
Z-33-1989	8522 Arboles Ct	0777689729	CUD TD	**RX-3-PK**
Z-33-1989	8523 Arboles Ct	0777689619	CUD TD	**RX-3-PK**
Z-33-1989	8211 Belneath Ct	0777689197	CUD TD	**RX-3-PK**
Z-33-1989	8212 Belneath Ct	0777781117	CUD TD	**RX-3-PK**
Z-33-1989	8213 Belneath Ct	0777689290	CUD TD	**RX-3-PK**
Z-33-1989	8214 Belneath Ct	0777781119	CUD TD	**RX-3-PK**
Z-33-1989	8215 Belneath Ct	0777689282	CUD TD	**RX-3-PK**
Z-33-1989	8216 Belneath Ct	0777781211	CUD TD	**RX-3-PK**
Z-33-1989	8217 Belneath Ct	0777689283	CUD TD	**RX-3-PK**
Z-33-1989	8218 Belneath Ct	0777781203	CUD TD	**RX-3-PK**
Z-33-1989	8219 Belneath Ct	0777689287	CUD TD	**RX-3-PK**
Z-33-1989	8220 Belneath Ct	0777781206	CUD TD	**RX-3-PK**
Z-33-1989	8221 Belneath Ct	0777689288	CUD TD	**RX-3-PK**
Z-33-1989	8222 Belneath Ct	0777781217	CUD TD	**RX-3-PK**
Z-33-1989	8223 Belneath Ct	0777689289	CUD TD	**RX-3-PK**
Z-33-1989	8226 Belneath Ct	0777781209	CUD TD	**RX-3-PK**
Z-33-1989	8227 Belneath Ct	0777689381	CUD TD	**RX-3-PK**
Z-33-1989	8228 Belneath Ct	0777781301	CUD TD	**RX-3-PK**
Z-33-1989	8229 Belneath Ct	0777689374	CUD TD	**RX-3-PK**
Z-33-1989	8230 Belneath Ct	0777781303	CUD TD	**RX-3-PK**
Z-33-1989	8231 Belneath Ct	0777689385	CUD TD	**RX-3-PK**
Z-33-1989	8232 Belneath Ct	0777781305	CUD TD	**RX-3-PK**
Z-33-1989	8233 Belneath Ct	0777689387	CUD TD	**RX-3-PK**
Z-33-1989	8234 Belneath Ct	0777781317	CUD TD	**RX-3-PK**
Z-33-1989	8235 Belneath Ct	0777689379	CUD TD	**RX-3-PK**
Z-33-1989	8236 Belneath Ct	0777781309	CUD TD	**RX-3-PK**
Z-33-1989	8237 Belneath Ct	0777689472	CUD TD	**RX-3-PK**
Z-33-1989	8238 Belneath Ct	0777780491	CUD TD	**RX-3-PK**
Z-33-1989	8240 Belneath Ct	0777781403	CUD TD	**RX-3-PK**
Z-33-1989	0 Chimneycap Dr	0777782614	CUD TD	**R-10**
Z-33-1989	8300 Chimneycap Dr	0777782694	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-33-1989	8301 Chimneycap Dr	0777781686	CUD TD	**R-10**
Z-33-1989	8302 Chimneycap Dr	0777782698	CUD TD	**R-10**
Z-33-1989	8303 Chimneycap Dr	0777781781	CUD TD	**R-10**
Z-33-1989	8304 Chimneycap Dr	0777782782	CUD TD	**R-10**
Z-33-1989	8305 Chimneycap Dr	0777781784	CUD TD	**R-10**
Z-33-1989	8306 Chimneycap Dr	0777782787	CUD TD	**R-10**
Z-33-1989	8307 Chimneycap Dr	0777781789	CUD TD	**R-10**
Z-33-1989	8308 Chimneycap Dr	0777782881	CUD TD	**R-10**
Z-33-1989	8309 Chimneycap Dr	0777781873	CUD TD	**R-10**
Z-33-1989	0 Cornerstone Park Dr	0777781521	CUD TD	**RX-3-PK**
Z-33-1989	8551 Cornerstone Park Dr	0777780963	CUD TD	**RX-3-PK**
Z-33-1989	8203 Martello Ln	0777687380	CUD TD	**RX-3-PK**
Z-33-1989	8215 Martello Ln	0777688166	CUD TD	**RX-3-PK**
Z-33-1989	8217 Martello Ln	0777688167	CUD TD	**RX-3-PK**
Z-33-1989	8219 Martello Ln	0777688250	CUD TD	**RX-3-PK**
Z-33-1989	8225 Martello Ln	0777688253	CUD TD	**RX-3-PK**
Z-33-1989	8227 Martello Ln	0777688255	CUD TD	**RX-3-PK**
Z-33-1989	8229 Martello Ln	0777688257	CUD TD	**RX-3-PK**
Z-33-1989	8231 Martello Ln	0777688259	CUD TD	**RX-3-PK**
Z-33-1989	8233 Martello Ln	0777688351	CUD TD	**RX-3-PK**
Z-33-1989	8235 Martello Ln	0777688343	CUD TD	**RX-3-PK**
Z-33-1989	8237 Martello Ln	0777688345	CUD TD	**RX-3-PK**
Z-33-1989	8241 Martello Ln	0777688349	CUD TD	**RX-3-PK**
Z-33-1989	8243 Martello Ln	0777688441	CUD TD	**RX-3-PK**
Z-33-1989	8245 Martello Ln	0777688443	CUD TD	**RX-3-PK**
Z-33-1989	8247 Martello Ln	0777688445	CUD TD	**RX-3-PK**
Z-33-1989	8249 Martello Ln	0777688437	CUD TD	**RX-3-PK**
Z-33-1989	8251 Martello Ln	0777688439	CUD TD	**RX-3-PK**
Z-33-1989	8253 Martello Ln	0777688531	CUD TD	**RX-3-PK**
Z-33-1989	8255 Martello Ln	0777688533	CUD TD	**RX-3-PK**
Z-33-1989	8303 Martello Ln	0777688625	CUD TD	**RX-3-PK**
Z-33-1989	8305 Martello Ln	0777688627	CUD TD	**RX-3-PK**
Z-33-1989	8307 Martello Ln	0777688629	CUD TD	**RX-3-PK**
Z-33-1989	8309 Martello Ln	0777688711	CUD TD	**RX-3-PK**
Z-33-1989	8311 Martello Ln	0777688712	CUD TD	**RX-3-PK**
Z-33-1989	8313 Martello Ln	0777688714	CUD TD	**RX-3-PK**
Z-33-1989	8315 Martello Ln	0777688716	CUD TD	**RX-3-PK**
Z-33-1989	8317 Martello Ln	0777688718	CUD TD	**RX-3-PK**
Z-33-1989	8502 Micollet Ct	0777780590	CUD TD	**RX-3-PK**
Z-33-1989	8504 Micollet Ct	0777780572	CUD TD	**RX-3-PK**
Z-33-1989	8506 Micollet Ct	0777780551	CUD TD	**RX-3-PK**
Z-33-1989	8508 Micollet Ct	0777780531	CUD TD	**RX-3-PK**
Z-33-1989	8512 Micollet Ct	0777689591	CUD TD	**RX-3-PK**
Z-33-1989	8514 Micollet Ct	0777689571	CUD TD	**RX-3-PK**
Z-33-1989	8516 Micollet Ct	0777689552	CUD TD	**RX-3-PK**
Z-33-1989	8518 Micollet Ct	0777689521	CUD TD	**RX-3-PK**
Z-33-1989	8207 Shadow Stone Ct	0777782220	CUD TD	**R-10**
Z-33-1989	8209 Shadow Stone Ct	0777782225	CUD TD	**R-10**
Z-33-1989	8211 Shadow Stone Ct	0777782320	CUD TD	**R-10**
Z-33-1989	8213 Shadow Stone Ct	0777782315	CUD TD	**R-10**
Z-33-1989	8217 Shadow Stone Ct	0777782428	CUD TD	**R-10**

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5400 Alafia Ct	1737288327	CUD TD	**R-6**
Z-35-1989	5401 Alafia Ct	1737288552	CUD TD	**R-6**
Z-35-1989	5404 Alafia Ct	1737288385	CUD TD	**R-6**
Z-35-1989	5405 Alafia Ct	1737289419	CUD TD	**R-6**
Z-35-1989	5408 Alafia Ct	1737289332	CUD TD	**R-6**
Z-35-1989	5409 Alafia Ct	1737289466	CUD TD	**R-6**
Z-35-1989	5412 Alafia Ct	1737289279	CUD TD	**R-6**
Z-35-1989	5413 Alafia Ct	1737380413	CUD TD	**R-6**
Z-35-1989	5416 Alafia Ct	1737380226	CUD TD	**R-6**
Z-35-1989	5417 Alafia Ct	1737380460	CUD TD	**R-6**
Z-35-1989	5420 Alafia Ct	1737380262	CUD TD	**R-6**
Z-35-1989	5421 Alafia Ct	1737381317	CUD TD	**R-6**
Z-35-1989	5424 Alafia Ct	1737381119	CUD TD	**R-6**
Z-35-1989	5425 Alafia Ct	1737381364	CUD TD	**R-6**
Z-35-1989	5428 Alafia Ct	1737381167	CUD TD	**R-6**
Z-35-1989	5429 Alafia Ct	1737382310	CUD TD	**R-6**
Z-35-1989	5432 Alafia Ct	1737382114	CUD TD	**R-6**
Z-35-1989	5433 Alafia Ct	1737382278	CUD TD	**R-6**
Z-35-1989	5500 Alafia Ct	1737382173	CUD TD	**R-6**
Z-35-1989	5501 Alafia Ct	1737383236	CUD TD	**R-6**
Z-35-1989	5504 Alafia Ct	1737383132	CUD TD	**R-6**
Z-35-1989	5505 Alafia Ct	1737383295	CUD TD	**R-6**
Z-35-1989	5508 Alafia Ct	1737384101	CUD TD	**R-6**
Z-35-1989	5509 Alafia Ct	1737384265	CUD TD	**R-6**
Z-35-1989	5512 Alafia Ct	1737384161	CUD TD	**R-6**
Z-35-1989	5516 Alafia Ct	1737385122	CUD TD	**R-6**
Z-35-1989	5517 Alafia Ct	1737385226	CUD TD	**R-6**
Z-35-1989	5520 Alafia Ct	1737385183	CUD TD	**R-6**
Z-35-1989	5521 Alafia Ct	1737385288	CUD TD	**R-6**
Z-35-1989	5524 Alafia Ct	1737386145	CUD TD	**R-6**
Z-35-1989	5525 Alafia Ct	1737386239	CUD TD	**R-6**
Z-35-1989	5528 Alafia Ct	1737387116	CUD TD	**R-6**
Z-35-1989	5529 Alafia Ct	1737387300	CUD TD	**R-6**
Z-35-1989	5605 Apalachicula Dr	1737482256	CUD TD	**R-6**
Z-35-1989	5606 Apalachicula Dr	1737483397	CUD TD	**R-6**
Z-35-1989	5609 Apalachicula Dr	1737482342	CUD TD	**R-6**
Z-35-1989	5610 Apalachicula Dr	1737484451	CUD TD	**R-6**
Z-35-1989	5613 Apalachicula Dr	1737482358	CUD TD	**R-6**
Z-35-1989	5614 Apalachicula Dr	1737485413	CUD TD	**R-6**
Z-35-1989	5617 Apalachicula Dr	1737482464	CUD TD	**R-6**
Z-35-1989	5621 Apalachicula Dr	1737482498	CUD TD	**R-6**
Z-35-1989	5625 Apalachicula Dr	1737483542	CUD TD	**R-6**
Z-35-1989	5629 Apalachicula Dr	1737484505	CUD TD	**R-6**
Z-35-1989	5633 Apalachicula Dr	1737484567	CUD TD	**R-6**
Z-35-1989	5701 Apalachicula Dr	1737485519	CUD TD	**R-6**
Z-35-1989	5702 Apalachicula Dr	1737485476	CUD TD	**R-6**
Z-35-1989	5705 Apalachicula Dr	1737485662	CUD TD	**R-6**
Z-35-1989	5706 Apalachicula Dr	1737486428	CUD TD	**R-6**
Z-35-1989	5707 Apalachicula Dr	1737486624	CUD TD	**R-6**
Z-35-1989	5709 Apalachicula Dr	1737486676	CUD TD	**R-6**
Z-35-1989	5710 Apalachicula Dr	1737486580	CUD TD	**R-6**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5713 Apalachicula Dr	1737487638	CUD TD	R-6
Z-35-1989	5714 Apalachicula Dr	1737487533	CUD TD	R-6
Z-35-1989	5716 Apalachicula Dr	1737487596	CUD TD	R-6
Z-35-1989	5717 Apalachicula Dr	1737487790	CUD TD	R-6
Z-35-1989	5720 Apalachicula Dr	1737488558	CUD TD	R-6
Z-35-1989	5721 Apalachicula Dr	1737488752	CUD TD	R-6
Z-35-1989	5724 Apalachicula Dr	1737489600	CUD TD	R-6
Z-35-1989	5725 Apalachicula Dr	1737489724	CUD TD	R-6
Z-35-1989	5728 Apalachicula Dr	1737489661	CUD TD	R-6
Z-35-1989	5612 Beargrass Ln	1737399050	CUD TD	R-6
Z-35-1989	5613 Beargrass Ln	1737397073	CUD TD	R-6
Z-35-1989	5617 Beargrass Ln	1737397170	CUD TD	R-6
Z-35-1989	5621 Beargrass Ln	1737398164	CUD TD	R-6
Z-35-1989	5624 Beargrass Ln	1737490004	CUD TD	R-6
Z-35-1989	5625 Beargrass Ln	1737399127	CUD TD	R-6
Z-35-1989	5628 Beargrass Ln	1737490068	CUD TD	R-6
Z-35-1989	5629 Beargrass Ln	1737399281	CUD TD	R-6
Z-35-1989	5632 Beargrass Ln	1737491121	CUD TD	R-6
Z-35-1989	5633 Beargrass Ln	1737490244	CUD TD	R-6
Z-35-1989	5636 Beargrass Ln	1737491193	CUD TD	R-6
Z-35-1989	5637 Beargrass Ln	1737491206	CUD TD	R-6
Z-35-1989	5700 Beargrass Ln	1737492156	CUD TD	R-6
Z-35-1989	5701 Beargrass Ln	1737491269	CUD TD	R-6
Z-35-1989	5704 Beargrass Ln	1737493118	CUD TD	R-6
Z-35-1989	5705 Beargrass Ln	1737492321	CUD TD	R-6
Z-35-1989	5708 Beargrass Ln	1737493271	CUD TD	R-6
Z-35-1989	5709 Beargrass Ln	1737492384	CUD TD	R-6
Z-35-1989	5712 Beargrass Ln	1737494233	CUD TD	R-6
Z-35-1989	5713 Beargrass Ln	1737493356	CUD TD	R-6
Z-35-1989	5716 Beargrass Ln	1737494295	CUD TD	R-6
Z-35-1989	5717 Beargrass Ln	1737494318	CUD TD	R-6
Z-35-1989	5720 Beargrass Ln	1737495257	CUD TD	R-6
Z-35-1989	5721 Beargrass Ln	1737494471	CUD TD	R-6
Z-35-1989	5724 Beargrass Ln	1737496320	CUD TD	R-6
Z-35-1989	5725 Beargrass Ln	1737495433	CUD TD	R-6
Z-35-1989	5728 Beargrass Ln	1737496382	CUD TD	R-6
Z-35-1989	5729 Beargrass Ln	1737495495	CUD TD	R-6
Z-35-1989	5732 Beargrass Ln	1737497345	CUD TD	R-6
Z-35-1989	5733 Beargrass Ln	1737496468	CUD TD	R-6
Z-35-1989	5736 Beargrass Ln	1737497480	CUD TD	R-6
Z-35-1989	5737 Beargrass Ln	1737497512	CUD TD	R-6
Z-35-1989	5740 Beargrass Ln	1737498444	CUD TD	R-6
Z-35-1989	5741 Beargrass Ln	1737497567	CUD TD	R-6
Z-35-1989	5901 Big Nance Dr	1737583988	CUD TD	R-6
Z-35-1989	5902 Big Nance Dr	1737584813	CUD TD	R-6
Z-35-1989	5905 Big Nance Dr	1737594051	CUD TD	R-6
Z-35-1989	5906 Big Nance Dr	1737584885	CUD TD	R-6
Z-35-1989	5909 Big Nance Dr	1737595005	CUD TD	R-6
Z-35-1989	5910 Big Nance Dr	1737585858	CUD TD	R-6
Z-35-1989	5913 Big Nance Dr	1737595059	CUD TD	R-6
Z-35-1989	5914 Big Nance Dr	1737586903	CUD TD	R-6
Z-35-1989	5917 Big Nance Dr	1737596103	CUD TD	R-6
Z-35-1989	5918 Big Nance Dr	1737586957	CUD TD	R-6
Z-35-1989	5921 Big Nance Dr	1737596167	CUD TD	R-6
Z-35-1989	5922 Big Nance Dr	1737597001	CUD TD	R-6
Z-35-1989	5925 Big Nance Dr	1737597211	CUD TD	R-6
Z-35-1989	5926 Big Nance Dr	1737597055	CUD TD	R-6
Z-35-1989	5929 Big Nance Dr	1737597274	CUD TD	R-6
Z-35-1989	5930 Big Nance Dr	1737598019	CUD TD	R-6
Z-35-1989	5933 Big Nance Dr	1737598238	CUD TD	R-6
Z-35-1989	5934 Big Nance Dr	1737598172	CUD TD	R-6
Z-35-1989	5937 Big Nance Dr	1737598391	CUD TD	R-6
Z-35-1989	5938 Big Nance Dr	1737599135	CUD TD	R-6
Z-35-1989	5941 Big Nance Dr	1737599344	CUD TD	R-6
Z-35-1989	5942 Big Nance Dr	1737599199	CUD TD	R-6
Z-35-1989	5945 Big Nance Dr	1737690307	CUD TD	R-6
Z-35-1989	5946 Big Nance Dr	1737690251	CUD TD	R-6
Z-35-1989	5949 Big Nance Dr	1737690369	CUD TD	R-6
Z-35-1989	5950 Big Nance Dr	1737691224	CUD TD	R-6
Z-35-1989	5953 Big Nance Dr	1737691422	CUD TD	R-6
Z-35-1989	5954 Big Nance Dr	1737691287	CUD TD	R-6
Z-35-1989	5957 Big Nance Dr	1737691485	CUD TD	R-6
Z-35-1989	5958 Big Nance Dr	1737692249	CUD TD	R-6
Z-35-1989	5961 Big Nance Dr	1737692448	CUD TD	R-6
Z-35-1989	5962 Big Nance Dr	1737693312	CUD TD	R-6
Z-35-1989	5965 Big Nance Dr	1737693501	CUD TD	R-6
Z-35-1989	5966 Big Nance Dr	1737693374	CUD TD	R-6
Z-35-1989	5969 Big Nance Dr	1737693571	CUD TD	R-6
Z-35-1989	5970 Big Nance Dr	1737694347	CUD TD	R-6
Z-35-1989	5973 Big Nance Dr	1737694534	CUD TD	R-6
Z-35-1989	5974 Big Nance Dr	1737695400	CUD TD	R-6
Z-35-1989	0 Big Sandy Dr	1737695790	CUD TD	R-6
Z-35-1989	0 Big Sandy Dr	1737791355	CUD TD	R-6
Z-35-1989	5604 Big Sandy Dr	1737388665	CUD TD	R-6
Z-35-1989	5608 Big Sandy Dr	1737389638	CUD TD	R-6
Z-35-1989	5612 Big Sandy Dr	1737389791	CUD TD	R-6
Z-35-1989	5613 Big Sandy Dr	1737387887	CUD TD	R-6
Z-35-1989	5616 Big Sandy Dr	1737480744	CUD TD	R-6
Z-35-1989	5620 Big Sandy Dr	1737480798	CUD TD	R-6
Z-35-1989	5621 Big Sandy Dr	1737389990	CUD TD	R-6
Z-35-1989	5624 Big Sandy Dr	1737481851	CUD TD	R-6
Z-35-1989	5625 Big Sandy Dr	1737480954	CUD TD	R-6
Z-35-1989	5628 Big Sandy Dr	1737482814	CUD TD	R-6
Z-35-1989	5629 Big Sandy Dr	1737481907	CUD TD	R-6
Z-35-1989	5632 Big Sandy Dr	1737482877	CUD TD	R-6
Z-35-1989	5633 Big Sandy Dr	1737491070	CUD TD	R-6
Z-35-1989	5637 Big Sandy Dr	1737492033	CUD TD	R-6
Z-35-1989	5700 Big Sandy Dr	1737483930	CUD TD	R-6
Z-35-1989	5701 Big Sandy Dr	1737492095	CUD TD	R-6
Z-35-1989	5704 Big Sandy Dr	1737483992	CUD TD	R-6
Z-35-1989	5705 Big Sandy Dr	1737493058	CUD TD	R-6
Z-35-1989	5708 Big Sandy Dr	1737484955	CUD TD	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5709 Big Sandy Dr	1737494110	CUD TD	R-6
Z-35-1989	5712 Big Sandy Dr	1737485917	CUD TD	R-6
Z-35-1989	5713 Big Sandy Dr	1737494173	CUD TD	R-6
Z-35-1989	5716 Big Sandy Dr	1737495070	CUD TD	R-6
Z-35-1989	5717 Big Sandy Dr	1737495135	CUD TD	R-6
Z-35-1989	5720 Big Sandy Dr	1737496032	CUD TD	R-6
Z-35-1989	5721 Big Sandy Dr	1737495198	CUD TD	R-6
Z-35-1989	5724 Big Sandy Dr	1737497004	CUD TD	R-6
Z-35-1989	5725 Big Sandy Dr	1737496261	CUD TD	R-6
Z-35-1989	5729 Big Sandy Dr	1737497222	CUD TD	R-6
Z-35-1989	5802 Big Sandy Dr	1737581877	CUD TD	R-6
Z-35-1989	5804 Big Sandy Dr	1737590096	CUD TD	R-6
Z-35-1989	5805 Big Sandy Dr	1737591240	CUD TD	R-6
Z-35-1989	5901 Big Sandy Dr	1737592263	CUD TD	R-6
Z-35-1989	5902 Big Sandy Dr	1737593069	CUD TD	R-6
Z-35-1989	5905 Big Sandy Dr	1737593226	CUD TD	R-6
Z-35-1989	5906 Big Sandy Dr	1737594123	CUD TD	R-6
Z-35-1989	5909 Big Sandy Dr	1737593380	CUD TD	R-6
Z-35-1989	5910 Big Sandy Dr	1737594187	CUD TD	R-6
Z-35-1989	5913 Big Sandy Dr	1737594334	CUD TD	R-6
Z-35-1989	5914 Big Sandy Dr	1737595231	CUD TD	R-6
Z-35-1989	5917 Big Sandy Dr	1737594388	CUD TD	R-6
Z-35-1989	5918 Big Sandy Dr	1737595285	CUD TD	R-6
Z-35-1989	5921 Big Sandy Dr	1737595432	CUD TD	R-6
Z-35-1989	5922 Big Sandy Dr	1737596239	CUD TD	R-6
Z-35-1989	5925 Big Sandy Dr	1737595495	CUD TD	R-6
Z-35-1989	5926 Big Sandy Dr	1737596393	CUD TD	R-6
Z-35-1989	5929 Big Sandy Dr	1737596459	CUD TD	R-6
Z-35-1989	5930 Big Sandy Dr	1737597356	CUD TD	R-6
Z-35-1989	5933 Big Sandy Dr	1737597512	CUD TD	R-6
Z-35-1989	5934 Big Sandy Dr	1737598319	CUD TD	R-6
Z-35-1989	5937 Big Sandy Dr	1737597565	CUD TD	R-6
Z-35-1989	5938 Big Sandy Dr	1737598462	CUD TD	R-6
Z-35-1989	5941 Big Sandy Dr	1737598528	CUD TD	R-6
Z-35-1989	5942 Big Sandy Dr	1737599425	CUD TD	R-6
Z-35-1989	5945 Big Sandy Dr	1737598681	CUD TD	R-6
Z-35-1989	5946 Big Sandy Dr	1737599488	CUD TD	R-6
Z-35-1989	5949 Big Sandy Dr	1737599644	CUD TD	R-6
Z-35-1989	5950 Big Sandy Dr	1737690541	CUD TD	R-6
Z-35-1989	5953 Big Sandy Dr	1737599698	CUD TD	R-6
Z-35-1989	5954 Big Sandy Dr	1737691505	CUD TD	R-6
Z-35-1989	5957 Big Sandy Dr	1737690734	CUD TD	R-6
Z-35-1989	5958 Big Sandy Dr	1737691650	CUD TD	R-6
Z-35-1989	6005 Big Sandy Dr	1738600008	CUD TD	R-6
Z-35-1989	6009 Big Sandy Dr	1738600161	CUD TD	R-6
Z-35-1989	6010 Big Sandy Dr	1737694910	CUD TD	R-6
Z-35-1989	6013 Big Sandy Dr	1738601135	CUD TD	R-6
Z-35-1989	6017 Big Sandy Dr	1738602117	CUD TD	R-6
Z-35-1989	6021 Big Sandy Dr	1738602189	CUD TD	R-6
Z-35-1989	6024 Big Sandy Dr	1738603052	CUD TD	R-6
Z-35-1989	6025 Big Sandy Dr	1738603271	CUD TD	R-6
Z-35-1989	6029 Big Sandy Dr	1738604261	CUD TD	R-6
Z-35-1989	6032 Big Sandy Dr	1737694939	CUD TD	R-6
Z-35-1989	6033 Big Sandy Dr	1738605260	CUD TD	R-6
Z-35-1989	6036 Big Sandy Dr	1737695906	CUD TD	R-6
Z-35-1989	6037 Big Sandy Dr	1738606111	CUD TD	R-6
Z-35-1989	6040 Big Sandy Dr	1737695951	CUD TD	R-6
Z-35-1989	6041 Big Sandy Dr	1738606055	CUD TD	R-6
Z-35-1989	6044 Big Sandy Dr	1737696826	CUD TD	R-6
Z-35-1989	6100 Big Sandy Dr	1737696860	CUD TD	R-6
Z-35-1989	6104 Big Sandy Dr	1737697714	CUD TD	R-6
Z-35-1989	6105 Big Sandy Dr	1737698825	CUD TD	R-6
Z-35-1989	6108 Big Sandy Dr	1737697657	CUD TD	R-6
Z-35-1989	6112 Big Sandy Dr	1737698601	CUD TD	R-6
Z-35-1989	6200 Big Sandy Dr	1737698554	CUD TD	R-6
Z-35-1989	6204 Big Sandy Dr	1737699429	CUD TD	R-6
Z-35-1989	6208 Big Sandy Dr	1737790416	CUD TD	R-6
Z-35-1989	6211 Big Sandy Dr	1737791611	CUD TD	R-6
Z-35-1989	6212 Big Sandy Dr	1737791405	CUD TD	R-6
Z-35-1989	6216 Big Sandy Dr	1737791495	CUD TD	R-6
Z-35-1989	6220 Big Sandy Dr	1737792489	CUD TD	R-6
Z-35-1989	6223 Big Sandy Dr	1737792605	CUD TD	R-6
Z-35-1989	6224 Big Sandy Dr	1737793536	CUD TD	R-6
Z-35-1989	6227 Big Sandy Dr	1737792733	CUD TD	R-6
Z-35-1989	6228 Big Sandy Dr	1737793674	CUD TD	R-6
Z-35-1989	6231 Big Sandy Dr	1737792870	CUD TD	R-6
Z-35-1989	6232 Big Sandy Dr	1737794711	CUD TD	R-6
Z-35-1989	6235 Big Sandy Dr	1737793808	CUD TD	R-6
Z-35-1989	6236 Big Sandy Dr	1737794758	CUD TD	R-6
Z-35-1989	6240 Big Sandy Dr	1737794886	CUD TD	R-6
Z-35-1989	6243 Big Sandy Dr	1737793935	CUD TD	R-6
Z-35-1989	6244 Big Sandy Dr	1737794995	CUD TD	R-6
Z-35-1989	6247 Big Sandy Dr	1738703033	CUD TD	R-6
Z-35-1989	6248 Big Sandy Dr	1738705003	CUD TD	R-6
Z-35-1989	6251 Big Sandy Dr	1738703141	CUD TD	R-6
Z-35-1989	6252 Big Sandy Dr	1738705112	CUD TD	R-6
Z-35-1989	6255 Big Sandy Dr	1738703149	CUD TD	R-6
Z-35-1989	6256 Big Sandy Dr	1738705221	CUD TD	R-6
Z-35-1989	6259 Big Sandy Dr	1738703228	CUD TD	R-6
Z-35-1989	6260 Big Sandy Dr	1738705310	CUD TD	R-6
Z-35-1989	6263 Big Sandy Dr	1738702376	CUD TD	R-6
Z-35-1989	6264 Big Sandy Dr	1738704369	CUD TD	R-6
Z-35-1989	0 Brooke Lauren Ln	1737187752	CUD TD	RX-3-PK
Z-35-1989	0 Brooke Lauren Ln	1737188547	CUD TD	RX-3-PK
Z-35-1989	0 Brooke Lauren Ln	1737281422	CUD TD	RX-3-PK
Z-35-1989	5004 Brooke Lauren Ln	1737186837	CUD TD	RX-3-PK
Z-35-1989	5006 Brooke Lauren Ln	1737186845	CUD TD	RX-3-PK
Z-35-1989	5008 Brooke Lauren Ln	1737186832	CUD TD	RX-3-PK
Z-35-1989	5010 Brooke Lauren Ln	1737186861	CUD TD	RX-3-PK
Z-35-1989	5012 Brooke Lauren Ln	1737186779	CUD TD	RX-3-PK
Z-35-1989	5017 Brooke Lauren Ln	1737280556	CUD TD	RX-3-PK
Z-35-1989	5020 Brooke Lauren Ln	1737186795	CUD TD	RX-3-PK

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5022 Brooke Lauren Ln	1737187703	CUD TD	RX-3-PK
Z-35-1989	5024 Brooke Lauren Ln	1737187711	CUD TD	RX-3-PK
Z-35-1989	5026 Brooke Lauren Ln	1737187619	CUD TD	RX-3-PK
Z-35-1989	5028 Brooke Lauren Ln	1737187638	CUD TD	RX-3-PK
Z-35-1989	5030 Brooke Lauren Ln	1737187646	CUD TD	RX-3-PK
Z-35-1989	5032 Brooke Lauren Ln	1737187664	CUD TD	RX-3-PK
Z-35-1989	5034 Brooke Lauren Ln	1737187671	CUD TD	RX-3-PK
Z-35-1989	5036 Brooke Lauren Ln	1737187599	CUD TD	RX-3-PK
Z-35-1989	5038 Brooke Lauren Ln	1737188507	CUD TD	RX-3-PK
Z-35-1989	5040 Brooke Lauren Ln	1737188515	CUD TD	RX-3-PK
Z-35-1989	5042 Brooke Lauren Ln	1737188524	CUD TD	RX-3-PK
Z-35-1989	5044 Brooke Lauren Ln	1737188532	CUD TD	RX-3-PK
Z-35-1989	5046 Brooke Lauren Ln	1737188550	CUD TD	RX-3-PK
Z-35-1989	5048 Brooke Lauren Ln	1737187537	CUD TD	RX-3-PK
Z-35-1989	5100 Brooke Lauren Ln	1737188476	CUD TD	RX-3-PK
Z-35-1989	5102 Brooke Lauren Ln	1737188484	CUD TD	RX-3-PK
Z-35-1989	5103 Brooke Lauren Ln	1737280427	CUD TD	RX-3-PK
Z-35-1989	5104 Brooke Lauren Ln	1737189414	CUD TD	RX-3-PK
Z-35-1989	5106 Brooke Lauren Ln	1737189411	CUD TD	RX-3-PK
Z-35-1989	5108 Brooke Lauren Ln	1737189430	CUD TD	RX-3-PK
Z-35-1989	5111 Brooke Lauren Ln	1737189593	CUD TD	RX-3-PK
Z-35-1989	5113 Brooke Lauren Ln	1737280512	CUD TD	RX-3-PK
Z-35-1989	5115 Brooke Lauren Ln	1737280543	CUD TD	RX-3-PK
Z-35-1989	5117 Brooke Lauren Ln	1737280561	CUD TD	RX-3-PK
Z-35-1989	5119 Brooke Lauren Ln	1737280580	CUD TD	RX-3-PK
Z-35-1989	5120 Brooke Lauren Ln	1737280366	CUD TD	RX-3-PK
Z-35-1989	5122 Brooke Lauren Ln	1737280386	CUD TD	RX-3-PK
Z-35-1989	5124 Brooke Lauren Ln	1737281307	CUD TD	RX-3-PK
Z-35-1989	5126 Brooke Lauren Ln	1737281328	CUD TD	RX-3-PK
Z-35-1989	5128 Brooke Lauren Ln	1737281348	CUD TD	RX-3-PK
Z-35-1989	5130 Brooke Lauren Ln	1737281379	CUD TD	RX-3-PK
Z-35-1989	5400 Cahaba Way	1737288652	CUD TD	R-6
Z-35-1989	5401 Cahaba Way	1737288748	CUD TD	R-6
Z-35-1989	5405 Cahaba Way	1737289716	CUD TD	R-6
Z-35-1989	5408 Cahaba Way	1737289610	CUD TD	R-6
Z-35-1989	5409 Cahaba Way	1737289774	CUD TD	R-6
Z-35-1989	5412 Cahaba Way	1737289568	CUD TD	R-6
Z-35-1989	5413 Cahaba Way	1737380721	CUD TD	R-6
Z-35-1989	5416 Cahaba Way	1737380525	CUD TD	R-6
Z-35-1989	5417 Cahaba Way	1737380688	CUD TD	R-6
Z-35-1989	5420 Cahaba Way	1737380572	CUD TD	R-6
Z-35-1989	5421 Cahaba Way	1737381635	CUD TD	R-6
Z-35-1989	5424 Cahaba Way	1737381428	CUD TD	R-6
Z-35-1989	5425 Cahaba Way	1737381682	CUD TD	R-6
Z-35-1989	5428 Cahaba Way	1737381475	CUD TD	R-6
Z-35-1989	5429 Cahaba Way	1737382538	CUD TD	R-6
Z-35-1989	5432 Cahaba Way	1737382421	CUD TD	R-6
Z-35-1989	5433 Cahaba Way	1737382585	CUD TD	R-6
Z-35-1989	5500 Cahaba Way	1737382378	CUD TD	R-6
Z-35-1989	5501 Cahaba Way	1737383532	CUD TD	R-6
Z-35-1989	5504 Cahaba Way	1737383336	CUD TD	R-6
Z-35-1989	5508 Cahaba Way	1737384305	CUD TD	R-6
Z-35-1989	5509 Cahaba Way	1737384500	CUD TD	R-6
Z-35-1989	5512 Cahaba Way	1737384365	CUD TD	R-6
Z-35-1989	5516 Cahaba Way	1737385327	CUD TD	R-6
Z-35-1989	5517 Cahaba Way	1737384560	CUD TD	R-6
Z-35-1989	5520 Cahaba Way	1737385388	CUD TD	R-6
Z-35-1989	5521 Cahaba Way	1737385522	CUD TD	R-6
Z-35-1989	5524 Cahaba Way	1737386349	CUD TD	R-6
Z-35-1989	5525 Cahaba Way	1737385583	CUD TD	R-6
Z-35-1989	5528 Cahaba Way	1737387400	CUD TD	R-6
Z-35-1989	0 Candelaria Dr	1737189208	CUD TD	RX-3-PK
Z-35-1989	0 Candelaria Dr	1737189392	CUD TD	RX-3-PK
Z-35-1989	0 Candelaria Dr	1737189436	CUD TD	RX-3-PK
Z-35-1989	0 Candelaria Dr	1737280250	CUD TD	RX-3-PK
Z-35-1989	8105 Candelaria Dr	1737271968	CUD TD	RX-3-PK
Z-35-1989	8107 Candelaria Dr	1737281050	CUD TD	RX-3-PK
Z-35-1989	8109 Candelaria Dr	1737281041	CUD TD	RX-3-PK
Z-35-1989	8111 Candelaria Dr	1737281023	CUD TD	RX-3-PK
Z-35-1989	8113 Candelaria Dr	1737281015	CUD TD	RX-3-PK
Z-35-1989	8115 Candelaria Dr	1737281007	CUD TD	RX-3-PK
Z-35-1989	8117 Candelaria Dr	1737280098	CUD TD	RX-3-PK
Z-35-1989	8119 Candelaria Dr	1737280170	CUD TD	RX-3-PK
Z-35-1989	8131 Candelaria Dr	1737281047	CUD TD	RX-3-PK
Z-35-1989	8201 Candelaria Dr	1737280153	CUD TD	RX-3-PK
Z-35-1989	8203 Candelaria Dr	1737280135	CUD TD	RX-3-PK
Z-35-1989	8205 Candelaria Dr	1737280127	CUD TD	RX-3-PK
Z-35-1989	8207 Candelaria Dr	1737280119	CUD TD	RX-3-PK
Z-35-1989	8209 Candelaria Dr	1737280201	CUD TD	RX-3-PK
Z-35-1989	8210 Candelaria Dr	1737281312	CUD TD	RX-3-PK
Z-35-1989	8211 Candelaria Dr	1737189293	CUD TD	RX-3-PK
Z-35-1989	8215 Candelaria Dr	1737189276	CUD TD	RX-3-PK
Z-35-1989	8217 Candelaria Dr	1737189269	CUD TD	RX-3-PK
Z-35-1989	8219 Candelaria Dr	1737189340	CUD TD	RX-3-PK
Z-35-1989	8221 Candelaria Dr	1737189353	CUD TD	RX-3-PK
Z-35-1989	8223 Candelaria Dr	1737189345	CUD TD	RX-3-PK
Z-35-1989	8000 Chatahoochie Ln	1737489125	CUD TD	R-6
Z-35-1989	8001 Chatahoochie Ln	1737488143	CUD TD	R-6
Z-35-1989	8004 Chatahoochie Ln	1737580108	CUD TD	R-6
Z-35-1989	8005 Chatahoochie Ln	1737487198	CUD TD	R-6
Z-35-1989	8008 Chatahoochie Ln	1737489286	CUD TD	R-6
Z-35-1989	5500 Chatt Ct	1737381833	CUD TD	R-6
Z-35-1989	5501 Chatt Ct	1737381971	CUD TD	R-6
Z-35-1989	5504 Chatt Ct	1737381745	CUD TD	R-6
Z-35-1989	5505 Chatt Ct	1737382992	CUD TD	R-6
Z-35-1989	5508 Chatt Ct	1737382731	CUD TD	R-6
Z-35-1989	5509 Chatt Ct	1737383836	CUD TD	R-6
Z-35-1989	5512 Chatt Ct	1737382687	CUD TD	R-6
Z-35-1989	5516 Chatt Ct	1737383644	CUD TD	R-6
Z-35-1989	5517 Chatt Ct	1737383871	CUD TD	R-6
Z-35-1989	5520 Chatt Ct	1737384612	CUD TD	R-6
Z-35-1989	5524 Chatt Ct	1737384692	CUD TD	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5525 Chatt Ct	1737384748	CUD TD	R-6
Z-35-1989	5528 Chatt Ct	1737385663	CUD TD	R-6
Z-35-1989	5532 Chatt Ct	1737386627	CUD TD	R-6
Z-35-1989	5201 Clarks Fork Dr	1737196344	CUD TD	RX-3-PK
Z-35-1989	5350 Clarks Fork Dr	1737285899	CUD TD	R-10
Z-35-1989	5400 Clarks Fork Dr	1737289826	CUD TD	R-6
Z-35-1989	5500 Clarks Fork Dr	1737393010	CUD TD	R-6
Z-35-1989	5501 Clarks Fork Dr	1737390095	CUD TD	R-6
Z-35-1989	5599 Clarks Fork Dr	1737394176	CUD TD	R-6
Z-35-1989	5608 Clarks Fork Dr	1737396195	CUD TD	R-6
Z-35-1989	5612 Clarks Fork Dr	1737397250	CUD TD	R-6
Z-35-1989	5616 Clarks Fork Dr	1737398224	CUD TD	R-6
Z-35-1989	5620 Clarks Fork Dr	1737398299	CUD TD	R-6
Z-35-1989	5624 Clarks Fork Dr	1737399363	CUD TD	R-6
Z-35-1989	5697 Clarks Fork Dr	1737398751	CUD TD	R-6
Z-35-1989	5700 Clarks Fork Dr	1737490346	CUD TD	R-6
Z-35-1989	5701 Clarks Fork Dr	1737399561	CUD TD	R-6
Z-35-1989	5704 Clarks Fork Dr	1737491319	CUD TD	R-6
Z-35-1989	5705 Clarks Fork Dr	1737490544	CUD TD	R-6
Z-35-1989	5708 Clarks Fork Dr	1737491492	CUD TD	R-6
Z-35-1989	5709 Clarks Fork Dr	1737491517	CUD TD	R-6
Z-35-1989	5712 Clarks Fork Dr	1737492465	CUD TD	R-6
Z-35-1989	5713 Clarks Fork Dr	1737491691	CUD TD	R-6
Z-35-1989	5716 Clarks Fork Dr	1737493448	CUD TD	R-6
Z-35-1989	5717 Clarks Fork Dr	1737492664	CUD TD	R-6
Z-35-1989	5720 Clarks Fork Dr	1737494521	CUD TD	R-6
Z-35-1989	5721 Clarks Fork Dr	1737493646	CUD TD	R-6
Z-35-1989	5724 Clarks Fork Dr	1737494593	CUD TD	R-6
Z-35-1989	5725 Clarks Fork Dr	1737494629	CUD TD	R-6
Z-35-1989	5728 Clarks Fork Dr	1737495577	CUD TD	R-6
Z-35-1989	5729 Clarks Fork Dr	1737495701	CUD TD	R-6
Z-35-1989	5732 Clarks Fork Dr	1737496651	CUD TD	R-6
Z-35-1989	5733 Clarks Fork Dr	1737495767	CUD TD	R-6
Z-35-1989	5800 Clarks Fork Dr	1737497742	CUD TD	R-6
Z-35-1989	5809 Clarks Fork Dr	1737496985	CUD TD	R-6
Z-35-1989	5810 Clarks Fork Dr	1737590661	CUD TD	R-6
Z-35-1989	5813 Clarks Fork Dr	1737497977	CUD TD	R-6
Z-35-1989	5817 Clarks Fork Dr	1737498969	CUD TD	R-6
Z-35-1989	5821 Clarks Fork Dr	1738409040	CUD TD	R-6
Z-35-1989	5824 Clarks Fork Dr	1737590824	CUD TD	R-6
Z-35-1989	5825 Clarks Fork Dr	1738500021	CUD TD	R-6
Z-35-1989	5829 Clarks Fork Dr	1738501002	CUD TD	R-6
Z-35-1989	5901 Clarks Fork Dr	1738502044	CUD TD	R-6
Z-35-1989	5904 Clarks Fork Dr	1737593879	CUD TD	R-6
Z-35-1989	5905 Clarks Fork Dr	1738503025	CUD TD	R-6
Z-35-1989	5908 Clarks Fork Dr	1737594950	CUD TD	R-6
Z-35-1989	5909 Clarks Fork Dr	1738504007	CUD TD	R-6
Z-35-1989	5912 Clarks Fork Dr	1737595932	CUD TD	R-6
Z-35-1989	5913 Clarks Fork Dr	1738504088	CUD TD	R-6
Z-35-1989	5916 Clarks Fork Dr	1737596933	CUD TD	R-6
Z-35-1989	5917 Clarks Fork Dr	1738505069	CUD TD	R-6
Z-35-1989	5920 Clarks Fork Dr	1737597940	CUD TD	R-6
Z-35-1989	5921 Clarks Fork Dr	1738506151	CUD TD	R-6
Z-35-1989	5924 Clarks Fork Dr	1737598850	CUD TD	R-6
Z-35-1989	5925 Clarks Fork Dr	1738507150	CUD TD	R-6
Z-35-1989	5928 Clarks Fork Dr	1737599746	CUD TD	R-6
Z-35-1989	5929 Clarks Fork Dr	1738508014	CUD TD	R-6
Z-35-1989	5933 Clarks Fork Dr	1737598979	CUD TD	R-6
Z-35-1989	5937 Clarks Fork Dr	1738509027	CUD TD	R-6
Z-35-1989	5941 Clarks Fork Dr	1737690901	CUD TD	R-6
Z-35-1989	5945 Clarks Fork Dr	1737690889	CUD TD	R-6
Z-35-1989	6001 Clarks Fork Dr	1737692815	CUD TD	R-6
Z-35-1989	6002 Clarks Fork Dr	1737691679	CUD TD	R-6
Z-35-1989	6005 Clarks Fork Dr	1737692883	CUD TD	R-6
Z-35-1989	6006 Clarks Fork Dr	1737692657	CUD TD	R-6
Z-35-1989	6009 Clarks Fork Dr	1737693852	CUD TD	R-6
Z-35-1989	6010 Clarks Fork Dr	1737693614	CUD TD	R-6
Z-35-1989	6013 Clarks Fork Dr	1737694727	CUD TD	R-6
Z-35-1989	6014 Clarks Fork Dr	1737693660	CUD TD	R-6
Z-35-1989	6017 Clarks Fork Dr	1737694771	CUD TD	R-6
Z-35-1989	6021 Clarks Fork Dr	1737695636	CUD TD	R-6
Z-35-1989	6025 Clarks Fork Dr	1737695569	CUD TD	R-6
Z-35-1989	6029 Clarks Fork Dr	1737695593	CUD TD	R-6
Z-35-1989	6101 Clarks Fork Dr	1737696426	CUD TD	R-6
Z-35-1989	6105 Clarks Fork Dr	1737696359	CUD TD	R-6
Z-35-1989	6113 Clarks Fork Dr	1737696383	CUD TD	R-6
Z-35-1989	6117 Clarks Fork Dr	1737697256	CUD TD	R-6
Z-35-1989	8200 Coosa Ct	1737593482	CUD TD	R-6
Z-35-1989	8201 Coosa Ct	1737592480	CUD TD	R-6
Z-35-1989	8204 Coosa Ct	1737594520	CUD TD	R-6
Z-35-1989	8205 Coosa Ct	1737592416	CUD TD	R-6
Z-35-1989	8208 Coosa Ct	1737593568	CUD TD	R-6
Z-35-1989	8209 Coosa Ct	1737591594	CUD TD	R-6
Z-35-1989	8212 Coosa Ct	1737593635	CUD TD	R-6
Z-35-1989	8213 Coosa Ct	1737591653	CUD TD	R-6
Z-35-1989	8216 Coosa Ct	1737593702	CUD TD	R-6
Z-35-1989	8217 Coosa Ct	1737591731	CUD TD	R-6
Z-35-1989	8220 Coosa Ct	1737592891	CUD TD	R-6
Z-35-1989	8221 Coosa Ct	1737591729	CUD TD	R-6
Z-35-1989	8224 Coosa Ct	1737592879	CUD TD	R-6
Z-35-1989	8225 Coosa Ct	1737591817	CUD TD	R-6
Z-35-1989	0 Duck Creek Dr	1737583345	CUD TD	R-6
Z-35-1989	8000 Duck Creek Dr	1737583210	CUD TD	R-6
Z-35-1989	8001 Duck Creek Dr	1737581139	CUD TD	R-6
Z-35-1989	8004 Duck Creek Dr	1737582286	CUD TD	R-6
Z-35-1989	8005 Duck Creek Dr	1737581205	CUD TD	R-6
Z-35-1989	8008 Duck Creek Dr	1737582361	CUD TD	R-6
Z-35-1989	8009 Duck Creek Dr	1737580381	CUD TD	R-6
Z-35-1989	8012 Duck Creek Dr	1737582346	CUD TD	R-6
Z-35-1989	8016 Duck Creek Dr	1737582422	CUD TD	R-6
Z-35-1989	8020 Duck Creek Dr	1737581497	CUD TD	R-6
Z-35-1989	8024 Duck Creek Dr	1737581572	CUD TD	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	8100 Duck Creek Dr	1737581548	CUD TD	R-6
Z-35-1989	8104 Duck Creek Dr	1737581624	CUD TD	R-6
Z-35-1989	8106 Duck Creek Dr	1737580899	CUD TD	R-6
Z-35-1989	8108 Duck Creek Dr	1737580689	CUD TD	R-6
Z-35-1989	8112 Duck Creek Dr	1737580765	CUD TD	R-6
Z-35-1989	8116 Duck Creek Dr	1737580841	CUD TD	R-6
Z-35-1989	8120 Duck Creek Dr	1737580827	CUD TD	R-6
Z-35-1989	8128 Duck Creek Dr	1737580903	CUD TD	R-6
Z-35-1989	8129 Duck Creek Dr	1737488935	CUD TD	R-6
Z-35-1989	8132 Duck Creek Dr	1737489989	CUD TD	R-6
Z-35-1989	8133 Duck Creek Dr	1737498001	CUD TD	R-6
Z-35-1989	8136 Duck Creek Dr	1737499076	CUD TD	R-6
Z-35-1989	8137 Duck Creek Dr	1737497098	CUD TD	R-6
Z-35-1989	8200 Duck Creek Dr	1737499189	CUD TD	R-6
Z-35-1989	8201 Duck Creek Dr	1737498210	CUD TD	R-6
Z-35-1989	8204 Duck Creek Dr	1737499296	CUD TD	R-6
Z-35-1989	8205 Duck Creek Dr	1737498227	CUD TD	R-6
Z-35-1989	8208 Duck Creek Dr	1737590302	CUD TD	R-6
Z-35-1989	8209 Duck Creek Dr	1737498344	CUD TD	R-6
Z-35-1989	8212 Duck Creek Dr	1737590309	CUD TD	R-6
Z-35-1989	8214 Duck Creek Dr	1737590561	CUD TD	R-6
Z-35-1989	8216 Duck Creek Dr	1737499497	CUD TD	R-6
Z-35-1989	8220 Duck Creek Dr	1737499573	CUD TD	R-6
Z-35-1989	8224 Duck Creek Dr	1737499549	CUD TD	R-6
Z-35-1989	8228 Duck Creek Dr	1737498695	CUD TD	R-6
Z-35-1989	8232 Duck Creek Dr	1737498639	CUD TD	R-6
Z-35-1989	8300 Eel Ct	1737391196	CUD TD	R-6
Z-35-1989	8304 Eel Ct	1737392169	CUD TD	R-6
Z-35-1989	8305 Eel Ct	1737391107	CUD TD	R-6
Z-35-1989	8308 Eel Ct	1737392276	CUD TD	R-6
Z-35-1989	8309 Eel Ct	1737390294	CUD TD	R-6
Z-35-1989	8313 Eel Ct	1737390391	CUD TD	R-6
Z-35-1989	5500 Enoree Ln	1737481173	CUD TD	R-6
Z-35-1989	5504 Enoree Ln	1737481159	CUD TD	R-6
Z-35-1989	5505 Enoree Ln	1737480107	CUD TD	R-6
Z-35-1989	5508 Enoree Ln	1737481245	CUD TD	R-6
Z-35-1989	5509 Enoree Ln	1737389293	CUD TD	R-6
Z-35-1989	5513 Enoree Ln	1737389390	CUD TD	R-6
Z-35-1989	5516 Enoree Ln	1737481341	CUD TD	R-6
Z-35-1989	5517 Enoree Ln	1737389396	CUD TD	R-6
Z-35-1989	5520 Enoree Ln	1737481347	CUD TD	R-6
Z-35-1989	5521 Enoree Ln	1737389482	CUD TD	R-6
Z-35-1989	5525 Enoree Ln	1737389498	CUD TD	R-6
Z-35-1989	5528 Enoree Ln	1737481444	CUD TD	R-6
Z-35-1989	5529 Enoree Ln	1737480505	CUD TD	R-6
Z-35-1989	5600 Enoree Ln	1737481551	CUD TD	R-6
Z-35-1989	5601 Enoree Ln	1737480630	CUD TD	R-6
Z-35-1989	5605 Enoree Ln	1737480685	CUD TD	R-6
Z-35-1989	5608 Enoree Ln	1737482515	CUD TD	R-6
Z-35-1989	5609 Enoree Ln	1737481648	CUD TD	R-6
Z-35-1989	5612 Enoree Ln	1737482568	CUD TD	R-6
Z-35-1989	5613 Enoree Ln	1737481791	CUD TD	R-6
Z-35-1989	5617 Enoree Ln	1737482744	CUD TD	R-6
Z-35-1989	5620 Enoree Ln	1737483612	CUD TD	R-6
Z-35-1989	5621 Enoree Ln	1737482799	CUD TD	R-6
Z-35-1989	5624 Enoree Ln	1737483674	CUD TD	R-6
Z-35-1989	5625 Enoree Ln	1737483851	CUD TD	R-6
Z-35-1989	5628 Enoree Ln	1737484637	CUD TD	R-6
Z-35-1989	5629 Enoree Ln	1737484812	CUD TD	R-6
Z-35-1989	5632 Enoree Ln	1737484689	CUD TD	R-6
Z-35-1989	5700 Enoree Ln	1737485741	CUD TD	R-6
Z-35-1989	5701 Enoree Ln	1737484864	CUD TD	R-6
Z-35-1989	5705 Enoree Ln	1737485826	CUD TD	R-6
Z-35-1989	5708 Enoree Ln	1737486704	CUD TD	R-6
Z-35-1989	5709 Enoree Ln	1737485889	CUD TD	R-6
Z-35-1989	5712 Enoree Ln	1737486756	CUD TD	R-6
Z-35-1989	5713 Enoree Ln	1737486931	CUD TD	R-6
Z-35-1989	5716 Enoree Ln	1737487718	CUD TD	R-6
Z-35-1989	5717 Enoree Ln	1737486993	CUD TD	R-6
Z-35-1989	5720 Enoree Ln	1737487870	CUD TD	R-6
Z-35-1989	5721 Enoree Ln	1737487954	CUD TD	R-6
Z-35-1989	5724 Enoree Ln	1737488832	CUD TD	R-6
Z-35-1989	5728 Enoree Ln	1737488894	CUD TD	R-6
Z-35-1989	8205 Escambia Ln	1737388905	CUD TD	R-6
Z-35-1989	5301 Fair Rain Dr	1737292228	CUD TD	R-10
Z-35-1989	5303 Fair Rain Dr	1737292370	CUD TD	R-10
Z-35-1989	5304 Fair Rain Dr	1737292143	CUD TD	R-10
Z-35-1989	5305 Fair Rain Dr	1737292296	CUD TD	R-10
Z-35-1989	5306 Fair Rain Dr	1737292173	CUD TD	R-10
Z-35-1989	5308 Fair Rain Dr	1737293112	CUD TD	R-10
Z-35-1989	5309 Fair Rain Dr	1737293255	CUD TD	R-10
Z-35-1989	5310 Fair Rain Dr	1737293141	CUD TD	R-10
Z-35-1989	5311 Fair Rain Dr	1737293284	CUD TD	R-10
Z-35-1989	5313 Fair Rain Dr	1737294225	CUD TD	R-10
Z-35-1989	5314 Fair Rain Dr	1737294100	CUD TD	R-10
Z-35-1989	5315 Fair Rain Dr	1737294252	CUD TD	R-10
Z-35-1989	5316 Fair Rain Dr	1737294039	CUD TD	R-10
Z-35-1989	5317 Fair Rain Dr	1737294282	CUD TD	R-10
Z-35-1989	5318 Fair Rain Dr	1737294068	CUD TD	R-10
Z-35-1989	5320 Fair Rain Dr	1737295008	CUD TD	R-10
Z-35-1989	8451 Filbin Creek Dr	1737297413	CUD TD	R-6
Z-35-1989	8452 Filbin Creek Dr	1737391755	CUD TD	R-6
Z-35-1989	0 Glen Canyon Rd	1737272935	CUD TD	RX-3-PK
Z-35-1989	0 Glen Canyon Rd	1737283029	CUD TD	RX-3-PK
Z-35-1989	0 Glen Canyon Rd	1737283074	CUD TD	RX-3-PK
Z-35-1989	0 Glen Canyon Rd	1737284159	CUD TD	RX-3-PK
Z-35-1989	0 Glen Canyon Rd	1737284194	CUD TD	RX-3-PK
Z-35-1989	0 Glen Canyon Rd	1737285251	CUD TD	RX-3-PK
Z-35-1989	5301 Glen Canyon Rd	1737286201	CUD TD	RX-3-PK
Z-35-1989	5303 Glen Canyon Rd	1737285260	CUD TD	RX-3-PK
Z-35-1989	5304 Glen Canyon Rd	1737284276	CUD TD	RX-3-PK
Z-35-1989	5305 Glen Canyon Rd	1737285177	CUD TD	RX-3-PK

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5306 Glen Canyon Rd	1737284254	CUD TD	RX-3-PK
Z-35-1989	5308 Glen Canyon Rd	1737284243	CUD TD	RX-3-PK
Z-35-1989	5309 Glen Canyon Rd	1737285144	CUD TD	RX-3-PK
Z-35-1989	5310 Glen Canyon Rd	1737284221	CUD TD	RX-3-PK
Z-35-1989	5311 Glen Canyon Rd	1737285114	CUD TD	RX-3-PK
Z-35-1989	5312 Glen Canyon Rd	1737284210	CUD TD	RX-3-PK
Z-35-1989	5313 Glen Canyon Rd	1737285111	CUD TD	RX-3-PK
Z-35-1989	5314 Glen Canyon Rd	1737283198	CUD TD	RX-3-PK
Z-35-1989	5315 Glen Canyon Rd	1737284099	CUD TD	RX-3-PK
Z-35-1989	5320 Glen Canyon Rd	1737283166	CUD TD	RX-3-PK
Z-35-1989	5321 Glen Canyon Rd	1737284067	CUD TD	RX-3-PK
Z-35-1989	5322 Glen Canyon Rd	1737283145	CUD TD	RX-3-PK
Z-35-1989	5323 Glen Canyon Rd	1737284045	CUD TD	RX-3-PK
Z-35-1989	5324 Glen Canyon Rd	1737283123	CUD TD	RX-3-PK
Z-35-1989	5325 Glen Canyon Rd	1737284024	CUD TD	RX-3-PK
Z-35-1989	5326 Glen Canyon Rd	1737283102	CUD TD	RX-3-PK
Z-35-1989	5327 Glen Canyon Rd	1737284003	CUD TD	RX-3-PK
Z-35-1989	5328 Glen Canyon Rd	1737282191	CUD TD	RX-3-PK
Z-35-1989	5329 Glen Canyon Rd	1737283092	CUD TD	RX-3-PK
Z-35-1989	5330 Glen Canyon Rd	1737282170	CUD TD	RX-3-PK
Z-35-1989	5331 Glen Canyon Rd	1737283070	CUD TD	RX-3-PK
Z-35-1989	5332 Glen Canyon Rd	1737282059	CUD TD	RX-3-PK
Z-35-1989	5333 Glen Canyon Rd	1737273959	CUD TD	RX-3-PK
Z-35-1989	5334 Glen Canyon Rd	1737282037	CUD TD	RX-3-PK
Z-35-1989	5335 Glen Canyon Rd	1737273938	CUD TD	RX-3-PK
Z-35-1989	5341 Glen Canyon Rd	1737273916	CUD TD	RX-3-PK
Z-35-1989	5343 Glen Canyon Rd	1737272994	CUD TD	RX-3-PK
Z-35-1989	5345 Glen Canyon Rd	1737272973	CUD TD	RX-3-PK
Z-35-1989	5347 Glen Canyon Rd	1737272952	CUD TD	RX-3-PK
Z-35-1989	5349 Glen Canyon Rd	1737272941	CUD TD	RX-3-PK
Z-35-1989	5351 Glen Canyon Rd	1737272829	CUD TD	RX-3-PK
Z-35-1989	5353 Glen Canyon Rd	1737272808	CUD TD	RX-3-PK
Z-35-1989	5355 Glen Canyon Rd	1737271887	CUD TD	RX-3-PK
Z-35-1989	5361 Glen Canyon Rd	1737282063	CUD TD	RX-3-PK
Z-35-1989	8300 Guyandotte Ln	1737299016	CUD TD	R-6
Z-35-1989	8304 Guyandotte Ln	1737390100	CUD TD	R-6
Z-35-1989	8305 Guyandotte Ln	1737298027	CUD TD	R-6
Z-35-1989	8308 Guyandotte Ln	1737390115	CUD TD	R-6
Z-35-1989	8309 Guyandotte Ln	1737298114	CUD TD	R-6
Z-35-1989	8312 Guyandotte Ln	1737299282	CUD TD	R-6
Z-35-1989	8313 Guyandotte Ln	1737298210	CUD TD	R-6
Z-35-1989	8317 Guyandotte Ln	1737298216	CUD TD	R-6
Z-35-1989	8100 Haines Creek Ln	1737388067	CUD TD	R-6
Z-35-1989	8104 Haines Creek Ln	1737388153	CUD TD	R-6
Z-35-1989	8108 Haines Creek Ln	1737389208	CUD TD	R-6
Z-35-1989	8112 Haines Creek Ln	1737388235	CUD TD	R-6
Z-35-1989	8116 Haines Creek Ln	1737388331	CUD TD	R-6
Z-35-1989	8120 Haines Creek Ln	1737388337	CUD TD	R-6
Z-35-1989	8124 Haines Creek Ln	1737388433	CUD TD	R-6
Z-35-1989	8200 Haines Creek Ln	1737388429	CUD TD	R-6
Z-35-1989	8201 Haines Creek Ln	1737386563	CUD TD	R-6
Z-35-1989	8204 Haines Creek Ln	1737388516	CUD TD	R-6
Z-35-1989	8205 Haines Creek Ln	1737386549	CUD TD	R-6
Z-35-1989	8236 Haines Creek Ln	1737387692	CUD TD	R-6
Z-35-1989	8240 Haines Creek Ln	1737387733	CUD TD	R-6
Z-35-1989	8244 Haines Creek Ln	1737387709	CUD TD	R-6
Z-35-1989	8245 Haines Creek Ln	1737385748	CUD TD	R-6
Z-35-1989	8249 Haines Creek Ln	1737385814	CUD TD	R-6
Z-35-1989	8252 Haines Creek Ln	1737386950	CUD TD	R-6
Z-35-1989	8253 Haines Creek Ln	1737384980	CUD TD	R-6
Z-35-1989	8256 Haines Creek Ln	1737386926	CUD TD	R-6
Z-35-1989	8257 Haines Creek Ln	1737384946	CUD TD	R-6
Z-35-1989	8260 Haines Creek Ln	1737396002	CUD TD	R-6
Z-35-1989	8404 Haines Creek Ln	1737393671	CUD TD	R-6
Z-35-1989	8407 Haines Creek Ln	1737392555	CUD TD	R-6
Z-35-1989	8408 Haines Creek Ln	1737393625	CUD TD	R-6
Z-35-1989	8412 Haines Creek Ln	1737392669	CUD TD	R-6
Z-35-1989	8416 Haines Creek Ln	1737392700	CUD TD	R-6
Z-35-1989	8419 Haines Creek Ln	1737391575	CUD TD	R-6
Z-35-1989	8420 Haines Creek Ln	1737391639	CUD TD	R-6
Z-35-1989	8423 Haines Creek Ln	1737391514	CUD TD	R-6
Z-35-1989	8424 Haines Creek Ln	1737390678	CUD TD	R-6
Z-35-1989	8427 Haines Creek Ln	1737390553	CUD TD	R-6
Z-35-1989	8428 Haines Creek Ln	1737390617	CUD TD	R-6
Z-35-1989	8431 Haines Creek Ln	1737299582	CUD TD	R-6
Z-35-1989	8432 Haines Creek Ln	1737299656	CUD TD	R-6
Z-35-1989	8435 Haines Creek Ln	1737299521	CUD TD	R-6
Z-35-1989	8436 Haines Creek Ln	1737299605	CUD TD	R-6
Z-35-1989	8439 Haines Creek Ln	1737298560	CUD TD	R-6
Z-35-1989	8440 Haines Creek Ln	1737298644	CUD TD	R-6
Z-35-1989	8443 Haines Creek Ln	1737298409	CUD TD	R-6
Z-35-1989	8444 Haines Creek Ln	1737297683	CUD TD	R-6
Z-35-1989	8447 Haines Creek Ln	1737297448	CUD TD	R-6
Z-35-1989	8448 Haines Creek Ln	1737297623	CUD TD	R-6
Z-35-1989	8304 Hardeth Way	1737698972	CUD TD	R-6
Z-35-1989	8305 Hardeth Way	1737697938	CUD TD	R-6
Z-35-1989	8308 Hardeth Way	1738609010	CUD TD	R-6
Z-35-1989	8312 Hardeth Way	1738609019	CUD TD	R-6
Z-35-1989	8313 Hardeth Way	1738607057	CUD TD	R-6
Z-35-1989	8316 Hardeth Way	1738609127	CUD TD	R-6
Z-35-1989	8317 Hardeth Way	1738607115	CUD TD	R-6
Z-35-1989	8320 Hardeth Way	1738609238	CUD TD	R-6
Z-35-1989	8321 Hardeth Way	1738607204	CUD TD	R-6
Z-35-1989	8324 Hardeth Way	1738608209	CUD TD	R-6
Z-35-1989	8000 Kanawha Ct	1737486059	CUD TD	R-6
Z-35-1989	8001 Kanawha Ct	1737485057	CUD TD	R-6
Z-35-1989	8004 Kanawha Ct	1737487103	CUD TD	R-6
Z-35-1989	0 Keowee Way	1737487035	CUD TD	R-6
Z-35-1989	5315 Keowee Way	1737281770	CUD TD	R-10
Z-35-1989	5319 Keowee Way	1737281674	CUD TD	R-10
Z-35-1989	5323 Keowee Way	1737281598	CUD TD	R-10
Z-35-1989	5335 Keowee Way	1737282469	CUD TD	R-10

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5339 Keowee Way	1737283426	CUD TD	**R-10**
Z-35-1989	5343 Keowee Way	1737283494	CUD TD	**R-10**
Z-35-1989	5347 Keowee Way	1737284452	CUD TD	**R-10**
Z-35-1989	5350 Keowee Way	1737282387	CUD TD	**RX-3-PK**
Z-35-1989	5401 Keowee Way	1737287298	CUD TD	**R-6**
Z-35-1989	5405 Keowee Way	1737288255	CUD TD	**R-6**
Z-35-1989	5409 Keowee Way	1737289202	CUD TD	**R-6**
Z-35-1989	5413 Keowee Way	1737289149	CUD TD	**R-6**
Z-35-1989	5417 Keowee Way	1737289195	CUD TD	**R-6**
Z-35-1989	5421 Keowee Way	1737380142	CUD TD	**R-6**
Z-35-1989	5425 Keowee Way	1737380089	CUD TD	**R-6**
Z-35-1989	5429 Keowee Way	1737381037	CUD TD	**R-6**
Z-35-1989	5433 Keowee Way	1737381085	CUD TD	**R-6**
Z-35-1989	5500 Keowee Way	1737371899	CUD TD	**R-6**
Z-35-1989	5501 Keowee Way	1737382043	CUD TD	**R-6**
Z-35-1989	5504 Keowee Way	1737372857	CUD TD	**R-6**
Z-35-1989	5505 Keowee Way	1737382092	CUD TD	**R-6**
Z-35-1989	5508 Keowee Way	1737373816	CUD TD	**R-6**
Z-35-1989	5509 Keowee Way	1737383051	CUD TD	**R-6**
Z-35-1989	5512 Keowee Way	1737373866	CUD TD	**R-6**
Z-35-1989	5516 Keowee Way	1737374826	CUD TD	**R-6**
Z-35-1989	5517 Keowee Way	1737384001	CUD TD	**R-6**
Z-35-1989	5520 Keowee Way	1737374886	CUD TD	**R-6**
Z-35-1989	5521 Keowee Way	1737384061	CUD TD	**R-6**
Z-35-1989	5524 Keowee Way	1737375847	CUD TD	**R-6**
Z-35-1989	5525 Keowee Way	1737385012	CUD TD	**R-6**
Z-35-1989	5528 Keowee Way	1737376808	CUD TD	**R-6**
Z-35-1989	5529 Keowee Way	1737385073	CUD TD	**R-6**
Z-35-1989	5532 Keowee Way	1737376859	CUD TD	**R-6**
Z-35-1989	5533 Keowee Way	1737386024	CUD TD	**R-6**
Z-35-1989	5536 Keowee Way	1737377900	CUD TD	**R-6**
Z-35-1989	5537 Keowee Way	1737386085	CUD TD	**R-6**
Z-35-1989	5540 Keowee Way	1737377961	CUD TD	**R-6**
Z-35-1989	5541 Keowee Way	1737387036	CUD TD	**R-6**
Z-35-1989	5600 Keowee Way	1737378912	CUD TD	**R-6**
Z-35-1989	5604 Keowee Way	1737378973	CUD TD	**R-6**
Z-35-1989	5608 Keowee Way	1737379925	CUD TD	**R-6**
Z-35-1989	5612 Keowee Way	1737379976	CUD TD	**R-6**
Z-35-1989	5616 Keowee Way	1737470937	CUD TD	**R-6**
Z-35-1989	5620 Keowee Way	1737377844	CUD TD	**R-6**
Z-35-1989	5621 Keowee Way	1737389526	CUD TD	**R-6**
Z-35-1989	5624 Keowee Way	1737471957	CUD TD	**R-6**
Z-35-1989	5628 Keowee Way	1737482072	CUD TD	**R-6**
Z-35-1989	5629 Keowee Way	1737482157	CUD TD	**R-6**
Z-35-1989	5632 Keowee Way	1737483033	CUD TD	**R-6**
Z-35-1989	5633 Keowee Way	1737483200	CUD TD	**R-6**
Z-35-1989	5636 Keowee Way	1737483085	CUD TD	**R-6**
Z-35-1989	5640 Keowee Way	1737484039	CUD TD	**R-6**
Z-35-1989	5700 Keowee Way	1737484172	CUD TD	**R-6**
Z-35-1989	5701 Keowee Way	1737484207	CUD TD	**R-6**
Z-35-1989	5704 Keowee Way	1737485116	CUD TD	**R-6**
Z-35-1989	5705 Keowee Way	1737484350	CUD TD	**R-6**
Z-35-1989	5708 Keowee Way	1737486252	CUD TD	**R-6**
Z-35-1989	5709 Keowee Way	1737485312	CUD TD	**R-6**
Z-35-1989	5712 Keowee Way	1737487214	CUD TD	**R-6**
Z-35-1989	5713 Keowee Way	1737485375	CUD TD	**R-6**
Z-35-1989	5716 Keowee Way	1737487267	CUD TD	**R-6**
Z-35-1989	5717 Keowee Way	1737486327	CUD TD	**R-6**
Z-35-1989	5720 Keowee Way	1737488219	CUD TD	**R-6**
Z-35-1989	5721 Keowee Way	1737486389	CUD TD	**R-6**
Z-35-1989	5724 Keowee Way	1737489313	CUD TD	**R-6**
Z-35-1989	5728 Keowee Way	1737489365	CUD TD	**R-6**
Z-35-1989	5729 Keowee Way	1737487432	CUD TD	**R-6**
Z-35-1989	5732 Keowee Way	1737580327	CUD TD	**R-6**
Z-35-1989	5733 Keowee Way	1737487494	CUD TD	**R-6**
Z-35-1989	5736 Keowee Way	1737580470	CUD TD	**R-6**
Z-35-1989	5737 Keowee Way	1737488446	CUD TD	**R-6**
Z-35-1989	5741 Keowee Way	1737489409	CUD TD	**R-6**
Z-35-1989	5745 Keowee Way	1737489551	CUD TD	**R-6**
Z-35-1989	5749 Keowee Way	1737580523	CUD TD	**R-6**
Z-35-1989	5401 Kissimmee Ln	1737297358	CUD TD	**R-6**
Z-35-1989	5405 Kissimmee Ln	1737298319	CUD TD	**R-6**
Z-35-1989	5409 Kissimmee Ln	1737298460	CUD TD	**R-6**
Z-35-1989	5413 Kissimmee Ln	1737299411	CUD TD	**R-6**
Z-35-1989	5416 Kissimmee Ln	1737299278	CUD TD	**R-6**
Z-35-1989	5417 Kissimmee Ln	1737299472	CUD TD	**R-6**
Z-35-1989	5421 Kissimmee Ln	1737390422	CUD TD	**R-6**
Z-35-1989	5425 Kissimmee Ln	1737390483	CUD TD	**R-6**
Z-35-1989	5429 Kissimmee Ln	1737391434	CUD TD	**R-6**
Z-35-1989	5433 Kissimmee Ln	1737391495	CUD TD	**R-6**
Z-35-1989	5436 Kissimmee Ln	1737392353	CUD TD	**R-6**
Z-35-1989	5437 Kissimmee Ln	1737392446	CUD TD	**R-6**
Z-35-1989	5440 Kissimmee Ln	1737393352	CUD TD	**R-6**
Z-35-1989	5441 Kissimmee Ln	1737393407	CUD TD	**R-6**
Z-35-1989	5202 Little Sandy Dr	1737281759	CUD TD	**R-10**
Z-35-1989	5203 Little Sandy Dr	1737281992	CUD TD	**R-10**
Z-35-1989	5206 Little Sandy Dr	1737282708	CUD TD	**R-10**
Z-35-1989	5207 Little Sandy Dr	1737282950	CUD TD	**R-10**
Z-35-1989	5210 Little Sandy Dr	1737282756	CUD TD	**R-10**
Z-35-1989	5211 Little Sandy Dr	1737283809	CUD TD	**R-10**
Z-35-1989	5214 Little Sandy Dr	1737283715	CUD TD	**R-10**
Z-35-1989	5215 Little Sandy Dr	1737283858	CUD TD	**R-10**
Z-35-1989	5218 Little Sandy Dr	1737283764	CUD TD	**R-10**
Z-35-1989	5219 Little Sandy Dr	1737284816	CUD TD	**R-10**
Z-35-1989	5222 Little Sandy Dr	1737284713	CUD TD	**R-10**
Z-35-1989	5223 Little Sandy Dr	1737284865	CUD TD	**R-10**
Z-35-1989	5226 Little Sandy Dr	1737284761	CUD TD	**R-10**
Z-35-1989	5227 Little Sandy Dr	1737285814	CUD TD	**R-10**
Z-35-1989	5231 Little Sandy Dr	1737285862	CUD TD	**R-10**
Z-35-1989	5234 Little Sandy Dr	1737285618	CUD TD	**R-10**
Z-35-1989	5235 Little Sandy Dr	1737286821	CUD TD	**R-10**
Z-35-1989	5239 Little Sandy Dr	1737286778	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5243 Little Sandy Dr	1737286781	CUD TD	**R-10**
Z-35-1989	5246 Little Sandy Dr	1737285644	CUD TD	**R-10**
Z-35-1989	5247 Little Sandy Dr	1737286686	CUD TD	**R-10**
Z-35-1989	5250 Little Sandy Dr	1737285549	CUD TD	**R-10**
Z-35-1989	5251 Little Sandy Dr	1737286691	CUD TD	**R-10**
Z-35-1989	5255 Little Sandy Dr	1737286595	CUD TD	**R-10**
Z-35-1989	5258 Little Sandy Dr	1737285544	CUD TD	**R-10**
Z-35-1989	5259 Little Sandy Dr	1737286590	CUD TD	**R-10**
Z-35-1989	5262 Little Sandy Dr	1737285448	CUD TD	**R-10**
Z-35-1989	5263 Little Sandy Dr	1737286485	CUD TD	**R-10**
Z-35-1989	5266 Little Sandy Dr	1737285433	CUD TD	**R-10**
Z-35-1989	5267 Little Sandy Dr	1737286369	CUD TD	**R-10**
Z-35-1989	5270 Little Sandy Dr	1737285318	CUD TD	**R-10**
Z-35-1989	5271 Little Sandy Dr	1737286354	CUD TD	**R-10**
Z-35-1989	8200 Manatee Ct	1737594599	CUD TD	**R-6**
Z-35-1989	8201 Manatee Ct	1737594649	CUD TD	**R-6**
Z-35-1989	8204 Manatee Ct	1737595587	CUD TD	**R-6**
Z-35-1989	8205 Manatee Ct	1737594738	CUD TD	**R-6**
Z-35-1989	8208 Manatee Ct	1737596652	CUD TD	**R-6**
Z-35-1989	8209 Manatee Ct	1737595840	CUD TD	**R-6**
Z-35-1989	8212 Manatee Ct	1737597636	CUD TD	**R-6**
Z-35-1989	8213 Manatee Ct	1737596830	CUD TD	**R-6**
Z-35-1989	8216 Manatee Ct	1737598711	CUD TD	**R-6**
Z-35-1989	8217 Manatee Ct	1737597804	CUD TD	**R-6**
Z-35-1989	5702 Myakka Ct	1737592017	CUD TD	**R-6**
Z-35-1989	5706 Myakka Ct	1737592031	CUD TD	**R-6**
Z-35-1989	5710 Myakka Ct	1737582944	CUD TD	**R-6**
Z-35-1989	5802 Myakka Ct	1737582868	CUD TD	**R-6**
Z-35-1989	5806 Myakka Ct	1737582872	CUD TD	**R-6**
Z-35-1989	5810 Myakka Ct	1737582795	CUD TD	**R-6**
Z-35-1989	5813 Myakka Ct	1737584764	CUD TD	**R-6**
Z-35-1989	5814 Myakka Ct	1737583619	CUD TD	**R-6**
Z-35-1989	5818 Myakka Ct	1737583643	CUD TD	**R-6**
Z-35-1989	5821 Myakka Ct	1737584698	CUD TD	**R-6**
Z-35-1989	5822 Myakka Ct	1737583576	CUD TD	**R-6**
Z-35-1989	5826 Myakka Ct	1737584510	CUD TD	**R-6**
Z-35-1989	5902 Myakka Ct	1737584497	CUD TD	**R-6**
Z-35-1989	5906 Myakka Ct	1737585561	CUD TD	**R-6**
Z-35-1989	5910 Myakka Ct	1737585597	CUD TD	**R-6**
Z-35-1989	5913 Myakka Ct	1737585765	CUD TD	**R-6**
Z-35-1989	5914 Myakka Ct	1737586632	CUD TD	**R-6**
Z-35-1989	5917 Myakka Ct	1737586810	CUD TD	**R-6**
Z-35-1989	5918 Myakka Ct	1737586686	CUD TD	**R-6**
Z-35-1989	5921 Myakka Ct	1737586864	CUD TD	**R-6**
Z-35-1989	5922 Myakka Ct	1737587730	CUD TD	**R-6**
Z-35-1989	5925 Myakka Ct	1737587818	CUD TD	**R-6**
Z-35-1989	5926 Myakka Ct	1737587784	CUD TD	**R-6**
Z-35-1989	5929 Myakka Ct	1737587962	CUD TD	**R-6**
Z-35-1989	5930 Myakka Ct	1737588738	CUD TD	**R-6**
Z-35-1989	5933 Myakka Ct	1737588926	CUD TD	**R-6**
Z-35-1989	5934 Myakka Ct	1737588882	CUD TD	**R-6**
Z-35-1989	5937 Myakka Ct	1737598070	CUD TD	**R-6**
Z-35-1989	5938 Myakka Ct	1737589845	CUD TD	**R-6**
Z-35-1989	5941 Myakka Ct	1737599033	CUD TD	**R-6**
Z-35-1989	5942 Myakka Ct	1737589899	CUD TD	**R-6**
Z-35-1989	5945 Myakka Ct	1737599096	CUD TD	**R-6**
Z-35-1989	5946 Myakka Ct	1737680952	CUD TD	**R-6**
Z-35-1989	5949 Myakka Ct	1737690059	CUD TD	**R-6**
Z-35-1989	5950 Myakka Ct	1737681915	CUD TD	**R-6**
Z-35-1989	5952 Myakka Ct	1737589542	CUD TD	**R-6**
Z-35-1989	5953 Myakka Ct	1737691112	CUD TD	**R-6**
Z-35-1989	5954 Myakka Ct	1737696075	CUD TD	**R-6**
Z-35-1989	5957 Myakka Ct	1737691174	CUD TD	**R-6**
Z-35-1989	5958 Myakka Ct	1737692030	CUD TD	**R-6**
Z-35-1989	5961 Myakka Ct	1737692137	CUD TD	**R-6**
Z-35-1989	5962 Myakka Ct	1737692092	CUD TD	**R-6**
Z-35-1989	5965 Myakka Ct	1737693109	CUD TD	**R-6**
Z-35-1989	5966 Myakka Ct	1737693055	CUD TD	**R-6**
Z-35-1989	5969 Myakka Ct	1737693262	CUD TD	**R-6**
Z-35-1989	5970 Myakka Ct	1737694017	CUD TD	**R-6**
Z-35-1989	5973 Myakka Ct	1737694224	CUD TD	**R-6**
Z-35-1989	5974 Myakka Ct	1737694079	CUD TD	**R-6**
Z-35-1989	5977 Myakka Ct	1737694287	CUD TD	**R-6**
Z-35-1989	5978 Myakka Ct	1737695132	CUD TD	**R-6**
Z-35-1989	5981 Myakka Ct	1737695249	CUD TD	**R-6**
Z-35-1989	5982 Myakka Ct	1737695194	CUD TD	**R-6**
Z-35-1989	5986 Myakka Ct	1737696174	CUD TD	**R-6**
Z-35-1989	5990 Myakka Ct	1737697129	CUD TD	**R-6**
Z-35-1989	8000 Neches Ln	1737275886	CUD TD	**R-10**
Z-35-1989	8002 Neches Ln	1737275878	CUD TD	**R-10**
Z-35-1989	8004 Neches Ln	1737275859	CUD TD	**R-10**
Z-35-1989	8006 Neches Ln	1737275941	CUD TD	**R-10**
Z-35-1989	8321 Neuse Grove Ln	1738500172	CUD TD	**R-6**
Z-35-1989	8301 Neuse Lawn Rd	1738405046	CUD TD	**R-6**
Z-35-1989	8305 Neuse Lawn Rd	1738404064	CUD TD	**R-6**
Z-35-1989	8309 Neuse Lawn Rd	1738403093	CUD TD	**R-6**
Z-35-1989	8300 Neuse Rapids Rd	1738401050	CUD TD	**R-6**
Z-35-1989	8301 Neuse Rapids Rd	1737490998	CUD TD	**R-6**
Z-35-1989	8305 Neuse Rapids Rd	1737490928	CUD TD	**R-6**
Z-35-1989	5225 Neuse Tavern Ct	1737398985	CUD TD	**R-6**
Z-35-1989	5229 Neuse Tavern Ct	1737398912	CUD TD	**R-6**
Z-35-1989	5516 Neuse Wood Dr	1738408100	CUD TD	**R-6**
Z-35-1989	5520 Neuse Wood Dr	1738408181	CUD TD	**R-6**
Z-35-1989	5524 Neuse Wood Dr	1738409162	CUD TD	**R-6**
Z-35-1989	6185 Neuse Wood Dr	1738703570	CUD TD	**R-10**
Z-35-1989	6187 Neuse Wood Dr	1738703488	CUD TD	**R-10**
Z-35-1989	6189 Neuse Wood Dr	1738704426	CUD TD	**R-10**
Z-35-1989	0 Obion Ct	1737188764	CUD TD	**RX-3-PK**
Z-35-1989	0 Obion Ct	1737189675	CUD TD	**RX-3-PK**
Z-35-1989	0 Obion Ct	1737189743	CUD TD	**RX-3-PK**
Z-35-1989	5103 Obion Ct	1737189618	CUD TD	**RX-3-PK**
Z-35-1989	5105 Obion Ct	1737188728	CUD TD	**RX-3-PK**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5107 Obion Ct	1737188748	CUD TD	**RX-3-PK**
Z-35-1989	5109 Obion Ct	1737188768	CUD TD	**RX-3-PK**
Z-35-1989	5111 Obion Ct	1737188798	CUD TD	**RX-3-PK**
Z-35-1989	5120 Obion Ct	1737189603	CUD TD	**RX-3-PK**
Z-35-1989	5121 Obion Ct	1737189727	CUD TD	**RX-3-PK**
Z-35-1989	5122 Obion Ct	1737189632	CUD TD	**RX-3-PK**
Z-35-1989	5123 Obion Ct	1737189757	CUD TD	**RX-3-PK**
Z-35-1989	5124 Obion Ct	1737189652	CUD TD	**RX-3-PK**
Z-35-1989	5125 Obion Ct	1737189776	CUD TD	**RX-3-PK**
Z-35-1989	5126 Obion Ct	1737189671	CUD TD	**RX-3-PK**
Z-35-1989	5127 Obion Ct	1737189796	CUD TD	**RX-3-PK**
Z-35-1989	5128 Obion Ct	1737189691	CUD TD	**RX-3-PK**
Z-35-1989	5129 Obion Ct	1737280715	CUD TD	**RX-3-PK**
Z-35-1989	5130 Obion Ct	1737280610	CUD TD	**RX-3-PK**
Z-35-1989	5131 Obion Ct	1737280744	CUD TD	**RX-3-PK**
Z-35-1989	5132 Obion Ct	1737280640	CUD TD	**RX-3-PK**
Z-35-1989	5134 Obion Ct	1737280568	CUD TD	**RX-3-PK**
Z-35-1989	5200 Patuxent Dr	1737273569	CUD TD	**R-10**
Z-35-1989	5201 Patuxent Dr	1737272793	CUD TD	**R-10**
Z-35-1989	5202 Patuxent Dr	1737273690	CUD TD	**R-10**
Z-35-1989	5203 Patuxent Dr	1737273723	CUD TD	**R-10**
Z-35-1989	5204 Patuxent Dr	1737274610	CUD TD	**R-10**
Z-35-1989	5205 Patuxent Dr	1737273744	CUD TD	**R-10**
Z-35-1989	5206 Patuxent Dr	1737274631	CUD TD	**R-10**
Z-35-1989	5207 Patuxent Dr	1737273764	CUD TD	**R-10**
Z-35-1989	5209 Patuxent Dr	1737273785	CUD TD	**R-10**
Z-35-1989	5220 Patuxent Dr	1737274672	CUD TD	**R-10**
Z-35-1989	5221 Patuxent Dr	1737274726	CUD TD	**R-10**
Z-35-1989	5222 Patuxent Dr	1737275603	CUD TD	**R-10**
Z-35-1989	5223 Patuxent Dr	1737274748	CUD TD	**R-10**
Z-35-1989	5224 Patuxent Dr	1737275615	CUD TD	**R-10**
Z-35-1989	5225 Patuxent Dr	1737274769	CUD TD	**R-10**
Z-35-1989	5226 Patuxent Dr	1737275646	CUD TD	**R-10**
Z-35-1989	5227 Patuxent Dr	1737274881	CUD TD	**R-10**
Z-35-1989	5240 Patuxent Dr	1737275696	CUD TD	**R-10**
Z-35-1989	5242 Patuxent Dr	1737276628	CUD TD	**R-10**
Z-35-1989	5244 Patuxent Dr	1737276646	CUD TD	**R-10**
Z-35-1989	5246 Patuxent Dr	1737276666	CUD TD	**R-10**
Z-35-1989	5251 Patuxent Dr	1737276810	CUD TD	**R-10**
Z-35-1989	5253 Patuxent Dr	1737276840	CUD TD	**R-10**
Z-35-1989	5255 Patuxent Dr	1737276861	CUD TD	**R-10**
Z-35-1989	5257 Patuxent Dr	1737276880	CUD TD	**R-10**
Z-35-1989	5259 Patuxent Dr	1737277810	CUD TD	**R-10**
Z-35-1989	5260 Patuxent Dr	1737277606	CUD TD	**R-10**
Z-35-1989	5262 Patuxent Dr	1737277627	CUD TD	**R-10**
Z-35-1989	5264 Patuxent Dr	1737277657	CUD TD	**R-10**
Z-35-1989	5266 Patuxent Dr	1737277678	CUD TD	**R-10**
Z-35-1989	5300 Patuxent Dr	1737278619	CUD TD	**R-10**
Z-35-1989	5301 Patuxent Dr	1737278802	CUD TD	**R-10**
Z-35-1989	5302 Patuxent Dr	1737278730	CUD TD	**R-10**
Z-35-1989	5303 Patuxent Dr	1737278833	CUD TD	**R-10**
Z-35-1989	5304 Patuxent Dr	1737278669	CUD TD	**R-10**
Z-35-1989	5305 Patuxent Dr	1737278853	CUD TD	**R-10**
Z-35-1989	5306 Patuxent Dr	1737278780	CUD TD	**R-10**
Z-35-1989	5307 Patuxent Dr	1737278874	CUD TD	**R-10**
Z-35-1989	5309 Patuxent Dr	1737278894	CUD TD	**R-10**
Z-35-1989	5311 Patuxent Dr	1737279815	CUD TD	**R-10**
Z-35-1989	5320 Patuxent Dr	1737279711	CUD TD	**R-10**
Z-35-1989	5322 Patuxent Dr	1737279742	CUD TD	**R-10**
Z-35-1989	5324 Patuxent Dr	1737279762	CUD TD	**R-10**
Z-35-1989	5340 Patuxent Dr	1737370713	CUD TD	**R-10**
Z-35-1989	5342 Patuxent Dr	1737370735	CUD TD	**R-10**
Z-35-1989	5344 Patuxent Dr	1737370755	CUD TD	**R-10**
Z-35-1989	5346 Patuxent Dr	1737370776	CUD TD	**R-10**
Z-35-1989	5360 Patuxent Dr	1737370892	CUD TD	**R-10**
Z-35-1989	5362 Patuxent Dr	1737370895	CUD TD	**R-10**
Z-35-1989	5364 Patuxent Dr	1737370887	CUD TD	**R-10**
Z-35-1989	5366 Patuxent Dr	1737370970	CUD TD	**R-10**
Z-35-1989	5380 Patuxent Dr	1737370944	CUD TD	**R-10**
Z-35-1989	5382 Patuxent Dr	1737370925	CUD TD	**R-10**
Z-35-1989	5384 Patuxent Dr	1737370906	CUD TD	**R-10**
Z-35-1989	5386 Patuxent Dr	1737279988	CUD TD	**R-10**
Z-35-1989	5400 Patuxent Dr	1737289022	CUD TD	**R-10**
Z-35-1989	5402 Patuxent Dr	1737289004	CUD TD	**R-10**
Z-35-1989	5404 Patuxent Dr	1737288085	CUD TD	**R-10**
Z-35-1989	5406 Patuxent Dr	1737288066	CUD TD	**R-10**
Z-35-1989	5420 Patuxent Dr	1737288019	CUD TD	**R-10**
Z-35-1989	5422 Patuxent Dr	1737287099	CUD TD	**R-10**
Z-35-1989	5424 Patuxent Dr	1737287170	CUD TD	**R-10**
Z-35-1989	5426 Patuxent Dr	1737287140	CUD TD	**R-10**
Z-35-1989	5440 Patuxent Dr	1737286096	CUD TD	**R-10**
Z-35-1989	5442 Patuxent Dr	1737286084	CUD TD	**R-10**
Z-35-1989	5444 Patuxent Dr	1737286063	CUD TD	**R-10**
Z-35-1989	5446 Patuxent Dr	1737286060	CUD TD	**R-10**
Z-35-1989	5451 Patuxent Dr	1737278906	CUD TD	**R-10**
Z-35-1989	5453 Patuxent Dr	1737278904	CUD TD	**R-10**
Z-35-1989	5455 Patuxent Dr	1737278912	CUD TD	**R-10**
Z-35-1989	5457 Patuxent Dr	1737278829	CUD TD	**R-10**
Z-35-1989	5460 Patuxent Dr	1737276955	CUD TD	**R-10**
Z-35-1989	5462 Patuxent Dr	1737276963	CUD TD	**R-10**
Z-35-1989	5464 Patuxent Dr	1737276961	CUD TD	**R-10**
Z-35-1989	5466 Patuxent Dr	1737276878	CUD TD	**R-10**
Z-35-1989	8040 Perry Creek Rd	1737277861	CUD TD	**R-10**
Z-35-1989	8460 Perry Creek Rd	1737782938	CUD TD	**R-4**
Z-35-1989	5205 Platinum Creek Ct	1737282664	CUD TD	**R-10**
Z-35-1989	5208 Platinum Creek Ct	1737284520	CUD TD	**R-10**
Z-35-1989	5209 Platinum Creek Ct	1737283625	CUD TD	**R-10**
Z-35-1989	5212 Platinum Creek Ct	1737284528	CUD TD	**R-10**
Z-35-1989	5213 Platinum Creek Ct	1737283693	CUD TD	**R-10**
Z-35-1989	5202 Rio Grande Dr	1737290524	CUD TD	**R-10**
Z-35-1989	5204 Rio Grande Dr	1737290531	CUD TD	**R-10**
Z-35-1989	5206 Rio Grande Dr	1737290448	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	5208 Rio Grande Dr	1737290454	CUD TD	**R-10**
Z-35-1989	5210 Rio Grande Dr	1737290369	CUD TD	**R-10**
Z-35-1989	5212 Rio Grande Dr	1737290376	CUD TD	**R-10**
Z-35-1989	5214 Rio Grande Dr	1737290383	CUD TD	**R-10**
Z-35-1989	5216 Rio Grande Dr	1737290299	CUD TD	**R-10**
Z-35-1989	5218 Rio Grande Dr	1737291204	CUD TD	**R-10**
Z-35-1989	5220 Rio Grande Dr	1737291201	CUD TD	**R-10**
Z-35-1989	5222 Rio Grande Dr	1737291118	CUD TD	**R-10**
Z-35-1989	5224 Rio Grande Dr	1737291114	CUD TD	**R-10**
Z-35-1989	5926 San Marcos Way	1738509268	CUD TD	**R-10**
Z-35-1989	5930 San Marcos Way	1738600217	CUD TD	**R-10**
Z-35-1989	5932 San Marcos Way	1738600238	CUD TD	**R-10**
Z-35-1989	5934 San Marcos Way	1738600258	CUD TD	**R-10**
Z-35-1989	5936 San Marcos Way	1738600278	CUD TD	**R-10**
Z-35-1989	5938 San Marcos Way	1738600299	CUD TD	**R-10**
Z-35-1989	5940 San Marcos Way	1738601229	CUD TD	**R-10**
Z-35-1989	6002 San Marcos Way	1738601370	CUD TD	**R-10**
Z-35-1989	6004 San Marcos Way	1738601390	CUD TD	**R-10**
Z-35-1989	6006 San Marcos Way	1738602310	CUD TD	**R-10**
Z-35-1989	6008 San Marcos Way	1738602331	CUD TD	**R-10**
Z-35-1989	6010 San Marcos Way	1738602351	CUD TD	**R-10**
Z-35-1989	6012 San Marcos Way	1738602371	CUD TD	**R-10**
Z-35-1989	6016 San Marcos Way	1738604360	CUD TD	**R-10**
Z-35-1989	6020 San Marcos Way	1738603322	CUD TD	**R-10**
Z-35-1989	6022 San Marcos Way	1738603342	CUD TD	**R-10**
Z-35-1989	6024 San Marcos Way	1738603362	CUD TD	**R-10**
Z-35-1989	6026 San Marcos Way	1738603383	CUD TD	**R-10**
Z-35-1989	6028 San Marcos Way	1738604303	CUD TD	**R-10**
Z-35-1989	6030 San Marcos Way	1738604324	CUD TD	**R-10**
Z-35-1989	6040 San Marcos Way	1738604365	CUD TD	**R-10**
Z-35-1989	6042 San Marcos Way	1738604395	CUD TD	**R-10**
Z-35-1989	6044 San Marcos Way	1738605316	CUD TD	**R-10**
Z-35-1989	6046 San Marcos Way	1738605326	CUD TD	**R-10**
Z-35-1989	6048 San Marcos Way	1738605347	CUD TD	**R-10**
Z-35-1989	6050 San Marcos Way	1738605377	CUD TD	**R-10**
Z-35-1989	6054 San Marcos Way	1738606318	CUD TD	**R-10**
Z-35-1989	6056 San Marcos Way	1738606338	CUD TD	**R-10**
Z-35-1989	6058 San Marcos Way	1738606358	CUD TD	**R-10**
Z-35-1989	6100 San Marcos Way	1738606379	CUD TD	**R-10**
Z-35-1989	6102 San Marcos Way	1738606399	CUD TD	**R-10**
Z-35-1989	6104 San Marcos Way	1738607329	CUD TD	**R-10**
Z-35-1989	6106 San Marcos Way	1738606375	CUD TD	**R-10**
Z-35-1989	6110 San Marcos Way	1738607369	CUD TD	**R-10**
Z-35-1989	6112 San Marcos Way	1738607389	CUD TD	**R-10**
Z-35-1989	6114 San Marcos Way	1738608309	CUD TD	**R-10**
Z-35-1989	6116 San Marcos Way	1738608329	CUD TD	**R-10**
Z-35-1989	6118 San Marcos Way	1738608349	CUD TD	**R-10**
Z-35-1989	6120 San Marcos Way	1738608460	CUD TD	**R-10**
Z-35-1989	6200 San Marcos Way	1738609410	CUD TD	**R-10**
Z-35-1989	6202 San Marcos Way	1738609431	CUD TD	**R-10**
Z-35-1989	6204 San Marcos Way	1738609452	CUD TD	**R-10**
Z-35-1989	6206 San Marcos Way	1738609472	CUD TD	**R-10**
Z-35-1989	6208 San Marcos Way	1738609493	CUD TD	**R-10**
Z-35-1989	6210 San Marcos Way	1738700414	CUD TD	**R-10**
Z-35-1989	6220 San Marcos Way	1738700456	CUD TD	**R-10**
Z-35-1989	6232 San Marcos Way	1738700473	CUD TD	**R-10**
Z-35-1989	8002 Satillo Ln	1737291480	CUD TD	**R-10**
Z-35-1989	8003 Satillo Ln	1737291544	CUD TD	**R-10**
Z-35-1989	8004 Satillo Ln	1737292421	CUD TD	**R-10**
Z-35-1989	8005 Satillo Ln	1737291585	CUD TD	**R-10**
Z-35-1989	8006 Satillo Ln	1737292452	CUD TD	**R-10**
Z-35-1989	8007 Satillo Ln	1737292515	CUD TD	**R-10**
Z-35-1989	8008 Satillo Ln	1737292482	CUD TD	**R-10**
Z-35-1989	8009 Satillo Ln	1737292556	CUD TD	**R-10**
Z-35-1989	8015 Satillo Ln	1737293516	CUD TD	**R-10**
Z-35-1989	8017 Satillo Ln	1737293555	CUD TD	**R-10**
Z-35-1989	8019 Satillo Ln	1737293588	CUD TD	**R-10**
Z-35-1989	8022 Satillo Ln	1737293347	CUD TD	**R-10**
Z-35-1989	8023 Satillo Ln	1737294549	CUD TD	**R-10**
Z-35-1989	8025 Satillo Ln	1737294578	CUD TD	**R-10**
Z-35-1989	8027 Satillo Ln	1737295518	CUD TD	**R-10**
Z-35-1989	8030 Satillo Ln	1737293495	CUD TD	**R-10**
Z-35-1989	8031 Satillo Ln	1737295562	CUD TD	**R-10**
Z-35-1989	8032 Satillo Ln	1737294412	CUD TD	**R-10**
Z-35-1989	8033 Satillo Ln	1737295469	CUD TD	**R-10**
Z-35-1989	8034 Satillo Ln	1737294329	CUD TD	**R-10**
Z-35-1989	8035 Satillo Ln	1737295475	CUD TD	**R-10**
Z-35-1989	8036 Satillo Ln	1737294346	CUD TD	**R-10**
Z-35-1989	8037 Satillo Ln	1737295394	CUD TD	**R-10**
Z-35-1989	8038 Satillo Ln	1737294353	CUD TD	**R-10**
Z-35-1989	8039 Satillo Ln	1737295387	CUD TD	**R-10**
Z-35-1989	8041 Satillo Ln	1737295471	CUD TD	**R-10**
Z-35-1989	8103 Satillo Ln	1737296204	CUD TD	**R-10**
Z-35-1989	8105 Satillo Ln	1737295290	CUD TD	**R-10**
Z-35-1989	8107 Satillo Ln	1737296116	CUD TD	**R-10**
Z-35-1989	8109 Satillo Ln	1737296122	CUD TD	**R-10**
Z-35-1989	8111 Satillo Ln	1737296008	CUD TD	**R-10**
Z-35-1989	8113 Satillo Ln	1737296035	CUD TD	**R-10**
Z-35-1989	8300 Shiloh Creek Ct	1737790603	CUD TD	**R-6**
Z-35-1989	8301 Shiloh Creek Ct	1737699704	CUD TD	**R-6**
Z-35-1989	8304 Shiloh Creek Ct	1737790781	CUD TD	**R-6**
Z-35-1989	8305 Shiloh Creek Ct	1737699850	CUD TD	**R-6**
Z-35-1989	8308 Shiloh Creek Ct	1737791728	CUD TD	**R-6**
Z-35-1989	8309 Shiloh Creek Ct	1737699897	CUD TD	**R-6**
Z-35-1989	8312 Shiloh Creek Ct	1737791865	CUD TD	**R-6**
Z-35-1989	8313 Shiloh Creek Ct	1737790935	CUD TD	**R-6**
Z-35-1989	8316 Shiloh Creek Ct	1737792902	CUD TD	**R-6**
Z-35-1989	8320 Shiloh Creek Ct	1738702011	CUD TD	**R-6**
Z-35-1989	8321 Shiloh Creek Ct	1738700053	CUD TD	**R-6**
Z-35-1989	8324 Shiloh Creek Ct	1738702029	CUD TD	**R-6**
Z-35-1989	8325 Shiloh Creek Ct	1738700132	CUD TD	**R-6**
Z-35-1989	8328 Shiloh Creek Ct	1738702221	CUD TD	**R-6**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-35-1989	8329 Shiloh Creek Ct	1738700233	CUD TD	**R-6**
Z-35-1989	8332 Shiloh Creek Ct	1738701330	CUD TD	**R-6**
Z-35-1989	0 Tomasita Ct	1737282207	CUD TD	**RX-3-PK**
Z-35-1989	0 Tomasita Ct	1737282221	CUD TD	**RX-3-PK**
Z-35-1989	0 Tomasita Ct	1737283330	CUD TD	**RX-3-PK**
Z-35-1989	5100 Tomasita Ct	1737281184	CUD TD	**RX-3-PK**
Z-35-1989	5101 Tomasita Ct	1737281216	CUD TD	**RX-3-PK**
Z-35-1989	5102 Tomasita Ct	1737282105	CUD TD	**RX-3-PK**
Z-35-1989	5103 Tomasita Ct	1737281247	CUD TD	**RX-3-PK**
Z-35-1989	5104 Tomasita Ct	1737282126	CUD TD	**RX-3-PK**
Z-35-1989	5105 Tomasita Ct	1737281258	CUD TD	**RX-3-PK**
Z-35-1989	5106 Tomasita Ct	1737282129	CUD TD	**RX-3-PK**
Z-35-1989	5107 Tomasita Ct	1737281370	CUD TD	**RX-3-PK**
Z-35-1989	5108 Tomasita Ct	1737282159	CUD TD	**RX-3-PK**
Z-35-1989	5109 Tomasita Ct	1737281391	CUD TD	**RX-3-PK**
Z-35-1989	5110 Tomasita Ct	1737282270	CUD TD	**RX-3-PK**
Z-35-1989	5111 Tomasita Ct	1737282302	CUD TD	**RX-3-PK**
Z-35-1989	5112 Tomasita Ct	1737282291	CUD TD	**RX-3-PK**
Z-35-1989	5113 Tomasita Ct	1737282323	CUD TD	**RX-3-PK**
Z-35-1989	5114 Tomasita Ct	1737283213	CUD TD	**RX-3-PK**
Z-35-1989	5115 Tomasita Ct	1737282345	CUD TD	**RX-3-PK**
Z-35-1989	5120 Tomasita Ct	1737283245	CUD TD	**RX-3-PK**
Z-35-1989	5122 Tomasita Ct	1737283267	CUD TD	**RX-3-PK**
Z-35-1989	5124 Tomasita Ct	1737283278	CUD TD	**RX-3-PK**
Z-35-1989	5126 Tomasita Ct	1737283390	CUD TD	**RX-3-PK**
Z-35-1989	5130 Tomasita Ct	1737284311	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737186894	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737186956	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737188900	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737188907	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737189888	CUD TD	**RX-3-PK**
Z-35-1989	0 Twelvepole Dr	1737189975	CUD TD	**RX-3-PK**
Z-35-1989	5105 Twelvepole Dr	1737185968	CUD TD	**RX-3-PK**
Z-35-1989	5107 Twelvepole Dr	1737185989	CUD TD	**RX-3-PK**
Z-35-1989	5109 Twelvepole Dr	1737186909	CUD TD	**RX-3-PK**
Z-35-1989	5111 Twelvepole Dr	1737186929	CUD TD	**RX-3-PK**
Z-35-1989	5113 Twelvepole Dr	1737186959	CUD TD	**RX-3-PK**
Z-35-1989	5115 Twelvepole Dr	1737186979	CUD TD	**RX-3-PK**
Z-35-1989	5117 Twelvepole Dr	1737196090	CUD TD	**RX-3-PK**
Z-35-1989	5119 Twelvepole Dr	1737197010	CUD TD	**RX-3-PK**
Z-35-1989	5125 Twelvepole Dr	1737197050	CUD TD	**RX-3-PK**
Z-35-1989	5126 Twelvepole Dr	1737187856	CUD TD	**RX-3-PK**
Z-35-1989	5127 Twelvepole Dr	1737197070	CUD TD	**RX-3-PK**
Z-35-1989	5128 Twelvepole Dr	1737187886	CUD TD	**RX-3-PK**
Z-35-1989	5129 Twelvepole Dr	1737197090	CUD TD	**RX-3-PK**
Z-35-1989	5130 Twelvepole Dr	1737188806	CUD TD	**RX-3-PK**
Z-35-1989	5131 Twelvepole Dr	1737198010	CUD TD	**RX-3-PK**
Z-35-1989	5132 Twelvepole Dr	1737188826	CUD TD	**RX-3-PK**
Z-35-1989	5133 Twelvepole Dr	1737198040	CUD TD	**RX-3-PK**
Z-35-1989	5134 Twelvepole Dr	1737188856	CUD TD	**RX-3-PK**
Z-35-1989	5135 Twelvepole Dr	1737198060	CUD TD	**RX-3-PK**
Z-35-1989	5138 Twelvepole Dr	1737187983	CUD TD	**RX-3-PK**
Z-35-1989	5140 Twelvepole Dr	1737188896	CUD TD	**RX-3-PK**
Z-35-1989	5141 Twelvepole Dr	1737199000	CUD TD	**RX-3-PK**
Z-35-1989	5142 Twelvepole Dr	1737189815	CUD TD	**RX-3-PK**
Z-35-1989	5143 Twelvepole Dr	1737199030	CUD TD	**RX-3-PK**
Z-35-1989	5144 Twelvepole Dr	1737189835	CUD TD	**RX-3-PK**
Z-35-1989	5145 Twelvepole Dr	1737189959	CUD TD	**RX-3-PK**
Z-35-1989	5146 Twelvepole Dr	1737189864	CUD TD	**RX-3-PK**
Z-35-1989	5147 Twelvepole Dr	1737189979	CUD TD	**RX-3-PK**
Z-35-1989	5148 Twelvepole Dr	1737189884	CUD TD	**RX-3-PK**
Z-35-1989	5149 Twelvepole Dr	1737189998	CUD TD	**RX-3-PK**
Z-35-1989	5150 Twelvepole Dr	1737280804	CUD TD	**RX-3-PK**
Z-35-1989	5151 Twelvepole Dr	1737280918	CUD TD	**RX-3-PK**
Z-35-1989	5152 Twelvepole Dr	1737280823	CUD TD	**RX-3-PK**
Z-35-1989	5153 Twelvepole Dr	1737280937	CUD TD	**RX-3-PK**
Z-35-1989	5154 Twelvepole Dr	1737280842	CUD TD	**RX-3-PK**
Z-35-1989	5155 Twelvepole Dr	1737280967	CUD TD	**RX-3-PK**
Z-35-1989	8350 Wild Wood Forest Dr	1737393803	CUD TD	**R-6**
Z-59-1990	4505 Hoyle Dr	1726012812	CUD R-15	**RX-3**
Z-59-1990	4700 Parkville Dr	1726015809	CUD R-15	**RX-3**
Z-59-1990	4702 Parkville Dr	1726014889	CUD R-15	**RX-3**
Z-59-1990	4704 Parkville Dr	1726014869	CUD R-15	**RX-3**
Z-59-1990	4706 Parkville Dr	1726014848	CUD R-15	**RX-3**
Z-59-1990	4708 Parkville Dr	1726014838	CUD R-15	**RX-3**
Z-59-1990	4710 Parkville Dr	1726014809	CUD R-15	**RX-3**
Z-59-1990	4720 Parkville Dr	1726013868	CUD R-15	**RX-3**
Z-59-1990	4722 Parkville Dr	1726013838	CUD R-15	**RX-3**
Z-59-1990	4724 Parkville Dr	1726013828	CUD R-15	**RX-3**
Z-59-1990	4726 Parkville Dr	1726013808	CUD R-15	**RX-3**
Z-59-1990	4728 Parkville Dr	1726012888	CUD R-15	**RX-3**
Z-59-1990	4730 Parkville Dr	1726012868	CUD R-15	**RX-3**
Z-59-1990	4740 Parkville Dr	1726012819	CUD R-15	**RX-3**
Z-59-1990	4742 Parkville Dr	1726011990	CUD R-15	**RX-3**
Z-59-1990	4744 Parkville Dr	1726011970	CUD R-15	**RX-3**
Z-59-1990	4746 Parkville Dr	1726011961	CUD R-15	**RX-3**
Z-59-1990	4748 Parkville Dr	1726011941	CUD R-15	**RX-3**
Z-59-1990	4750 Parkville Dr	1726011922	CUD R-15	**RX-3**
Z-59-1990	4800 Parkville Dr	1726010879	CUD R-15	**RX-3**
Z-59-1990	4802 Parkville Dr	1726010858	CUD R-15	**RX-3**
Z-59-1990	4804 Parkville Dr	1726010847	CUD R-15	**RX-3**
Z-59-1990	4808 Parkville Dr	1726010826	CUD R-15	**RX-3**
Z-59-1990	4820 Parkville Dr	1716919882	CUD R-15	**RX-3**
Z-59-1990	4822 Parkville Dr	1716919870	CUD R-15	**RX-3**
Z-59-1990	4824 Parkville Dr	1716919769	CUD R-15	**RX-3**
Z-59-1990	4826 Parkville Dr	1716919757	CUD R-15	**RX-3**
Z-59-1990	4828 Parkville Dr	1716919746	CUD R-15	**RX-3**
Z-59-1990	4830 Parkville Dr	1716919734	CUD R-15	**RX-3**
Z-59-1990	4600 Punjab St	1726011543	CUD R-15	**RX-3**
Z-59-1990	4601 Punjab St	1726010624	CUD R-15	**RX-3**
Z-59-1990	4602 Punjab St	1726011556	CUD R-15	**RX-3**
Z-59-1990	4603 Punjab St	1726010636	CUD R-15	**RX-3**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-59-1990	4604 Punjab St	1726011567	CUD R-15	**RX-3**
Z-59-1990	4605 Punjab St	1726010647	CUD R-15	**RX-3**
Z-59-1990	4606 Punjab St	1726011569	CUD R-15	**RX-3**
Z-59-1990	4607 Punjab St	1726010659	CUD R-15	**RX-3**
Z-59-1990	4608 Punjab St	1726011670	CUD R-15	**RX-3**
Z-59-1990	4609 Punjab St	1726010750	CUD R-15	**RX-3**
Z-59-1990	4610 Punjab St	1726011682	CUD R-15	**RX-3**
Z-59-1990	4611 Punjab St	1726010761	CUD R-15	**RX-3**
Z-59-1990	4613 Punjab St	1726010773	CUD R-15	**RX-3**
Z-59-1990	4615 Punjab St	1726010785	CUD R-15	**RX-3**
Z-59-1990	4620 Punjab St	1726011697	CUD R-15	**RX-3**
Z-59-1990	4622 Punjab St	1726012609	CUD R-15	**RX-3**
Z-59-1990	4624 Punjab St	1726012701	CUD R-15	**RX-3**
Z-59-1990	4626 Punjab St	1726012712	CUD R-15	**RX-3**
Z-59-1990	4628 Punjab St	1726012714	CUD R-15	**RX-3**
Z-59-1990	4630 Punjab St	1726012716	CUD R-15	**RX-3**
Z-59-1990	4600 Ravi Rd	1726012389	CUD R-15	**RX-3**
Z-59-1990	4601 Ravi Rd	1726011498	CUD R-15	**RX-3**
Z-59-1990	4602 Ravi Rd	1726012491	CUD R-15	**RX-3**
Z-59-1990	4603 Ravi Rd	1726012500	CUD R-15	**RX-3**
Z-59-1990	4604 Ravi Rd	1726013403	CUD R-15	**RX-3**
Z-59-1990	4605 Ravi Rd	1726012501	CUD R-15	**RX-3**
Z-59-1990	4606 Ravi Rd	1726013414	CUD R-15	**RX-3**
Z-59-1990	4607 Ravi Rd	1726012524	CUD R-15	**RX-3**
Z-59-1990	4608 Ravi Rd	1726013426	CUD R-15	**RX-3**
Z-59-1990	4610 Ravi Rd	1726013438	CUD R-15	**RX-3**
Z-59-1990	4620 Ravi Rd	1726013552	CUD R-15	**RX-3**
Z-59-1990	4621 Ravi Rd	1726012537	CUD R-15	**RX-3**
Z-59-1990	4622 Ravi Rd	1726013564	CUD R-15	**RX-3**
Z-59-1990	4623 Ravi Rd	1726012549	CUD R-15	**RX-3**
Z-59-1990	4624 Ravi Rd	1726013565	CUD R-15	**RX-3**
Z-59-1990	4625 Ravi Rd	1726012651	CUD R-15	**RX-3**
Z-59-1990	4626 Ravi Rd	1726013577	CUD R-15	**RX-3**
Z-59-1990	4627 Ravi Rd	1726012652	CUD R-15	**RX-3**
Z-59-1990	4628 Ravi Rd	1726013588	CUD R-15	**RX-3**
Z-59-1990	4629 Ravi Rd	1726012654	CUD R-15	**RX-3**
Z-59-1990	4630 Ravi Rd	1726013690	CUD R-15	**RX-3**
Z-59-1990	4631 Ravi Rd	1726012666	CUD R-15	**RX-3**
Z-59-1990	4640 Ravi Rd	1726014605	CUD R-15	**RX-3**
Z-59-1990	4641 Ravi Rd	1726012689	CUD R-15	**RX-3**
Z-59-1990	4642 Ravi Rd	1726014617	CUD R-15	**RX-3**
Z-59-1990	4643 Ravi Rd	1726012782	CUD R-15	**RX-3**
Z-59-1990	4644 Ravi Rd	1726014629	CUD R-15	**RX-3**
Z-59-1990	4645 Ravi Rd	1726012793	CUD R-15	**RX-3**
Z-59-1990	4646 Ravi Rd	1726014720	CUD R-15	**RX-3**
Z-59-1990	4647 Ravi Rd	1726012796	CUD R-15	**RX-3**
Z-59-1990	4648 Ravi Rd	1726014732	CUD R-15	**RX-3**
Z-59-1990	4650 Ravi Rd	1726014744	CUD R-15	**RX-3**
Z-10-1991	2651 Southall Rd	1735105411	CUD O&I-1	**OX-3**
Z-29-1991	4100 Lambeth Dr	1705899664	R-4-CU	**R-4**
Z-29-1991	4105 Lambeth Dr	1705899541	R-4-CU	**R-4**
Z-29-1991	4109 Lambeth Dr	1705898645	R-4-CU	**R-4**
Z-29-1991	4113 Lambeth Dr	1705897616	R-4-CU	**R-4**
Z-29-1991	4117 Lambeth Dr	1705896774	R-4-CU	**R-4**
Z-21-1993	608 Willard Pl	1703493737	CUD BUS	**OX-3-DE**
Z-7-1994	3100 Briar Stream Run	0785447011	CUD R-15	**R-4**
Z-7-1994	3104 Briar Stream Run	0785448069	CUD R-15	**R-4**
Z-7-1994	3105 Briar Stream Run	0785446154	CUD R-15	**R-4**
Z-7-1994	3108 Briar Stream Run	0785449136	CUD R-15	**R-4**
Z-7-1994	3111 Briar Stream Run	0785446263	CUD R-15	**R-4**
Z-7-1994	3112 Briar Stream Run	0785540222	CUD R-15	**R-4**
Z-7-1994	3115 Briar Stream Run	0785446372	CUD R-15	**R-4**
Z-7-1994	3116 Briar Stream Run	0785449300	CUD R-15	**R-4**
Z-7-1994	3119 Briar Stream Run	0785446470	CUD R-15	**R-4**
Z-7-1994	3120 Briar Stream Run	0785448388	CUD R-15	**R-4**
Z-7-1994	3123 Briar Stream Run	0785446478	CUD R-15	**R-4**
Z-7-1994	3124 Briar Stream Run	0785448448	CUD R-15	**R-4**
Z-7-1994	3127 Briar Stream Run	0785446587	CUD R-15	**R-4**
Z-7-1994	3131 Briar Stream Run	0785446686	CUD R-15	**R-4**
Z-8-1994	6841 Leesville Rd	0787815697	CUD O&I-1	**R-10**
Z-8-1994	3301 Leesville Towns Ct	0787818630	CUD O&I-1	**R-10**
Z-8-1994	3303 Leesville Towns Ct	0787818611	CUD O&I-1	**R-10**
Z-8-1994	3305 Leesville Towns Ct	0787817692	CUD O&I-1	**R-10**
Z-8-1994	3307 Leesville Towns Ct	0787817682	CUD O&I-1	**R-10**
Z-8-1994	3309 Leesville Towns Ct	0787817663	CUD O&I-1	**R-10**
Z-8-1994	3311 Leesville Towns Ct	0787817654	CUD O&I-1	**R-10**
Z-8-1994	3313 Leesville Towns Ct	0787817634	CUD O&I-1	**R-10**
Z-8-1994	3315 Leesville Towns Ct	0787817615	CUD O&I-1	**R-10**
Z-8-1994	3331 Leesville Towns Ct	0787816697	CUD O&I-1	**R-10**
Z-8-1994	3333 Leesville Towns Ct	0787816678	CUD O&I-1	**R-10**
Z-8-1994	3335 Leesville Towns Ct	0787816669	CUD O&I-1	**R-10**
Z-8-1994	3337 Leesville Towns Ct	0787816740	CUD O&I-1	**R-10**
Z-8-1994	3339 Leesville Towns Ct	0787816731	CUD O&I-1	**R-10**
Z-8-1994	3341 Leesville Towns Ct	0787816712	CUD O&I-1	**R-10**
Z-8-1994	3343 Leesville Towns Ct	0787816703	CUD O&I-1	**R-10**
Z-8-1994	3345 Leesville Towns Ct	0787815784	CUD O&I-1	**R-10**
Z-13-1994	3401 Creech Rd	1712732249	CUD O&I-1	**R-6**
Z-36-1994	3400 Poole Rd	1723443945	CUD O&I-1	**OX-3**
Z-37-1994	3101 Duraleigh Rd	0785649530	CUD O&I-1	**OX-3-UL**
Z-44-1994	8201 Beaded Stone St	0777775949	CUD TD	**R-10**
Z-44-1994	8203 Beaded Stone St	0777785053	CUD TD	**R-10**
Z-44-1994	8205 Beaded Stone St	0777785058	CUD TD	**R-10**
Z-44-1994	8207 Beaded Stone St	0777785151	CUD TD	**R-10**
Z-44-1994	8209 Beaded Stone St	0777785155	CUD TD	**R-10**
Z-44-1994	8210 Beaded Stone St	0777786178	CUD TD	**R-10**
Z-44-1994	8211 Beaded Stone St	0777785261	CUD TD	**R-10**
Z-44-1994	8212 Beaded Stone St	0777786282	CUD TD	**R-10**
Z-44-1994	8213 Beaded Stone St	0777785265	CUD TD	**R-10**
Z-44-1994	8214 Beaded Stone St	0777786286	CUD TD	**R-10**
Z-44-1994	8215 Beaded Stone St	0777785268	CUD TD	**R-10**
Z-44-1994	8216 Beaded Stone St	0777786380	CUD TD	**R-10**
Z-44-1994	8217 Beaded Stone St	0777785373	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-44-1994	8218 Beaded Stone St	0777786394	CUD TD	**R-10**
Z-44-1994	8219 Beaded Stone St	0777785387	CUD TD	**R-10**
Z-44-1994	8200 City Loft Ct	0777873793	CUD TD	**RX-3**
Z-44-1994	8202 City Loft Ct	0777873795	CUD TD	**RX-3**
Z-44-1994	8204 City Loft Ct	0777873797	CUD TD	**RX-3**
Z-44-1994	8206 City Loft Ct	0777873798	CUD TD	**RX-3**
Z-44-1994	8207 City Loft Ct	0777872850	CUD TD	**RX-3**
Z-44-1994	8208 City Loft Ct	0777874800	CUD TD	**RX-3**
Z-44-1994	8209 City Loft Ct	0777872852	CUD TD	**RX-3**
Z-44-1994	8210 City Loft Ct	0777873892	CUD TD	**RX-3**
Z-44-1994	8211 City Loft Ct	0777872854	CUD TD	**RX-3**
Z-44-1994	8212 City Loft Ct	0777873893	CUD TD	**RX-3**
Z-44-1994	8213 City Loft Ct	0777872856	CUD TD	**RX-3**
Z-44-1994	8214 City Loft Ct	0777873895	CUD TD	**RX-3**
Z-44-1994	8215 City Loft Ct	0777872858	CUD TD	**RX-3**
Z-44-1994	8216 City Loft Ct	0777873897	CUD TD	**RX-3**
Z-44-1994	8217 City Loft Ct	0777872859	CUD TD	**RX-3**
Z-44-1994	8218 City Loft Ct	0777874809	CUD TD	**RX-3**
Z-44-1994	8219 City Loft Ct	0777872951	CUD TD	**RX-3**
Z-44-1994	8220 City Loft Ct	0777874900	CUD TD	**RX-3**
Z-44-1994	8221 City Loft Ct	0777872952	CUD TD	**RX-3**
Z-44-1994	8222 City Loft Ct	0777874902	CUD TD	**RX-3**
Z-44-1994	8223 City Loft Ct	0777872954	CUD TD	**RX-3**
Z-44-1994	8224 City Loft Ct	0777874904	CUD TD	**RX-3**
Z-44-1994	8226 City Loft Ct	0777874906	CUD TD	**RX-3**
Z-44-1994	8227 City Loft Ct	0777872957	CUD TD	**RX-3**
Z-44-1994	8228 City Loft Ct	0777874907	CUD TD	**RX-3**
Z-44-1994	8229 City Loft Ct	0777872959	CUD TD	**RX-3**
Z-44-1994	8230 City Loft Ct	0777874909	CUD TD	**RX-3**
Z-44-1994	8231 City Loft Ct	0777882061	CUD TD	**RX-3**
Z-44-1994	8232 City Loft Ct	0777883090	CUD TD	**RX-3**
Z-44-1994	8233 City Loft Ct	0777882052	CUD TD	**RX-3**
Z-44-1994	8234 City Loft Ct	0777884002	CUD TD	**RX-3**
Z-44-1994	8235 City Loft Ct	0777882054	CUD TD	**RX-3**
Z-44-1994	8236 City Loft Ct	0777884004	CUD TD	**RX-3**
Z-44-1994	8237 City Loft Ct	0777882066	CUD TD	**RX-3**
Z-44-1994	8238 City Loft Ct	0777884005	CUD TD	**RX-3**
Z-44-1994	8239 City Loft Ct	0777882057	CUD TD	**RX-3**
Z-44-1994	8240 City Loft Ct	0777884007	CUD TD	**RX-3**
Z-44-1994	8241 City Loft Ct	0777882059	CUD TD	**RX-3**
Z-44-1994	8242 City Loft Ct	0777883099	CUD TD	**RX-3**
Z-44-1994	8243 City Loft Ct	0777882161	CUD TD	**RX-3**
Z-44-1994	8244 City Loft Ct	0777884101	CUD TD	**RX-3**
Z-44-1994	8246 City Loft Ct	0777884102	CUD TD	**RX-3**
Z-44-1994	8247 City Loft Ct	0777882154	CUD TD	**RX-3**
Z-44-1994	8248 City Loft Ct	0777884114	CUD TD	**RX-3**
Z-44-1994	8249 City Loft Ct	0777882156	CUD TD	**RX-3**
Z-44-1994	8250 City Loft Ct	0777883196	CUD TD	**RX-3**
Z-44-1994	8251 City Loft Ct	0777882157	CUD TD	**RX-3**
Z-44-1994	8252 City Loft Ct	0777884107	CUD TD	**RX-3**
Z-44-1994	8253 City Loft Ct	0777882159	CUD TD	**RX-3**
Z-44-1994	8254 City Loft Ct	0777884109	CUD TD	**RX-3**
Z-44-1994	8255 City Loft Ct	0777882251	CUD TD	**RX-3**
Z-44-1994	8256 City Loft Ct	0777884201	CUD TD	**RX-3**
Z-44-1994	8257 City Loft Ct	0777882252	CUD TD	**RX-3**
Z-44-1994	8258 City Loft Ct	0777884202	CUD TD	**RX-3**
Z-44-1994	8259 City Loft Ct	0777882264	CUD TD	**RX-3**
Z-44-1994	8260 City Loft Ct	0777884204	CUD TD	**RX-3**
Z-44-1994	8261 City Loft Ct	0777882265	CUD TD	**RX-3**
Z-44-1994	8262 City Loft Ct	0777884206	CUD TD	**RX-3**
Z-44-1994	8263 City Loft Ct	0777882267	CUD TD	**RX-3**
Z-44-1994	8264 City Loft Ct	0777884208	CUD TD	**RX-3**
Z-44-1994	8266 City Loft Ct	0777884209	CUD TD	**RX-3**
Z-44-1994	8267 City Loft Ct	0777882361	CUD TD	**RX-3**
Z-44-1994	8268 City Loft Ct	0777884301	CUD TD	**RX-3**
Z-44-1994	8269 City Loft Ct	0777882352	CUD TD	**RX-3**
Z-44-1994	8270 City Loft Ct	0777884303	CUD TD	**RX-3**
Z-44-1994	8271 City Loft Ct	0777882354	CUD TD	**RX-3**
Z-44-1994	8272 City Loft Ct	0777884304	CUD TD	**RX-3**
Z-44-1994	8273 City Loft Ct	0777882366	CUD TD	**RX-3**
Z-44-1994	8274 City Loft Ct	0777884316	CUD TD	**RX-3**
Z-44-1994	8275 City Loft Ct	0777882367	CUD TD	**RX-3**
Z-44-1994	8276 City Loft Ct	0777884308	CUD TD	**RX-3**
Z-44-1994	8277 City Loft Ct	0777882359	CUD TD	**RX-3**
Z-44-1994	8278 City Loft Ct	0777884400	CUD TD	**RX-3**
Z-44-1994	8279 City Loft Ct	0777882471	CUD TD	**RX-3**
Z-44-1994	8280 City Loft Ct	0777884401	CUD TD	**RX-3**
Z-44-1994	8282 City Loft Ct	0777884403	CUD TD	**RX-3**
Z-44-1994	8300 City Loft Ct	0777884405	CUD TD	**RX-3**
Z-44-1994	8302 City Loft Ct	0777884406	CUD TD	**RX-3**
Z-44-1994	8304 City Loft Ct	0777884408	CUD TD	**RX-3**
Z-44-1994	8305 City Loft Ct	0777882570	CUD TD	**RX-3**
Z-44-1994	8306 City Loft Ct	0777884500	CUD TD	**RX-3**
Z-44-1994	8308 City Loft Ct	0777884501	CUD TD	**RX-3**
Z-44-1994	8309 City Loft Ct	0777882563	CUD TD	**RX-3**
Z-44-1994	8310 City Loft Ct	0777884503	CUD TD	**RX-3**
Z-44-1994	8311 City Loft Ct	0777882565	CUD TD	**RX-3**
Z-44-1994	8312 City Loft Ct	0777884515	CUD TD	**RX-3**
Z-44-1994	8313 City Loft Ct	0777882567	CUD TD	**RX-3**
Z-44-1994	8314 City Loft Ct	0777884507	CUD TD	**RX-3**
Z-44-1994	8315 City Loft Ct	0777882568	CUD TD	**RX-3**
Z-44-1994	8316 City Loft Ct	0777884508	CUD TD	**RX-3**
Z-44-1994	8317 City Loft Ct	0777882660	CUD TD	**RX-3**
Z-44-1994	8318 City Loft Ct	0777884600	CUD TD	**RX-3**
Z-44-1994	8320 City Loft Ct	0777884602	CUD TD	**RX-3**
Z-44-1994	8321 City Loft Ct	0777882663	CUD TD	**RX-3**
Z-44-1994	8322 City Loft Ct	0777884603	CUD TD	**RX-3**
Z-44-1994	8323 City Loft Ct	0777882665	CUD TD	**RX-3**
Z-44-1994	8324 City Loft Ct	0777884615	CUD TD	**RX-3**
Z-44-1994	8325 City Loft Ct	0777882667	CUD TD	**RX-3**
Z-44-1994	8326 City Loft Ct	0777884617	CUD TD	**RX-3**
Z-44-1994	8327 City Loft Ct	0777882668	CUD TD	**RX-3**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-44-1994	8328 City Loft Ct	0777884618	CUD TD	**RX-3**
Z-44-1994	8329 City Loft Ct	0777882760	CUD TD	**RX-3**
Z-44-1994	8330 City Loft Ct	0777884710	CUD TD	**RX-3**
Z-44-1994	8331 City Loft Ct	0777882762	CUD TD	**RX-3**
Z-44-1994	8332 City Loft Ct	0777884732	CUD TD	**RX-3**
Z-44-1994	8333 City Loft Ct	0777882763	CUD TD	**RX-3**
Z-44-1994	8334 City Loft Ct	0777884723	CUD TD	**RX-3**
Z-44-1994	8335 City Loft Ct	0777882775	CUD TD	**RX-3**
Z-44-1994	8336 City Loft Ct	0777884715	CUD TD	**RX-3**
Z-44-1994	8338 City Loft Ct	0777884717	CUD TD	**RX-3**
Z-44-1994	8339 City Loft Ct	0777882768	CUD TD	**RX-3**
Z-44-1994	8340 City Loft Ct	0777884709	CUD TD	**RX-3**
Z-44-1994	8341 City Loft Ct	0777882860	CUD TD	**RX-3**
Z-44-1994	8342 City Loft Ct	0777884811	CUD TD	**RX-3**
Z-44-1994	8343 City Loft Ct	0777882862	CUD TD	**RX-3**
Z-44-1994	8344 City Loft Ct	0777884812	CUD TD	**RX-3**
Z-44-1994	8345 City Loft Ct	0777882863	CUD TD	**RX-3**
Z-44-1994	8346 City Loft Ct	0777884814	CUD TD	**RX-3**
Z-44-1994	8347 City Loft Ct	0777882865	CUD TD	**RX-3**
Z-44-1994	8348 City Loft Ct	0777884815	CUD TD	**RX-3**
Z-44-1994	8349 City Loft Ct	0777882867	CUD TD	**RX-3**
Z-44-1994	8350 City Loft Ct	0777884817	CUD TD	**RX-3**
Z-44-1994	8351 City Loft Ct	0777882878	CUD TD	**RX-3**
Z-44-1994	8352 City Loft Ct	0777884819	CUD TD	**RX-3**
Z-44-1994	8353 City Loft Ct	0777882970	CUD TD	**RX-3**
Z-44-1994	8354 City Loft Ct	0777884901	CUD TD	**RX-3**
Z-44-1994	8401 Drystone Dr	0777777978	CUD TD	**R-10**
Z-44-1994	8402 Drystone Dr	0777787150	CUD TD	**R-10**
Z-44-1994	8403 Drystone Dr	0777777938	CUD TD	**R-10**
Z-44-1994	8404 Drystone Dr	0777787110	CUD TD	**R-10**
Z-44-1994	8405 Drystone Dr	0777776999	CUD TD	**R-10**
Z-44-1994	8406 Drystone Dr	0777786160	CUD TD	**R-10**
Z-44-1994	8407 Drystone Dr	0777776959	CUD TD	**R-10**
Z-44-1994	8300 Marvino Ln	0777880540	CUD TD	**RX-3**
Z-44-1994	0 Parkstone Dr	0777787260	CUD TD	**R-10**
Z-44-1994	8300 Parkstone Dr	0777880279	CUD TD	**R-10**
Z-44-1994	8301 Parkstone Dr	0777785979	CUD TD	**R-10**
Z-44-1994	8411 Reedy Ridge Ln	0777882402	CUD TD	**RX-3**
Z-44-1994	8413 Reedy Ridge Ln	0777881494	CUD TD	**RX-3**
Z-44-1994	8415 Reedy Ridge Ln	0777881485	CUD TD	**RX-3**
Z-44-1994	8417 Reedy Ridge Ln	0777881476	CUD TD	**RX-3**
Z-44-1994	8419 Reedy Ridge Ln	0777881457	CUD TD	**RX-3**
Z-44-1994	8421 Reedy Ridge Ln	0777881459	CUD TD	**RX-3**
Z-44-1994	8423 Reedy Ridge Ln	0777881530	CUD TD	**RX-3**
Z-44-1994	8429 Reedy Ridge Ln	0777881525	CUD TD	**RX-3**
Z-44-1994	8431 Reedy Ridge Ln	0777881517	CUD TD	**RX-3**
Z-44-1994	8433 Reedy Ridge Ln	0777881519	CUD TD	**RX-3**
Z-44-1994	8435 Reedy Ridge Ln	0777881600	CUD TD	**RX-3**
Z-44-1994	8437 Reedy Ridge Ln	0777881602	CUD TD	**RX-3**
Z-44-1994	8439 Reedy Ridge Ln	0777881604	CUD TD	**RX-3**
Z-44-1994	8441 Reedy Ridge Ln	0777880695	CUD TD	**RX-3**
Z-44-1994	8443 Reedy Ridge Ln	0777880697	CUD TD	**RX-3**
Z-44-1994	8449 Reedy Ridge Ln	0777880782	CUD TD	**RX-3**
Z-44-1994	8450 Reedy Ridge Ln	0777881891	CUD TD	**RX-3**
Z-44-1994	8451 Reedy Ridge Ln	0777880773	CUD TD	**RX-3**
Z-44-1994	8452 Reedy Ridge Ln	0777881883	CUD TD	**RX-3**
Z-44-1994	8453 Reedy Ridge Ln	0777880764	CUD TD	**RX-3**
Z-44-1994	8454 Reedy Ridge Ln	0777881874	CUD TD	**RX-3**
Z-44-1994	8455 Reedy Ridge Ln	0777880755	CUD TD	**RX-3**
Z-44-1994	8456 Reedy Ridge Ln	0777881865	CUD TD	**RX-3**
Z-44-1994	8457 Reedy Ridge Ln	0777880757	CUD TD	**RX-3**
Z-44-1994	8458 Reedy Ridge Ln	0777881857	CUD TD	**RX-3**
Z-44-1994	8459 Reedy Ridge Ln	0777880739	CUD TD	**RX-3**
Z-44-1994	8460 Reedy Ridge Ln	0777881848	CUD TD	**RX-3**
Z-44-1994	8462 Reedy Ridge Ln	0777881839	CUD TD	**RX-3**
Z-44-1994	8464 Reedy Ridge Ln	0777881910	CUD TD	**RX-3**
Z-44-1994	8465 Reedy Ridge Ln	0777880802	CUD TD	**RX-3**
Z-44-1994	8466 Reedy Ridge Ln	0777881901	CUD TD	**RX-3**
Z-44-1994	8467 Reedy Ridge Ln	0777789882	CUD TD	**RX-3**
Z-44-1994	8469 Reedy Ridge Ln	0777789874	CUD TD	**RX-3**
Z-44-1994	8471 Reedy Ridge Ln	0777789865	CUD TD	**RX-3**
Z-44-1994	8473 Reedy Ridge Ln	0777789856	CUD TD	**RX-3**
Z-44-1994	8475 Reedy Ridge Ln	0777789836	CUD TD	**RX-3**
Z-44-1994	8477 Reedy Ridge Ln	0777789817	CUD TD	**RX-3**
Z-44-1994	8300 Rubblestone Path	0777785705	CUD TD	**R-10**
Z-44-1994	8301 Rubblestone Path	0777786608	CUD TD	**R-10**
Z-44-1994	8303 Rubblestone Path	0777785676	CUD TD	**R-10**
Z-44-1994	8305 Rubblestone Path	0777785653	CUD TD	**R-10**
Z-44-1994	8307 Rubblestone Path	0777785610	CUD TD	**R-10**
Z-44-1994	8309 Rubblestone Path	0777784588	CUD TD	**R-10**
Z-44-1994	8311 Rubblestone Path	0777784611	CUD TD	**R-10**
Z-44-1994	8313 Rubblestone Path	0777783695	CUD TD	**R-10**
Z-44-1994	8315 Rubblestone Path	0777783699	CUD TD	**R-10**
Z-44-1994	8317 Rubblestone Path	0777783793	CUD TD	**R-10**
Z-44-1994	8319 Rubblestone Path	0777783797	CUD TD	**R-10**
Z-44-1994	8321 Rubblestone Path	0777783891	CUD TD	**R-10**
Z-44-1994	8323 Rubblestone Path	0777783884	CUD TD	**R-10**
Z-44-1994	8202 Shadow Stone Ct	0777783095	CUD TD	**R-10**
Z-44-1994	8204 Shadow Stone Ct	0777783191	CUD TD	**R-10**
Z-44-1994	8206 Shadow Stone Ct	0777783197	CUD TD	**R-10**
Z-44-1994	8208 Shadow Stone Ct	0777783292	CUD TD	**R-10**
Z-44-1994	8210 Shadow Stone Ct	0777783286	CUD TD	**R-10**
Z-44-1994	8212 Shadow Stone Ct	0777783391	CUD TD	**R-10**
Z-44-1994	8214 Shadow Stone Ct	0777783395	CUD TD	**R-10**
Z-44-1994	8216 Shadow Stone Ct	0777783491	CUD TD	**R-10**
Z-44-1994	8218 Shadow Stone Ct	0777784416	CUD TD	**R-10**
Z-44-1994	8500 Slabstone Ct	0777786774	CUD TD	**R-10**
Z-44-1994	8502 Slabstone Ct	0777786747	CUD TD	**R-10**
Z-44-1994	8504 Slabstone Ct	0777786719	CUD TD	**R-10**
Z-44-1994	8506 Slabstone Ct	0777785881	CUD TD	**R-10**
Z-44-1994	8508 Slabstone Ct	0777785864	CUD TD	**R-10**
Z-44-1994	8510 Slabstone Ct	0777785836	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-44-1994	8512 Slabstone Ct	0777785809	CUD TD	**R-10**
Z-44-1994	8514 Slabstone Ct	0777784962	CUD TD	**R-10**
Z-44-1994	8516 Slabstone Ct	0777784923	CUD TD	**R-10**
Z-44-1994	8518 Slabstone Ct	0777783984	CUD TD	**R-10**
Z-44-1994	8400 Split Stone Ln	0777787443	CUD TD	**R-10**
Z-44-1994	8402 Split Stone Ln	0777787405	CUD TD	**R-10**
Z-44-1994	8404 Split Stone Ln	0777786466	CUD TD	**R-10**
Z-44-1994	8406 Split Stone Ln	0777786428	CUD TD	**R-10**
Z-44-1994	8201 Stone Cellar Dr	0777778969	CUD TD	**R-10**
Z-44-1994	8203 Stone Cellar Dr	0777788053	CUD TD	**R-10**
Z-44-1994	8204 Stone Cellar Dr	0777789082	CUD TD	**R-10**
Z-44-1994	8205 Stone Cellar Dr	0777788057	CUD TD	**R-10**
Z-44-1994	8206 Stone Cellar Dr	0777789076	CUD TD	**R-10**
Z-44-1994	8207 Stone Cellar Dr	0777788141	CUD TD	**R-10**
Z-44-1994	8208 Stone Cellar Dr	0777789160	CUD TD	**R-10**
Z-44-1994	8209 Stone Cellar Dr	0777788155	CUD TD	**R-10**
Z-44-1994	8210 Stone Cellar Dr	0777789164	CUD TD	**R-10**
Z-44-1994	8220 Stone Cellar Dr	0777789260	CUD TD	**R-10**
Z-44-1994	8221 Stone Cellar Dr	0777788241	CUD TD	**R-10**
Z-44-1994	8222 Stone Cellar Dr	0777789254	CUD TD	**R-10**
Z-44-1994	8223 Stone Cellar Dr	0777788235	CUD TD	**R-10**
Z-44-1994	8224 Stone Cellar Dr	0777789248	CUD TD	**R-10**
Z-44-1994	8225 Stone Cellar Dr	0777788219	CUD TD	**R-10**
Z-44-1994	8226 Stone Cellar Dr	0777789322	CUD TD	**R-10**
Z-44-1994	8227 Stone Cellar Dr	0777788302	CUD TD	**R-10**
Z-44-1994	8228 Stone Cellar Dr	0777789307	CUD TD	**R-10**
Z-44-1994	8229 Stone Cellar Dr	0777787386	CUD TD	**R-10**
Z-44-1994	8230 Stone Cellar Dr	0777788491	CUD TD	**R-10**
Z-44-1994	8232 Stone Cellar Dr	0777788474	CUD TD	**R-10**
Z-44-1994	8411 Stonework Dr	0777870902	CUD TD	**R-10**
Z-44-1994	8413 Stonework Dr	0777779960	CUD TD	**R-10**
Z-44-1994	8415 Stonework Dr	0777779828	CUD TD	**R-10**
Z-44-1994	8400 Stoneyard Pl	0777788578	CUD TD	**R-10**
Z-44-1994	8402 Stoneyard Pl	0777788641	CUD TD	**R-10**
Z-44-1994	8403 Stoneyard Pl	0777787571	CUD TD	**R-10**
Z-44-1994	8404 Stoneyard Pl	0777788623	CUD TD	**R-10**
Z-44-1994	8405 Stoneyard Pl	0777787544	CUD TD	**R-10**
Z-44-1994	8406 Stoneyard Pl	0777787686	CUD TD	**R-10**
Z-44-1994	8407 Stoneyard Pl	0777787517	CUD TD	**R-10**
Z-88-1994	4508 Lake Boone Trl	0785619928	CUD O&I-1	**OX-3-UL**
Z-88-1994	4516 Lake Boone Trl	0785626317	CUD O&I-1	**OX-3**
Z-88-1994	4600 Lake Boone Trl	0785625118	CUD O&I-1	**OX-3**
Z-88-1994	2601 Lake Dr	0785628278	CUD O&I-1	**OX-3-UL**
Z-10-1995	3314 Poole Rd	1723452003	CUD NB	**NX-3**
Z-24-1995	7700 Perry Creek Rd	1737368744	CUD TD	**R-6**
Z-35-1995	7814 Monument Ln	1708407315	CUD O&I-1	**R-4**
Z-35-1995	7817 Monument Ln	1708406162	CUD O&I-1	**R-4**
Z-35-1995	7818 Monument Ln	1708406355	CUD O&I-1	**R-4**
Z-35-1995	7821 Monument Ln	1708406103	CUD O&I-1	**R-4**
Z-35-1995	7822 Monument Ln	1708406305	CUD O&I-1	**R-4**
Z-35-1995	7826 Monument Ln	1708405355	CUD O&I-1	**R-4**
Z-35-1995	7829 Monument Ln	1708405146	CUD O&I-1	**R-4**
Z-35-1995	7830 Monument Ln	1708404395	CUD O&I-1	**R-4**
Z-35-1995	7836 Monument Ln	1708404355	CUD O&I-1	**R-4**
Z-35-1995	7850 Monument Ln	1708406215	CUD O&I-1	**R-4**
Z-62-1995	8300 Aspen Mountain Ct	1738505455	CUD TD	**R-10**
Z-62-1995	8301 Aspen Mountain Ct	1738504473	CUD TD	**R-10**
Z-62-1995	8302 Aspen Mountain Ct	1738505570	CUD TD	**R-10**
Z-62-1995	8303 Aspen Mountain Ct	1738504416	CUD TD	**R-10**
Z-62-1995	8304 Aspen Mountain Ct	1738505566	CUD TD	**R-10**
Z-62-1995	8305 Aspen Mountain Ct	1738503570	CUD TD	**R-10**
Z-62-1995	8306 Aspen Mountain Ct	1738505630	CUD TD	**R-10**
Z-62-1995	8307 Aspen Mountain Ct	1738503574	CUD TD	**R-10**
Z-62-1995	8308 Aspen Mountain Ct	1738505624	CUD TD	**R-10**
Z-62-1995	8309 Aspen Mountain Ct	1738503548	CUD TD	**R-10**
Z-62-1995	8302 Boca Pt	1738607512	CUD TD	**R-10**
Z-62-1995	8304 Boca Pt	1738607504	CUD TD	**R-10**
Z-62-1995	8305 Boca Pt	1738605570	CUD TD	**R-10**
Z-62-1995	8306 Boca Pt	1738606596	CUD TD	**R-10**
Z-62-1995	8307 Boca Pt	1738605562	CUD TD	**R-10**
Z-62-1995	8308 Boca Pt	1738606598	CUD TD	**R-10**
Z-62-1995	8309 Boca Pt	1738605564	CUD TD	**R-10**
Z-62-1995	8310 Boca Pt	1738606690	CUD TD	**R-10**
Z-62-1995	8311 Boca Pt	1738605556	CUD TD	**R-10**
Z-62-1995	8312 Boca Pt	1738606682	CUD TD	**R-10**
Z-62-1995	8319 Boca Pt	1738605640	CUD TD	**R-10**
Z-62-1995	8320 Boca Pt	1738606676	CUD TD	**R-10**
Z-62-1995	8321 Boca Pt	1738605632	CUD TD	**R-10**
Z-62-1995	8322 Boca Pt	1738606668	CUD TD	**R-10**
Z-62-1995	8323 Boca Pt	1738605634	CUD TD	**R-10**
Z-62-1995	8324 Boca Pt	1738606750	CUD TD	**R-10**
Z-62-1995	8325 Boca Pt	1738605626	CUD TD	**R-10**
Z-62-1995	8326 Boca Pt	1738606741	CUD TD	**R-10**
Z-62-1995	8327 Boca Pt	1738605618	CUD TD	**R-10**
Z-62-1995	8328 Boca Pt	1738606743	CUD TD	**R-10**
Z-62-1995	8329 Boca Pt	1738605700	CUD TD	**R-10**
Z-62-1995	8330 Boca Pt	1738606735	CUD TD	**R-10**
Z-62-1995	8334 Boca Pt	1738606653	CUD TD	**R-10**
Z-62-1995	8335 Boca Pt	1738604781	CUD TD	**R-10**
Z-62-1995	8340 Boca Pt	1738606729	CUD TD	**R-10**
Z-62-1995	8341 Boca Pt	1738604793	CUD TD	**R-10**
Z-62-1995	8342 Boca Pt	1738606811	CUD TD	**R-10**
Z-62-1995	8343 Boca Pt	1738604785	CUD TD	**R-10**
Z-62-1995	8344 Boca Pt	1738606803	CUD TD	**R-10**
Z-62-1995	8345 Boca Pt	1738604787	CUD TD	**R-10**
Z-62-1995	8346 Boca Pt	1738606805	CUD TD	**R-10**
Z-62-1995	8347 Boca Pt	1738604779	CUD TD	**R-10**
Z-62-1995	8348 Boca Pt	1738605897	CUD TD	**R-10**
Z-62-1995	8349 Boca Pt	1738604861	CUD TD	**R-10**
Z-62-1995	8351 Boca Pt	1738604863	CUD TD	**R-10**
Z-62-1995	8302 Glenwood Springs Ct	1738604478	CUD TD	**R-10**
Z-62-1995	8303 Glenwood Springs Ct	1738603445	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	8304 Glenwood Springs Ct	1738604570	CUD TD	**R-10**
Z-62-1995	8305 Glenwood Springs Ct	1738603447	CUD TD	**R-10**
Z-62-1995	8306 Glenwood Springs Ct	1738604562	CUD TD	**R-10**
Z-62-1995	8307 Glenwood Springs Ct	1738603439	CUD TD	**R-10**
Z-62-1995	8308 Glenwood Springs Ct	1738604564	CUD TD	**R-10**
Z-62-1995	8309 Glenwood Springs Ct	1738603521	CUD TD	**R-10**
Z-62-1995	8310 Glenwood Springs Ct	1738604556	CUD TD	**R-10**
Z-62-1995	8312 Glenwood Springs Ct	1738604548	CUD TD	**R-10**
Z-62-1995	8315 Glenwood Springs Ct	1738602549	CUD TD	**R-10**
Z-62-1995	8316 Glenwood Springs Ct	1738604539	CUD TD	**R-10**
Z-62-1995	8319 Glenwood Springs Ct	1738603515	CUD TD	**R-10**
Z-62-1995	8320 Glenwood Springs Ct	1738604632	CUD TD	**R-10**
Z-62-1995	8321 Glenwood Springs Ct	1738603507	CUD TD	**R-10**
Z-62-1995	8322 Glenwood Springs Ct	1738604624	CUD TD	**R-10**
Z-62-1995	8323 Glenwood Springs Ct	1738603508	CUD TD	**R-10**
Z-62-1995	8324 Glenwood Springs Ct	1738604626	CUD TD	**R-10**
Z-62-1995	8325 Glenwood Springs Ct	1738602690	CUD TD	**R-10**
Z-62-1995	8326 Glenwood Springs Ct	1738604617	CUD TD	**R-10**
Z-62-1995	8327 Glenwood Springs Ct	1738602682	CUD TD	**R-10**
Z-62-1995	8328 Glenwood Springs Ct	1738604609	CUD TD	**R-10**
Z-62-1995	8329 Glenwood Springs Ct	1738602674	CUD TD	**R-10**
Z-62-1995	8330 Glenwood Springs Ct	1738603791	CUD TD	**R-10**
Z-62-1995	8337 Glenwood Springs Ct	1738602668	CUD TD	**R-10**
Z-62-1995	8339 Glenwood Springs Ct	1738602750	CUD TD	**R-10**
Z-62-1995	8340 Glenwood Springs Ct	1738603785	CUD TD	**R-10**
Z-62-1995	8341 Glenwood Springs Ct	1738602752	CUD TD	**R-10**
Z-62-1995	8342 Glenwood Springs Ct	1738603777	CUD TD	**R-10**
Z-62-1995	8343 Glenwood Springs Ct	1738602744	CUD TD	**R-10**
Z-62-1995	8344 Glenwood Springs Ct	1738603779	CUD TD	**R-10**
Z-62-1995	8345 Glenwood Springs Ct	1738602736	CUD TD	**R-10**
Z-62-1995	8346 Glenwood Springs Ct	1738603861	CUD TD	**R-10**
Z-62-1995	8347 Glenwood Springs Ct	1738602738	CUD TD	**R-10**
Z-62-1995	5600 Neuse Farm Dr	1738405991	CUD TD	**R-6**
Z-62-1995	5604 Neuse Farm Dr	1738406857	CUD TD	**R-6**
Z-62-1995	5608 Neuse Farm Dr	1738407824	CUD TD	**R-6**
Z-62-1995	5609 Neuse Farm Dr	1738417061	CUD TD	**R-6**
Z-62-1995	5612 Neuse Farm Dr	1738408806	CUD TD	**R-6**
Z-62-1995	5304 Neuse Forest Rd	1738316585	CUD TD	**R-6**
Z-62-1995	5305 Neuse Forest Rd	1738316751	CUD TD	**R-6**
Z-62-1995	5308 Neuse Forest Rd	1738317556	CUD TD	**R-6**
Z-62-1995	5309 Neuse Forest Rd	1738317716	CUD TD	**R-6**
Z-62-1995	5312 Neuse Forest Rd	1738318518	CUD TD	**R-6**
Z-62-1995	5313 Neuse Forest Rd	1738317784	CUD TD	**R-6**
Z-62-1995	5316 Neuse Forest Rd	1738318589	CUD TD	**R-6**
Z-62-1995	5317 Neuse Forest Rd	1738318746	CUD TD	**R-6**
Z-62-1995	5320 Neuse Forest Rd	1738319640	CUD TD	**R-6**
Z-62-1995	5321 Neuse Forest Rd	1738319717	CUD TD	**R-6**
Z-62-1995	5400 Neuse Forest Rd	1738410602	CUD TD	**R-6**
Z-62-1995	5401 Neuse Forest Rd	1738319778	CUD TD	**R-6**
Z-62-1995	5404 Neuse Forest Rd	1738410673	CUD TD	**R-6**
Z-62-1995	5405 Neuse Forest Rd	1738410840	CUD TD	**R-6**
Z-62-1995	5408 Neuse Forest Rd	1738411634	CUD TD	**R-6**
Z-62-1995	5409 Neuse Forest Rd	1738411801	CUD TD	**R-6**
Z-62-1995	5412 Neuse Forest Rd	1738412606	CUD TD	**R-6**
Z-62-1995	5413 Neuse Forest Rd	1738411862	CUD TD	**R-6**
Z-62-1995	5416 Neuse Forest Rd	1738412667	CUD TD	**R-6**
Z-62-1995	5417 Neuse Forest Rd	1738412833	CUD TD	**R-6**
Z-62-1995	5420 Neuse Forest Rd	1738413628	CUD TD	**R-6**
Z-62-1995	5421 Neuse Forest Rd	1738412895	CUD TD	**R-6**
Z-62-1995	5424 Neuse Forest Rd	1738413699	CUD TD	**R-6**
Z-62-1995	5425 Neuse Forest Rd	1738413866	CUD TD	**R-6**
Z-62-1995	5501 Neuse Forest Rd	1738414828	CUD TD	**R-6**
Z-62-1995	5505 Neuse Forest Rd	1738414899	CUD TD	**R-6**
Z-62-1995	8500 Neuse Garden Dr	1738414140	CUD TD	**R-6**
Z-62-1995	8501 Neuse Garden Dr	1738414001	CUD TD	**R-6**
Z-62-1995	8504 Neuse Garden Dr	1738414138	CUD TD	**R-6**
Z-62-1995	8505 Neuse Garden Dr	1738413000	CUD TD	**R-6**
Z-62-1995	8508 Neuse Garden Dr	1738413230	CUD TD	**R-6**
Z-62-1995	8509 Neuse Garden Dr	1738412056	CUD TD	**R-6**
Z-62-1995	8325 Neuse Grove Ln	1738500230	CUD TD	**R-6**
Z-62-1995	8201 Neuse Hunter Dr	1738413473	CUD TD	**R-6**
Z-62-1995	8205 Neuse Hunter Dr	1738413395	CUD TD	**R-6**
Z-62-1995	8209 Neuse Hunter Dr	1738414208	CUD TD	**R-6**
Z-62-1995	8212 Neuse Hunter Dr	1738412204	CUD TD	**R-6**
Z-62-1995	8300 Neuse Hunter Dr	1738411230	CUD TD	**R-6**
Z-62-1995	8304 Neuse Hunter Dr	1738410195	CUD TD	**R-6**
Z-62-1995	8400 Neuse Hunter Dr	1738309995	CUD TD	**R-6**
Z-62-1995	8401 Neuse Hunter Dr	1738401816	CUD TD	**R-6**
Z-62-1995	8405 Neuse Hunter Dr	1738400862	CUD TD	**R-6**
Z-62-1995	8408 Neuse Hunter Dr	1738309933	CUD TD	**R-6**
Z-62-1995	8409 Neuse Hunter Dr	1738400800	CUD TD	**R-6**
Z-62-1995	8413 Neuse Hunter Dr	1738309749	CUD TD	**R-6**
Z-62-1995	8416 Neuse Hunter Dr	1738308982	CUD TD	**R-6**
Z-62-1995	8417 Neuse Hunter Dr	1738308788	CUD TD	**R-6**
Z-62-1995	8500 Neuse Hunter Dr	1738308912	CUD TD	**R-6**
Z-62-1995	8501 Neuse Hunter Dr	1738308717	CUD TD	**R-6**
Z-62-1995	8505 Neuse Hunter Dr	1738307758	CUD TD	**R-6**
Z-62-1995	8509 Neuse Hunter Dr	1738307802	CUD TD	**R-6**
Z-62-1995	8513 Neuse Hunter Dr	1738306889	CUD TD	**R-6**
Z-62-1995	8516 Neuse Hunter Dr	1738307989	CUD TD	**R-6**
Z-62-1995	8517 Neuse Hunter Dr	1738306954	CUD TD	**R-6**
Z-62-1995	8520 Neuse Hunter Dr	1738317064	CUD TD	**R-6**
Z-62-1995	8521 Neuse Hunter Dr	1738316031	CUD TD	**R-6**
Z-62-1995	8524 Neuse Hunter Dr	1738317140	CUD TD	**R-6**
Z-62-1995	8525 Neuse Hunter Dr	1738316016	CUD TD	**R-6**
Z-62-1995	8528 Neuse Hunter Dr	1738317117	CUD TD	**R-6**
Z-62-1995	8529 Neuse Hunter Dr	1738315182	CUD TD	**R-6**
Z-62-1995	8600 Neuse Hunter Dr	1738316282	CUD TD	**R-6**
Z-62-1995	8601 Neuse Hunter Dr	1738315169	CUD TD	**R-6**
Z-62-1995	8604 Neuse Hunter Dr	1738316279	CUD TD	**R-6**
Z-62-1995	8605 Neuse Hunter Dr	1738315255	CUD TD	**R-6**
Z-62-1995	8608 Neuse Hunter Dr	1738316365	CUD TD	**R-6**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	8609 Neuse Hunter Dr	1738315332	CUD TD	R-6
Z-62-1995	8612 Neuse Hunter Dr	1738316441	CUD TD	R-6
Z-62-1995	8613 Neuse Hunter Dr	1738315318	CUD TD	R-6
Z-62-1995	8616 Neuse Hunter Dr	1738316427	CUD TD	R-6
Z-62-1995	8617 Neuse Hunter Dr	1738314495	CUD TD	R-6
Z-62-1995	8620 Neuse Hunter Dr	1738316504	CUD TD	R-6
Z-62-1995	8621 Neuse Hunter Dr	1738314571	CUD TD	R-6
Z-62-1995	8300 Neuse Lawn Rd	1738405162	CUD TD	R-6
Z-62-1995	8308 Neuse Lawn Rd	1738405109	CUD TD	R-6
Z-62-1995	8313 Neuse Lawn Rd	1738403047	CUD TD	R-6
Z-62-1995	8316 Neuse Lawn Rd	1738404251	CUD TD	R-6
Z-62-1995	8317 Neuse Lawn Rd	1738402182	CUD TD	R-6
Z-62-1995	8320 Neuse Lawn Rd	1738404215	CUD TD	R-6
Z-62-1995	8321 Neuse Lawn Rd	1738402168	CUD TD	R-6
Z-62-1995	8325 Neuse Lawn Rd	1738402244	CUD TD	R-6
Z-62-1995	8328 Neuse Lawn Rd	1738403279	CUD TD	R-6
Z-62-1995	8329 Neuse Lawn Rd	1738401391	CUD TD	R-6
Z-62-1995	8333 Neuse Lawn Rd	1738402329	CUD TD	R-6
Z-62-1995	8336 Neuse Lawn Rd	1738403377	CUD TD	R-6
Z-62-1995	5400 Neuse Planters Ct	1738410348	CUD TD	R-6
Z-62-1995	5401 Neuse Planters Ct	1738410520	CUD TD	R-6
Z-62-1995	5404 Neuse Planters Ct	1738410381	CUD TD	R-6
Z-62-1995	5405 Neuse Planters Ct	1738410592	CUD TD	R-6
Z-62-1995	5408 Neuse Planters Ct	1738411374	CUD TD	R-6
Z-62-1995	5409 Neuse Planters Ct	1738411564	CUD TD	R-6
Z-62-1995	5412 Neuse Planters Ct	1738412346	CUD TD	R-6
Z-62-1995	5413 Neuse Planters Ct	1738412535	CUD TD	R-6
Z-62-1995	5417 Neuse Planters Ct	1738413506	CUD TD	R-6
Z-62-1995	5421 Neuse Planters Ct	1738413578	CUD TD	R-6
Z-62-1995	5425 Neuse Planters Ct	1738414539	CUD TD	R-6
Z-62-1995	8304 Neuse Rapids Rd	1738401087	CUD TD	R-6
Z-62-1995	8308 Neuse Rapids Rd	1738401132	CUD TD	R-6
Z-62-1995	8309 Neuse Rapids Rd	1738309094	CUD TD	R-6
Z-62-1995	8312 Neuse Rapids Rd	1738401106	CUD TD	R-6
Z-62-1995	8313 Neuse Rapids Rd	1738309190	CUD TD	R-6
Z-62-1995	8316 Neuse Rapids Rd	1738400292	CUD TD	R-6
Z-62-1995	8317 Neuse Rapids Rd	1738309176	CUD TD	R-6
Z-62-1995	8400 Neuse Rapids Rd	1738400279	CUD TD	R-6
Z-62-1995	8401 Neuse Rapids Rd	1738309223	CUD TD	R-6
Z-62-1995	8404 Neuse Rapids Rd	1738400323	CUD TD	R-6
Z-62-1995	8405 Neuse Rapids Rd	1738308260	CUD TD	R-6
Z-62-1995	8408 Neuse Rapids Rd	1738309378	CUD TD	R-6
Z-62-1995	8409 Neuse Rapids Rd	1738307293	CUD TD	R-6
Z-62-1995	8413 Neuse Rapids Rd	1738307370	CUD TD	R-6
Z-62-1995	8416 Neuse Rapids Rd	1738309412	CUD TD	R-6
Z-62-1995	8417 Neuse Rapids Rd	1738308308	CUD TD	R-6
Z-62-1995	8421 Neuse Rapids Rd	1738307494	CUD TD	R-6
Z-62-1995	8425 Neuse Rapids Rd	1738307560	CUD TD	R-6
Z-62-1995	8504 Neuse Stone Dr	1738402964	CUD TD	R-6
Z-62-1995	8508 Neuse Stone Dr	1738402908	CUD TD	R-6
Z-62-1995	8600 Neuse Stone Dr	1738411006	CUD TD	R-6
Z-62-1995	8604 Neuse Stone Dr	1738410100	CUD TD	R-6
Z-62-1995	8605 Neuse Stone Dr	1738318072	CUD TD	R-6
Z-62-1995	8609 Neuse Stone Dr	1738318047	CUD TD	R-6
Z-62-1995	8612 Neuse Stone Dr	1738319185	CUD TD	R-6
Z-62-1995	8613 Neuse Stone Dr	1738318124	CUD TD	R-6
Z-62-1995	8616 Neuse Stone Dr	1738319272	CUD TD	R-6
Z-62-1995	8617 Neuse Stone Dr	1738318200	CUD TD	R-6
Z-62-1995	8620 Neuse Stone Dr	1738319258	CUD TD	R-6
Z-62-1995	8621 Neuse Stone Dr	1738317286	CUD TD	R-6
Z-62-1995	8624 Neuse Stone Dr	1738319345	CUD TD	R-6
Z-62-1995	8625 Neuse Stone Dr	1738317371	CUD TD	R-6
Z-62-1995	8628 Neuse Stone Dr	1738319444	CUD TD	R-6
Z-62-1995	8629 Neuse Stone Dr	1738317441	CUD TD	R-6
Z-62-1995	8632 Neuse Stone Dr	1738318479	CUD TD	R-6
Z-62-1995	8637 Neuse Stone Dr	1738317466	CUD TD	R-6
Z-62-1995	5201 Neuse Tavern Ct	1738306108	CUD TD	R-6
Z-62-1995	5205 Neuse Tavern Ct	1738306167	CUD TD	R-6
Z-62-1995	5209 Neuse Tavern Ct	1738307125	CUD TD	R-6
Z-62-1995	5213 Neuse Tavern Ct	1738307171	CUD TD	R-6
Z-62-1995	5217 Neuse Tavern Ct	1738308048	CUD TD	R-6
Z-62-1995	5221 Neuse Tavern Ct	1738308072	CUD TD	R-6
Z-62-1995	8400 Neuse Timbers Ct	1738406353	CUD TD	R-6
Z-62-1995	8401 Neuse Timbers Ct	1738405411	CUD TD	R-6
Z-62-1995	8404 Neuse Timbers Ct	1738407400	CUD TD	R-6
Z-62-1995	8405 Neuse Timbers Ct	1738405540	CUD TD	R-6
Z-62-1995	8408 Neuse Timbers Ct	1738407406	CUD TD	R-6
Z-62-1995	8409 Neuse Timbers Ct	1738406521	CUD TD	R-6
Z-62-1995	8500 Neuse Town Dr	1738402529	CUD TD	R-6
Z-62-1995	8504 Neuse Town Dr	1738402665	CUD TD	R-6
Z-62-1995	8505 Neuse Town Dr	1738401734	CUD TD	R-6
Z-62-1995	8508 Neuse Town Dr	1738408622	CUD TD	R-6
Z-62-1995	8509 Neuse Town Dr	1738401779	CUD TD	R-6
Z-62-1995	8512 Neuse Town Dr	1738403710	CUD TD	R-6
Z-62-1995	8600 Neuse Town Dr	1738403773	CUD TD	R-6
Z-62-1995	8601 Neuse Town Dr	1738403808	CUD TD	R-6
Z-62-1995	8604 Neuse Town Dr	1738404704	CUD TD	R-6
Z-62-1995	8605 Neuse Town Dr	1738403849	CUD TD	R-6
Z-62-1995	8608 Neuse Town Dr	1738404757	CUD TD	R-6
Z-62-1995	8609 Neuse Town Dr	1738404901	CUD TD	R-6
Z-62-1995	8612 Neuse Town Dr	1738405810	CUD TD	R-6
Z-62-1995	8616 Neuse Town Dr	1738405864	CUD TD	R-6
Z-62-1995	8617 Neuse Town Dr	1738404954	CUD TD	R-6
Z-62-1995	8621 Neuse Town Dr	1738405909	CUD TD	R-6
Z-62-1995	8701 Neuse Town Dr	1738415024	CUD TD	R-6
Z-62-1995	8702 Neuse Town Dr	1738416073	CUD TD	R-6
Z-62-1995	8705 Neuse Town Dr	1738415140	CUD TD	R-6
Z-62-1995	8706 Neuse Town Dr	1738417100	CUD TD	R-6
Z-62-1995	8709 Neuse Town Dr	1738415156	CUD TD	R-6
Z-62-1995	8710 Neuse Town Dr	1738417107	CUD TD	R-6
Z-62-1995	8713 Neuse Town Dr	1738415243	CUD TD	R-6
Z-62-1995	8714 Neuse Town Dr	1738416284	CUD TD	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	8717 Neuse Town Dr	1738415310	CUD TD	**R-6**
Z-62-1995	8718 Neuse Town Dr	1738416361	CUD TD	**R-6**
Z-62-1995	8721 Neuse Town Dr	1738414397	CUD TD	**R-6**
Z-62-1995	8722 Neuse Town Dr	1738416347	CUD TD	**R-6**
Z-62-1995	8725 Neuse Town Dr	1738414475	CUD TD	**R-6**
Z-62-1995	8726 Neuse Town Dr	1738416423	CUD TD	**R-6**
Z-62-1995	8730 Neuse Town Dr	1738416409	CUD TD	**R-6**
Z-62-1995	8800 Neuse Town Dr	1738415585	CUD TD	**R-6**
Z-62-1995	8804 Neuse Town Dr	1738415662	CUD TD	**R-6**
Z-62-1995	8808 Neuse Town Dr	1738415648	CUD TD	**R-6**
Z-62-1995	8812 Neuse Town Dr	1738415724	CUD TD	**R-6**
Z-62-1995	8700 Neuse Village Ct	1738315688	CUD TD	**R-6**
Z-62-1995	8701 Neuse Village Ct	1738314613	CUD TD	**R-6**
Z-62-1995	8704 Neuse Village Ct	1738316703	CUD TD	**R-6**
Z-62-1995	8705 Neuse Village Ct	1738314700	CUD TD	**R-6**
Z-62-1995	8708 Neuse Village Ct	1738316840	CUD TD	**R-6**
Z-62-1995	8709 Neuse Village Ct	1738314717	CUD TD	**R-6**
Z-62-1995	8712 Neuse Village Ct	1738316970	CUD TD	**R-6**
Z-62-1995	8713 Neuse Village Ct	1738314805	CUD TD	**R-6**
Z-62-1995	8716 Neuse Village Ct	1738315984	CUD TD	**R-6**
Z-62-1995	8717 Neuse Village Ct	1738314955	CUD TD	**R-6**
Z-62-1995	5205 Neuse Wood Dr	1738306672	CUD TD	**R-6**
Z-62-1995	5209 Neuse Wood Dr	1738307643	CUD TD	**R-6**
Z-62-1995	5300 Neuse Wood Dr	1738308582	CUD TD	**R-6**
Z-62-1995	5301 Neuse Wood Dr	1738308605	CUD TD	**R-6**
Z-62-1995	5305 Neuse Wood Dr	1738308666	CUD TD	**R-6**
Z-62-1995	5308 Neuse Wood Dr	1738309553	CUD TD	**R-6**
Z-62-1995	5309 Neuse Wood Dr	1738309627	CUD TD	**R-6**
Z-62-1995	5313 Neuse Wood Dr	1738309687	CUD TD	**R-6**
Z-62-1995	5316 Neuse Wood Dr	1738400523	CUD TD	**R-6**
Z-62-1995	5317 Neuse Wood Dr	1738400658	CUD TD	**R-6**
Z-62-1995	5320 Neuse Wood Dr	1738400571	CUD TD	**R-6**
Z-62-1995	5321 Neuse Wood Dr	1738401617	CUD TD	**R-6**
Z-62-1995	5400 Neuse Wood Dr	1738401449	CUD TD	**R-6**
Z-62-1995	5404 Neuse Wood Dr	1738402406	CUD TD	**R-6**
Z-62-1995	5405 Neuse Wood Dr	1738403538	CUD TD	**R-6**
Z-62-1995	5408 Neuse Wood Dr	1738402455	CUD TD	**R-6**
Z-62-1995	5409 Neuse Wood Dr	1738403595	CUD TD	**R-6**
Z-62-1995	5413 Neuse Wood Dr	1738404541	CUD TD	**R-6**
Z-62-1995	5416 Neuse Wood Dr	1738404341	CUD TD	**R-6**
Z-62-1995	5417 Neuse Wood Dr	1738404498	CUD TD	**R-6**
Z-62-1995	5420 Neuse Wood Dr	1738405206	CUD TD	**R-6**
Z-62-1995	5500 Neuse Wood Dr	1738405262	CUD TD	**R-6**
Z-62-1995	5504 Neuse Wood Dr	1738406119	CUD TD	**R-6**
Z-62-1995	5508 Neuse Wood Dr	1738406165	CUD TD	**R-6**
Z-62-1995	5509 Neuse Wood Dr	1738407351	CUD TD	**R-6**
Z-62-1995	5512 Neuse Wood Dr	1738407130	CUD TD	**R-6**
Z-62-1995	5513 Neuse Wood Dr	1738408208	CUD TD	**R-6**
Z-62-1995	5517 Neuse Wood Dr	1738408267	CUD TD	**R-6**
Z-62-1995	5521 Neuse Wood Dr	1738409320	CUD TD	**R-6**
Z-62-1995	5525 Neuse Wood Dr	1738409373	CUD TD	**R-6**

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	5700 Neuse Wood Dr	1738502320	CUD TD	**R-6**
Z-62-1995	5800 Neuse Wood Dr	1738502446	CUD TD	**R-10**
Z-62-1995	5801 Neuse Wood Dr	1738503719	CUD TD	**R-10**
Z-62-1995	5802 Neuse Wood Dr	1738502458	CUD TD	**R-10**
Z-62-1995	5804 Neuse Wood Dr	1738502479	CUD TD	**R-10**
Z-62-1995	5805 Neuse Wood Dr	1738501661	CUD TD	**R-10**
Z-62-1995	5806 Neuse Wood Dr	1738502581	CUD TD	**R-10**
Z-62-1995	5807 Neuse Wood Dr	1738501683	CUD TD	**R-10**
Z-62-1995	5809 Neuse Wood Dr	1738502605	CUD TD	**R-10**
Z-62-1995	5811 Neuse Wood Dr	1738502647	CUD TD	**R-10**
Z-62-1995	5813 Neuse Wood Dr	1738502668	CUD TD	**R-10**
Z-62-1995	5815 Neuse Wood Dr	1738502790	CUD TD	**R-10**
Z-62-1995	5817 Neuse Wood Dr	1738503721	CUD TD	**R-10**
Z-62-1995	5819 Neuse Wood Dr	1738503752	CUD TD	**R-10**
Z-62-1995	5821 Neuse Wood Dr	1738503773	CUD TD	**R-10**
Z-62-1995	5901 Neuse Wood Dr	1738504704	CUD TD	**R-10**
Z-62-1995	5903 Neuse Wood Dr	1738504734	CUD TD	**R-10**
Z-62-1995	5905 Neuse Wood Dr	1738504765	CUD TD	**R-10**
Z-62-1995	5907 Neuse Wood Dr	1738504796	CUD TD	**R-10**
Z-62-1995	5909 Neuse Wood Dr	1738505717	CUD TD	**R-10**
Z-62-1995	5911 Neuse Wood Dr	1738505747	CUD TD	**R-10**
Z-62-1995	5913 Neuse Wood Dr	1738505778	CUD TD	**R-10**
Z-62-1995	5915 Neuse Wood Dr	1738506709	CUD TD	**R-10**
Z-62-1995	5917 Neuse Wood Dr	1738506729	CUD TD	**R-10**
Z-62-1995	5919 Neuse Wood Dr	1738506860	CUD TD	**R-10**
Z-62-1995	5920 Neuse Wood Dr	1738505346	CUD TD	**R-10**
Z-62-1995	5921 Neuse Wood Dr	1738506891	CUD TD	**R-10**
Z-62-1995	5923 Neuse Wood Dr	1738507811	CUD TD	**R-10**
Z-62-1995	5925 Neuse Wood Dr	1738507852	CUD TD	**R-10**
Z-62-1995	5929 Neuse Wood Dr	1738507893	CUD TD	**R-10**
Z-62-1995	5930 Neuse Wood Dr	1738508638	CUD TD	**R-10**
Z-62-1995	5931 Neuse Wood Dr	1738508824	CUD TD	**R-10**
Z-62-1995	5932 Neuse Wood Dr	1738508689	CUD TD	**R-10**
Z-62-1995	5933 Neuse Wood Dr	1738508854	CUD TD	**R-10**
Z-62-1995	5935 Neuse Wood Dr	1738508885	CUD TD	**R-10**
Z-62-1995	5937 Neuse Wood Dr	1738509815	CUD TD	**R-10**
Z-62-1995	5939 Neuse Wood Dr	1738509856	CUD TD	**R-10**
Z-62-1995	6001 Neuse Wood Dr	1738600848	CUD TD	**R-10**
Z-62-1995	6003 Neuse Wood Dr	1738600879	CUD TD	**R-10**
Z-62-1995	6005 Neuse Wood Dr	1738601809	CUD TD	**R-10**
Z-62-1995	6007 Neuse Wood Dr	1738601940	CUD TD	**R-10**
Z-62-1995	6009 Neuse Wood Dr	1738601960	CUD TD	**R-10**
Z-62-1995	6011 Neuse Wood Dr	1738601991	CUD TD	**R-10**
Z-62-1995	6013 Neuse Wood Dr	1738602932	CUD TD	**R-10**
Z-62-1995	6015 Neuse Wood Dr	1738602952	CUD TD	**R-10**
Z-62-1995	6017 Neuse Wood Dr	1738602983	CUD TD	**R-10**
Z-62-1995	6019 Neuse Wood Dr	1738603924	CUD TD	**R-10**
Z-62-1995	6021 Neuse Wood Dr	1738603944	CUD TD	**R-10**
Z-62-1995	6023 Neuse Wood Dr	1738603975	CUD TD	**R-10**
Z-62-1995	6025 Neuse Wood Dr	1738604916	CUD TD	**R-10**
Z-62-1995	6027 Neuse Wood Dr	1738604937	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	6029 Neuse Wood Dr	1738604967	CUD TD	**R-10**
Z-62-1995	6031 Neuse Wood Dr	1738601967	CUD TD	**R-10**
Z-62-1995	6101 Neuse Wood Dr	1738615021	CUD TD	**R-10**
Z-62-1995	6103 Neuse Wood Dr	1738615041	CUD TD	**R-10**
Z-62-1995	6105 Neuse Wood Dr	1738615072	CUD TD	**R-10**
Z-62-1995	6107 Neuse Wood Dr	1738615093	CUD TD	**R-10**
Z-62-1995	6111 Neuse Wood Dr	1738616023	CUD TD	**R-10**
Z-62-1995	6113 Neuse Wood Dr	1738616044	CUD TD	**R-10**
Z-62-1995	6115 Neuse Wood Dr	1738616075	CUD TD	**R-10**
Z-62-1995	6121 Neuse Wood Dr	1738617015	CUD TD	**R-10**
Z-62-1995	6123 Neuse Wood Dr	1738617045	CUD TD	**R-10**
Z-62-1995	6125 Neuse Wood Dr	1738617076	CUD TD	**R-10**
Z-62-1995	6127 Neuse Wood Dr	1738618017	CUD TD	**R-10**
Z-62-1995	6129 Neuse Wood Dr	1738618056	CUD TD	**R-10**
Z-62-1995	6131 Neuse Wood Dr	1738618076	CUD TD	**R-10**
Z-62-1995	6135 Neuse Wood Dr	1738619027	CUD TD	**R-10**
Z-62-1995	6141 Neuse Wood Dr	1738619030	CUD TD	**R-10**
Z-62-1995	6143 Neuse Wood Dr	1738609959	CUD TD	**R-10**
Z-62-1995	6145 Neuse Wood Dr	1738609987	CUD TD	**R-10**
Z-62-1995	6147 Neuse Wood Dr	1738700905	CUD TD	**R-10**
Z-62-1995	6149 Neuse Wood Dr	1738700922	CUD TD	**R-10**
Z-62-1995	6151 Neuse Wood Dr	1738700940	CUD TD	**R-10**
Z-62-1995	6153 Neuse Wood Dr	1738700867	CUD TD	**R-10**
Z-62-1995	6155 Neuse Wood Dr	1738700875	CUD TD	**R-10**
Z-62-1995	6157 Neuse Wood Dr	1738700893	CUD TD	**R-10**
Z-62-1995	6159 Neuse Wood Dr	1738701811	CUD TD	**R-10**
Z-62-1995	6161 Neuse Wood Dr	1738701739	CUD TD	**R-10**
Z-62-1995	6163 Neuse Wood Dr	1738701757	CUD TD	**R-10**
Z-62-1995	6165 Neuse Wood Dr	1738701774	CUD TD	**R-10**
Z-62-1995	6167 Neuse Wood Dr	1738701782	CUD TD	**R-10**
Z-62-1995	6169 Neuse Wood Dr	1738702710	CUD TD	**R-10**
Z-62-1995	6175 Neuse Wood Dr	1738702672	CUD TD	**R-10**
Z-62-1995	6181 Neuse Wood Dr	1738703544	CUD TD	**R-10**
Z-62-1995	6183 Neuse Wood Dr	1738703552	CUD TD	**R-10**
Z-62-1995	8508 Perry Creek Rd	1738707820	CUD TD	**R-4**
Z-62-1995	8302 Plano Ct	1738609545	CUD TD	**R-10**
Z-62-1995	8303 Plano Ct	1738608512	CUD TD	**R-10**
Z-62-1995	8304 Plano Ct	1738609547	CUD TD	**R-10**
Z-62-1995	8305 Plano Ct	1738608504	CUD TD	**R-10**
Z-62-1995	8306 Plano Ct	1738609539	CUD TD	**R-10**
Z-62-1995	8307 Plano Ct	1738608506	CUD TD	**R-10**
Z-62-1995	8308 Plano Ct	1738609621	CUD TD	**R-10**
Z-62-1995	8309 Plano Ct	1738607598	CUD TD	**R-10**
Z-62-1995	8310 Plano Ct	1738609623	CUD TD	**R-10**
Z-62-1995	8311 Plano Ct	1738607599	CUD TD	**R-10**
Z-62-1995	8312 Plano Ct	1738609615	CUD TD	**R-10**
Z-62-1995	8313 Plano Ct	1738607682	CUD TD	**R-10**
Z-62-1995	8314 Plano Ct	1738609617	CUD TD	**R-10**
Z-62-1995	8315 Plano Ct	1738607740	CUD TD	**R-10**
Z-62-1995	8316 Plano Ct	1738609609	CUD TD	**R-10**
Z-62-1995	8319 Plano Ct	1738607675	CUD TD	**R-10**
Z-62-1995	8320 Plano Ct	1738608793	CUD TD	**R-10**
Z-62-1995	8321 Plano Ct	1738607668	CUD TD	**R-10**
Z-62-1995	8322 Plano Ct	1738608785	CUD TD	**R-10**
Z-62-1995	8323 Plano Ct	1738607659	CUD TD	**R-10**
Z-62-1995	8324 Plano Ct	1738608777	CUD TD	**R-10**
Z-62-1995	8325 Plano Ct	1738607741	CUD TD	**R-10**
Z-62-1995	8326 Plano Ct	1738608768	CUD TD	**R-10**
Z-62-1995	8327 Plano Ct	1738607743	CUD TD	**R-10**
Z-62-1995	8328 Plano Ct	1738608860	CUD TD	**R-10**
Z-62-1995	8329 Plano Ct	1738607735	CUD TD	**R-10**
Z-62-1995	8330 Plano Ct	1738608852	CUD TD	**R-10**
Z-62-1995	8332 Plano Ct	1738608844	CUD TD	**R-10**
Z-62-1995	8333 Plano Ct	1738607719	CUD TD	**R-10**
Z-62-1995	8334 Plano Ct	1738608836	CUD TD	**R-10**
Z-62-1995	8335 Plano Ct	1738607811	CUD TD	**R-10**
Z-62-1995	8336 Plano Ct	1738609741	CUD TD	**R-10**
Z-62-1995	8337 Plano Ct	1738607803	CUD TD	**R-10**
Z-62-1995	8339 Plano Ct	1738606895	CUD TD	**R-10**
Z-62-1995	8341 Plano Ct	1738606897	CUD TD	**R-10**
Z-62-1995	8343 Plano Ct	1738606889	CUD TD	**R-10**
Z-62-1995	5901 San Marcos Way	1738509488	CUD TD	**R-10**
Z-62-1995	5902 San Marcos Way	1738508456	CUD TD	**R-10**
Z-62-1995	5903 San Marcos Way	1738509486	CUD TD	**R-10**
Z-62-1995	5904 San Marcos Way	1738508453	CUD TD	**R-10**
Z-62-1995	5905 San Marcos Way	1738509494	CUD TD	**R-10**
Z-62-1995	5906 San Marcos Way	1738508451	CUD TD	**R-10**
Z-62-1995	5908 San Marcos Way	1738508369	CUD TD	**R-10**
Z-62-1995	5910 San Marcos Way	1738508367	CUD TD	**R-10**
Z-62-1995	5912 San Marcos Way	1738508365	CUD TD	**R-10**
Z-62-1995	5920 San Marcos Way	1738509302	CUD TD	**R-10**
Z-62-1995	5922 San Marcos Way	1738509320	CUD TD	**R-10**
Z-62-1995	5924 San Marcos Way	1738509249	CUD TD	**R-10**
Z-62-1995	5935 San Marcos Way	1738600441	CUD TD	**R-10**
Z-62-1995	5937 San Marcos Way	1738600462	CUD TD	**R-10**
Z-62-1995	5939 San Marcos Way	1738600482	CUD TD	**R-10**
Z-62-1995	6001 San Marcos Way	1738600373	CUD TD	**R-10**
Z-62-1995	6005 San Marcos Way	1738601484	CUD TD	**R-10**
Z-62-1995	6007 San Marcos Way	1738602404	CUD TD	**R-10**
Z-62-1995	6009 San Marcos Way	1738602424	CUD TD	**R-10**
Z-62-1995	6011 San Marcos Way	1738602445	CUD TD	**R-10**
Z-62-1995	6013 San Marcos Way	1738602475	CUD TD	**R-10**
Z-62-1995	6222 San Marcos Way	1738700477	CUD TD	**R-10**
Z-62-1995	6224 San Marcos Way	1738700488	CUD TD	**R-10**
Z-62-1995	6225 San Marcos Way	1738700610	CUD TD	**R-10**
Z-62-1995	6226 San Marcos Way	1738701409	CUD TD	**R-10**
Z-62-1995	6227 San Marcos Way	1738700621	CUD TD	**R-10**
Z-62-1995	6228 San Marcos Way	1738701520	CUD TD	**R-10**
Z-62-1995	6229 San Marcos Way	1738700642	CUD TD	**R-10**
Z-62-1995	6230 San Marcos Way	1738701542	CUD TD	**R-10**
Z-62-1995	6231 San Marcos Way	1738700664	CUD TD	**R-10**
Z-62-1995	5640 Thornton Rd	1738716126	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-62-1995	8302 Tierra Del Sol Way	1738602419	CUD TD	**R-10**
Z-62-1995	8304 Tierra Del Sol Way	1738602503	CUD TD	**R-10**
Z-62-1995	8306 Tierra Del Sol Way	1738601586	CUD TD	**R-10**
Z-62-1995	8308 Tierra Del Sol Way	1738601579	CUD TD	**R-10**
Z-62-1995	8309 Tierra Del Sol Way	1738600503	CUD TD	**R-10**
Z-62-1995	8310 Tierra Del Sol Way	1738601662	CUD TD	**R-10**
Z-62-1995	8311 Tierra Del Sol Way	1738600507	CUD TD	**R-10**
Z-62-1995	8312 Tierra Del Sol Way	1738601655	CUD TD	**R-10**
Z-62-1995	8313 Tierra Del Sol Way	1738509690	CUD TD	**R-10**
Z-62-1995	8314 Tierra Del Sol Way	1738601658	CUD TD	**R-10**
Z-62-1995	8315 Tierra Del Sol Way	1738509682	CUD TD	**R-10**
Z-62-1995	8316 Tierra Del Sol Way	1738601731	CUD TD	**R-10**
Z-62-1995	8317 Tierra Del Sol Way	1738509684	CUD TD	**R-10**
Z-62-1995	8318 Tierra Del Sol Way	1738601733	CUD TD	**R-10**
Z-62-1995	8319 Tierra Del Sol Way	1738509667	CUD TD	**R-10**
Z-62-1995	8320 Tierra Del Sol Way	1738601726	CUD TD	**R-10**
Z-62-1995	8321 Tierra Del Sol Way	1738509750	CUD TD	**R-10**
Z-62-1995	8323 Tierra Del Sol Way	1738509753	CUD TD	**R-10**
Z-62-1995	8388 Wild Wood Forest Dr	1737395985	CUD TD	**R-6**
Z-62-1995	8401 Wild Wood Forest Dr	1738209515	CUD TD	**R-6**
Z-62-1995	8420 Wild Wood Forest Dr	1738306265	CUD TD	**R-6**
Z-62-1995	8424 Wild Wood Forest Dr	1738306343	CUD TD	**R-6**
Z-62-1995	8428 Wild Wood Forest Dr	1738306359	CUD TD	**R-6**
Z-62-1995	8432 Wild Wood Forest Dr	1738306447	CUD TD	**R-6**
Z-62-1995	8500 Wild Wood Forest Dr	1738306612	CUD TD	**R-6**
Z-62-1995	8504 Wild Wood Forest Dr	1738306628	CUD TD	**R-6**
Z-62-1995	8508 Wild Wood Forest Dr	1738306705	CUD TD	**R-6**
Z-62-1995	8512 Wild Wood Forest Dr	1738305881	CUD TD	**R-6**
Z-62-1995	8516 Wild Wood Forest Dr	1738305867	CUD TD	**R-6**
Z-62-1995	8520 Wild Wood Forest Dr	1738305923	CUD TD	**R-6**
Z-62-1995	8524 Wild Wood Forest Dr	1738305919	CUD TD	**R-6**
Z-62-1995	8528 Wild Wood Forest Dr	1738314085	CUD TD	**R-6**
Z-62-1995	8532 Wild Wood Forest Dr	1738314171	CUD TD	**R-6**
Z-62-1995	8600 Wild Wood Forest Dr	1738314157	CUD TD	**R-6**
Z-62-1995	8604 Wild Wood Forest Dr	1738314233	CUD TD	**R-6**
Z-62-1995	8608 Wild Wood Forest Dr	1738314310	CUD TD	**R-6**
Z-62-1995	8612 Wild Wood Forest Dr	1738313395	CUD TD	**R-6**
Z-62-1995	8616 Wild Wood Forest Dr	1738313471	CUD TD	**R-6**
Z-62-1995	8620 Wild Wood Forest Dr	1738313469	CUD TD	**R-6**
Z-62-1995	8700 Wild Wood Forest Dr	1738313622	CUD TD	**R-6**
Z-62-1995	8704 Wild Wood Forest Dr	1738313609	CUD TD	**R-6**
Z-62-1995	8708 Wild Wood Forest Dr	1738313705	CUD TD	**R-6**
Z-62-1995	8712 Wild Wood Forest Dr	1738313802	CUD TD	**R-6**
Z-62-1995	8716 Wild Wood Forest Dr	1738313809	CUD TD	**R-6**
Z-62-1995	8720 Wild Wood Forest Dr	1738313907	CUD TD	**R-6**
Z-69-1995	10801 Atticus Rd	1739378818	CUD TD	**RX-3-PK**
Z-69-1995	10901 Atticus Rd	1739387076	CUD TD	**RX-3-PK**
Z-69-1995	12302 Basketweave Dr	1830365801	CUD TD	**R-6**
Z-69-1995	12306 Basketweave Dr	1830364854	CUD TD	**R-6**
Z-69-1995	12307 Basketweave Dr	1830363721	CUD TD	**R-6**
Z-69-1995	12310 Basketweave Dr	1830364808	CUD TD	**R-6**
Z-69-1995	12311 Basketweave Dr	1830362775	CUD TD	**R-6**
Z-69-1995	12314 Basketweave Dr	1830363952	CUD TD	**R-6**
Z-69-1995	12315 Basketweave Dr	1830362729	CUD TD	**R-6**
Z-69-1995	12318 Basketweave Dr	1830363905	CUD TD	**R-6**
Z-69-1995	12319 Basketweave Dr	1830361883	CUD TD	**R-6**
Z-69-1995	12322 Basketweave Dr	1830362969	CUD TD	**R-6**
Z-69-1995	12323 Basketweave Dr	1830361837	CUD TD	**R-6**
Z-69-1995	3413 Bee Hive Dr	1830181306	CUD TD	**R-6**
Z-69-1995	3414 Bee Hive Dr	1830182350	CUD TD	**R-6**
Z-69-1995	2900 Bergamot Ct	1739166980	CUD TD	**R-6**
Z-69-1995	2901 Bergamot Ct	1739176191	CUD TD	**R-6**
Z-69-1995	2904 Bergamot Ct	1739167950	CUD TD	**R-6**
Z-69-1995	2905 Bergamot Ct	1739177068	CUD TD	**R-6**
Z-69-1995	2908 Bergamot Ct	1739168920	CUD TD	**R-6**
Z-69-1995	2909 Bergamot Ct	1739178036	CUD TD	**R-6**
Z-69-1995	2912 Bergamot Ct	1739168899	CUD TD	**R-6**
Z-69-1995	2913 Bergamot Ct	1739260938	CUD TD	**R-6**
Z-69-1995	2916 Bergamot Ct	1739260817	CUD TD	**R-6**
Z-69-1995	11803 Canemount St	1830533605	CUD TD	**R-10**
Z-69-1995	11805 Canemount St	1830532697	CUD TD	**R-10**
Z-69-1995	11807 Canemount St	1830532689	CUD TD	**R-10**
Z-69-1995	11809 Canemount St	1830532782	CUD TD	**R-10**
Z-69-1995	11810 Canemount St	1830541138	CUD TD	**R-10**
Z-69-1995	11811 Canemount St	1830532784	CUD TD	**R-10**
Z-69-1995	11813 Canemount St	1830532786	CUD TD	**R-10**
Z-69-1995	11815 Canemount St	1830532788	CUD TD	**R-10**
Z-69-1995	11817 Canemount St	1830532871	CUD TD	**R-10**
Z-69-1995	11820 Canemount St	1830533885	CUD TD	**R-10**
Z-69-1995	11822 Canemount St	1830533887	CUD TD	**R-10**
Z-69-1995	11824 Canemount St	1830533970	CUD TD	**R-10**
Z-69-1995	11825 Canemount St	1830532857	CUD TD	**R-10**
Z-69-1995	11826 Canemount St	1830533962	CUD TD	**R-10**
Z-69-1995	11827 Canemount St	1830532839	CUD TD	**R-10**
Z-69-1995	11828 Canemount St	1830533954	CUD TD	**R-10**
Z-69-1995	11829 Canemount St	1830532911	CUD TD	**R-10**
Z-69-1995	11830 Canemount St	1830533957	CUD TD	**R-10**
Z-69-1995	11831 Canemount St	1830532902	CUD TD	**R-10**
Z-69-1995	11832 Canemount St	1830542042	CUD TD	**R-10**
Z-69-1995	11833 Canemount St	1830531983	CUD TD	**R-10**
Z-69-1995	11834 Canemount St	1830542023	CUD TD	**R-10**
Z-69-1995	11835 Canemount St	1830531965	CUD TD	**R-10**
Z-69-1995	11836 Canemount St	1830542005	CUD TD	**R-10**
Z-69-1995	11838 Canemount St	1830541086	CUD TD	**R-10**
Z-69-1995	11840 Canemount St	1830541067	CUD TD	**R-10**
Z-69-1995	11841 Canemount St	1830531928	CUD TD	**R-10**
Z-69-1995	11842 Canemount St	1830541058	CUD TD	**R-10**
Z-69-1995	11843 Canemount St	1830531909	CUD TD	**R-10**
Z-69-1995	11844 Canemount St	1830541130	CUD TD	**R-10**
Z-69-1995	11845 Canemount St	1830540081	CUD TD	**R-10**
Z-69-1995	11846 Canemount St	1830541111	CUD TD	**R-10**
Z-69-1995	11847 Canemount St	1830540062	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-69-1995	11849 Canemount St	1830540043	CUD TD	**R-10**
Z-69-1995	0 Capital Blvd	1830508755	CUD TD	**CX-5-PK**
Z-69-1995	0 Capital Blvd	1830509871	CUD TD	**CX-5-PK**
Z-69-1995	0 Capital Blvd	1830518211	CUD TD	**CX-5-PK**
Z-69-1995	0 Capital Blvd	1830600018	CUD TD	**CX-5-PK**
Z-69-1995	3916 Cathedral Bell Rd	1830184167	CUD TD	**R-6**
Z-69-1995	2900 Chatelaine Pl	1739166663	CUD TD	**R-6**
Z-69-1995	2901 Chatelaine Pl	1739166779	CUD TD	**R-6**
Z-69-1995	2904 Chatelaine Pl	1739167632	CUD TD	**R-6**
Z-69-1995	2905 Chatelaine Pl	1739167748	CUD TD	**R-6**
Z-69-1995	2908 Chatelaine Pl	1739168611	CUD TD	**R-6**
Z-69-1995	2909 Chatelaine Pl	1739168718	CUD TD	**R-6**
Z-69-1995	2912 Chatelaine Pl	1739168690	CUD TD	**R-6**
Z-69-1995	2913 Chatelaine Pl	1739168787	CUD TD	**R-6**
Z-69-1995	2916 Chatelaine Pl	1739260519	CUD TD	**R-6**
Z-69-1995	2917 Chatelaine Pl	1739169767	CUD TD	**R-6**
Z-69-1995	2920 Chatelaine Pl	1739260655	CUD TD	**R-6**
Z-69-1995	2921 Chatelaine Pl	1739260765	CUD TD	**R-6**
Z-69-1995	11321 Colbert Creek Loop	1830418461	CUD TD	**RX-3-PK**
Z-69-1995	10701 Common Oaks Dr	1739477952	CUD TD	**CX-3-PK**
Z-69-1995	10731 Common Oaks Dr	1739376941	CUD TD	**RX-3-PK**
Z-69-1995	10900 Common Oaks Dr	1739388866	CUD TD	**CX-3-PK**
Z-69-1995	11001 Common Oaks Dr	1739395610	CUD TD	**OX-3-PK**
Z-69-1995	11041 Common Oaks Dr	1830302784	CUD TD	**CX-3-PK**
Z-69-1995	11208 Common Oaks Dr	1830504745	CUD TD	**CX-5-PK**
Z-69-1995	11214 Common Oaks Dr	1830506453	CUD TD	**CX-5-PK**
Z-69-1995	11370 Common Oaks Dr	1830514494	CUD TD	**CX-3-PK**
Z-69-1995	11400 Common Oaks Dr	1830518570	CUD TD	**CX-3-PK**
Z-69-1995	11410 Common Oaks Dr	1830518785	CUD TD	**CX-3-PK**
Z-69-1995	11420 Common Oaks Dr	1830515720	CUD TD	**CX-3-PK**
Z-69-1995	11550 Common Oaks Dr	1830526058	CUD TD	**CX-3-PK**
Z-69-1995	11555 Common Oaks Dr	1830524664	CUD TD	**CX-3-PK**
Z-69-1995	11700 Coppergate Dr	1830530087	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830530089	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830530181	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830530183	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830530185	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830530187	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531017	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531019	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531111	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531113	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531115	CUD TD	**R-10**
Z-69-1995	11700 Coppergate Dr	1830531117	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438067	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438069	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438099	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438161	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438163	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438165	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438167	CUD TD	**R-10**

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-69-1995	11701 Coppergate Dr	1830438169	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438191	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438197	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830438199	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830439007	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830439103	CUD TD	**R-10**
Z-69-1995	11701 Coppergate Dr	1830439105	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530277	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530279	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530283	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530285	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530371	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830530373	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531213	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531215	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531217	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531219	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531303	CUD TD	**R-10**
Z-69-1995	11710 Coppergate Dr	1830531311	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438264	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438266	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438268	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438294	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438296	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438298	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438360	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438362	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438364	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438390	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438392	CUD TD	**R-10**
Z-69-1995	11711 Coppergate Dr	1830438394	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530378	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530462	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530464	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530466	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530468	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530470	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530498	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530560	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830530591	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830531308	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830531400	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830531402	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830531404	CUD TD	**R-10**
Z-69-1995	11720 Coppergate Dr	1830531406	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438359	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438389	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438439	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438443	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438445	CUD TD	**R-10**
Z-69-1995	11721 Coppergate Dr	1830438447	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-69-1995	11721 Coppergate Dr	1830438451	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438469	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438475	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438477	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438481	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438483	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438531	CUD TD	R-10
Z-69-1995	11721 Coppergate Dr	1830438561	CUD TD	R-10
Z-69-1995	14410 Corona Blvd	1830439277	CUD TD	R-10
Z-69-1995	14411 Corona Blvd	1830438776	CUD TD	R-10
Z-69-1995	3327 Cotton Press St	1830360556	CUD TD	R-6
Z-69-1995	3328 Cotton Press St	1830360313	CUD TD	R-6
Z-69-1995	3331 Cotton Press St	1830361542	CUD TD	R-6
Z-69-1995	3332 Cotton Press St	1830361316	CUD TD	R-6
Z-69-1995	3335 Cotton Press St	1830361456	CUD TD	R-6
Z-69-1995	0 Falls Of Neuse Rd	1739188632	CUD TD	CX-3-PK
Z-69-1995	0 Falls Of Neuse Rd	1830403037	CUD TD	CX-3-PK
Z-69-1995	12570 Falls Of Neuse Rd	1739150669	CUD TD	R-6
Z-69-1995	13700 Falls Of Neuse Rd	1739183751	CUD TD	CX-3-PK
Z-69-1995	13800 Falls Of Neuse Rd	1739187931	CUD TD	CX-3-PK
Z-69-1995	13880 Falls Of Neuse Rd	1739282549	CUD TD	CX-3-PK
Z-69-1995	13888 Falls Of Neuse Rd	1739262443	CUD TD	R-6
Z-69-1995	14051 Falls Of Neuse Rd	1739390513	CUD TD	OX-3-PK
Z-69-1995	14200 Falls Of Neuse Rd	1739490284	CUD TD	CX-3-PK
Z-69-1995	14201 Falls Of Neuse Rd	1739398664	CUD TD	CX-3-PK
Z-69-1995	14300 Falls Of Neuse Rd	1739493227	CUD TD	CX-3-PK
Z-69-1995	14301 Falls Of Neuse Rd	1739492805	CUD TD	CX-3-PK
Z-69-1995	14400 Falls Of Neuse Rd	1739498288	CUD TD	CX-3-PK
Z-69-1995	14440 Falls Of Neuse Rd	1739590298	CUD TD	CX-3-PK
Z-69-1995	14460 Falls Of Neuse Rd	1739581727	CUD TD	CX-3-PK
Z-69-1995	14500 Falls Of Neuse Rd	1739593266	CUD TD	CX-3-PK
Z-69-1995	14520 Falls Of Neuse Rd	1739585952	CUD TD	CX-3-PK
Z-69-1995	14550 Falls Of Neuse Rd	1739598241	CUD TD	CX-3-PK
Z-69-1995	14600 Falls Of Neuse Rd	1739599295	CUD TD	CX-3-PK
Z-69-1995	11910 Field Towne Ln	1830543051	CUD TD	R-10
Z-69-1995	11912 Field Towne Ln	1830543054	CUD TD	R-10
Z-69-1995	11914 Field Towne Ln	1830543056	CUD TD	R-10
Z-69-1995	11916 Field Towne Ln	1830543048	CUD TD	R-10
Z-69-1995	11918 Field Towne Ln	1830543130	CUD TD	R-10
Z-69-1995	11920 Field Towne Ln	1830543133	CUD TD	R-10
Z-69-1995	11922 Field Towne Ln	1830543126	CUD TD	R-10
Z-69-1995	11925 Field Towne Ln	1830542115	CUD TD	R-10
Z-69-1995	11927 Field Towne Ln	1830542108	CUD TD	R-10
Z-69-1995	11928 Field Towne Ln	1830543220	CUD TD	R-10
Z-69-1995	11929 Field Towne Ln	1830542200	CUD TD	R-10
Z-69-1995	11930 Field Towne Ln	1830543213	CUD TD	R-10
Z-69-1995	11931 Field Towne Ln	1830542202	CUD TD	R-10
Z-69-1995	11932 Field Towne Ln	1830543215	CUD TD	R-10
Z-69-1995	11934 Field Towne Ln	1830543207	CUD TD	R-10
Z-69-1995	11936 Field Towne Ln	1830543209	CUD TD	R-10
Z-69-1995	11938 Field Towne Ln	1830542391	CUD TD	R-10
Z-69-1995	11940 Field Towne Ln	1830542394	CUD TD	R-10
Z-69-1995	11944 Field Towne Ln	1830542388	CUD TD	R-10
Z-69-1995	11945 Field Towne Ln	1830541366	CUD TD	R-10
Z-69-1995	11946 Field Towne Ln	1830542471	CUD TD	R-10
Z-69-1995	11947 Field Towne Ln	1830541369	CUD TD	R-10
Z-69-1995	11948 Field Towne Ln	1830542473	CUD TD	R-10
Z-69-1995	11949 Field Towne Ln	1830541451	CUD TD	R-10
Z-69-1995	11950 Field Towne Ln	1830542466	CUD TD	R-10
Z-69-1995	11951 Field Towne Ln	1830541453	CUD TD	R-10
Z-69-1995	11952 Field Towne Ln	1830542468	CUD TD	R-10
Z-69-1995	11953 Field Towne Ln	1830541445	CUD TD	R-10
Z-69-1995	11954 Field Towne Ln	1830542560	CUD TD	R-10
Z-69-1995	11955 Field Towne Ln	1830541447	CUD TD	R-10
Z-69-1995	11956 Field Towne Ln	1830542552	CUD TD	R-10
Z-69-1995	11957 Field Towne Ln	1830541530	CUD TD	R-10
Z-69-1995	2900 Finsbury Park Way	1739166046	CUD TD	R-6
Z-69-1995	2901 Finsbury Park Way	1739166234	CUD TD	R-6
Z-69-1995	2904 Finsbury Park Way	1739167051	CUD TD	R-6
Z-69-1995	2905 Finsbury Park Way	1739167222	CUD TD	R-6
Z-69-1995	2908 Finsbury Park Way	1739168018	CUD TD	R-6
Z-69-1995	2909 Finsbury Park Way	1739168127	CUD TD	R-6
Z-69-1995	0 Forest Pines Dr	1830405079	CUD TD	CX-3-PK
Z-69-1995	10701 Forest Pines Dr	1739485281	CUD TD	CX-3-PK
Z-69-1995	10741 Forest Pines Dr	1739485472	CUD TD	CX-3-PK
Z-69-1995	10800 Forest Pines Dr	1739582397	CUD TD	CX-3-PK
Z-69-1995	10831 Forest Pines Dr	1739485655	CUD TD	CX-3-PK
Z-69-1995	10901 Forest Pines Dr	1739486911	CUD TD	CX-3-PK
Z-69-1995	10941 Forest Pines Dr	1739495258	CUD TD	CX-3-PK
Z-69-1995	11081 Forest Pines Dr	1830404234	CUD TD	CX-3-PK
Z-69-1995	11125 Forest Pines Dr	1830401750	CUD TD	CX-3-PK
Z-69-1995	11501 Forest Pines Dr	1830420238	CUD TD	OX-3-PK
Z-69-1995	11601 Forest Pines Dr	1830421903	CUD TD	OX-3-PK
Z-69-1995	11801 Forest Pines Dr	1830434227	CUD TD	R-10
Z-69-1995	14303 Foxcroft Rd	1830434057	CUD TD	R-10
Z-69-1995	14304 Foxcroft Rd	1830435075	CUD TD	R-10
Z-69-1995	14305 Foxcroft Rd	1830434069	CUD TD	R-10
Z-69-1995	14306 Foxcroft Rd	1830435088	CUD TD	R-10
Z-69-1995	14307 Foxcroft Rd	1830434162	CUD TD	R-10
Z-69-1995	14308 Foxcroft Rd	1830435180	CUD TD	R-10
Z-69-1995	14309 Foxcroft Rd	1830434174	CUD TD	R-10
Z-69-1995	14310 Foxcroft Rd	1830435192	CUD TD	R-10
Z-69-1995	14311 Foxcroft Rd	1830434176	CUD TD	R-10
Z-69-1995	14312 Foxcroft Rd	1830435194	CUD TD	R-10
Z-69-1995	14313 Foxcroft Rd	1830434188	CUD TD	R-10
Z-69-1995	14314 Foxcroft Rd	1830435196	CUD TD	R-10
Z-69-1995	14315 Foxcroft Rd	1830434280	CUD TD	R-10
Z-69-1995	14316 Foxcroft Rd	1830436109	CUD TD	R-10
Z-69-1995	14317 Foxcroft Rd	1830434283	CUD TD	R-10
Z-69-1995	14318 Foxcroft Rd	1830436201	CUD TD	R-10
Z-69-1995	14324 Foxcroft Rd	1830436207	CUD TD	R-10
Z-69-1995	14326 Foxcroft Rd	1830435299	CUD TD	R-10

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-69-1995	14328 Foxcroft Rd	1830435381	CUD TD	**R-10**
Z-69-1995	14330 Foxcroft Rd	1830435384	CUD TD	**R-10**
Z-69-1995	14332 Foxcroft Rd	1830435376	CUD TD	**R-10**
Z-69-1995	14334 Foxcroft Rd	1830435368	CUD TD	**R-10**
Z-69-1995	14336 Foxcroft Rd	1830435460	CUD TD	**R-10**
Z-69-1995	14338 Foxcroft Rd	1830435452	CUD TD	**R-10**
Z-69-1995	11200 Galleria Ave	1830504202	CUD TD	**CX-5-PK**
Z-69-1995	11201 Galleria Ave	1830500386	CUD TD	**CX-5-PK**
Z-69-1995	11211 Galleria Ave	1830501583	CUD TD	**CX-5-PK**
Z-69-1995	11200 Governor Manly Way	1830507170	CUD TD	**CX-5-PK**
Z-69-1995	14401 Green Elm Ln	1830428578	CUD TD	**OX-3-PK**
Z-69-1995	14403 Hamletville St	1830449035	CUD TD	**R-10**
Z-69-1995	14405 Hamletville St	1830449047	CUD TD	**R-10**
Z-69-1995	14407 Hamletville St	1830449069	CUD TD	**R-10**
Z-69-1995	14409 Hamletville St	1830449171	CUD TD	**R-10**
Z-69-1995	14411 Hamletville St	1830449183	CUD TD	**R-10**
Z-69-1995	14413 Hamletville St	1830540104	CUD TD	**R-10**
Z-69-1995	14415 Hamletville St	1830540117	CUD TD	**R-10**
Z-69-1995	14421 Hamletville St	1830540240	CUD TD	**R-10**
Z-69-1995	14423 Hamletville St	1830540253	CUD TD	**R-10**
Z-69-1995	14425 Hamletville St	1830540275	CUD TD	**R-10**
Z-69-1995	14427 Hamletville St	1830540286	CUD TD	**R-10**
Z-69-1995	14429 Hamletville St	1830540298	CUD TD	**R-10**
Z-69-1995	14431 Hamletville St	1830541310	CUD TD	**R-10**
Z-69-1995	14433 Hamletville St	1830541322	CUD TD	**R-10**
Z-69-1995	0 Honeychurch St	1830364619	CUD TD	**R-6**
Z-69-1995	12302 Honeychurch St	1830361396	CUD TD	**R-6**
Z-69-1995	11001 Ingleside Pl	1830316645	CUD TD	**CX-3-PK**
Z-69-1995	11005 Ingleside Pl	1830318692	CUD TD	**CX-3-PK**
Z-69-1995	11008 Ingleside Pl	1830412237	CUD TD	**CX-3-PK**
Z-69-1995	11009 Ingleside Pl	1830412549	CUD TD	**CX-3-PK**
Z-69-1995	14520 John Rex Blvd	1739593921	CUD TD	**CX-5-PK**
Z-69-1995	14133 Kennington Park Dr	1739382629	CUD TD	**RX-3-PK**
Z-69-1995	11710 Mezzanine Dr	1830525919	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830525958	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830534211	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535011	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535023	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535025	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535027	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535029	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535051	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535053	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535055	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535057	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535059	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535121	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535123	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535151	CUD TD	**R-10**
Z-69-1995	11710 Mezzanine Dr	1830535163	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830532189	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830532191	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830532193	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830532195	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830532197	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533005	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533007	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533009	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533036	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533038	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533124	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533126	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533128	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533130	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533132	CUD TD	**R-10**
Z-69-1995	11711 Mezzanine Dr	1830533220	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830534289	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830534295	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830534297	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830534370	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830534372	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535119	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535203	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535211	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535228	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535234	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535236	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535242	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535250	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535302	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535304	CUD TD	**R-10**
Z-69-1995	11720 Mezzanine Dr	1830535310	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534359	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534441	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534443	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534445	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534447	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534449	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534476	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534478	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534480	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534482	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534484	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534531	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534533	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534570	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534572	CUD TD	**R-10**
Z-69-1995	11730 Mezzanine Dr	1830534574	CUD TD	**R-10**
Z-69-1995	11731 Mezzanine Dr	1830532397	CUD TD	**R-10**
Z-69-1995	11731 Mezzanine Dr	1830532399	CUD TD	**R-10**
Z-69-1995	11731 Mezzanine Dr	1830532485	CUD TD	**R-10**
Z-69-1995	11731 Mezzanine Dr	1830532487	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-69-1995	11731 Mezzanine Dr	1830532489	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830532491	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830532493	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830532581	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533327	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533329	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533417	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533419	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533421	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533423	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533425	CUD TD	R-10
Z-69-1995	11731 Mezzanine Dr	1830533511	CUD TD	R-10
Z-69-1995	10710 Nickleby Way	1739472918	CUD TD	RX-3-PK
Z-69-1995	10711 Nickleby Way	1739472842	CUD TD	RX-3-PK
Z-69-1995	2900 Northop Ct	1739155754	CUD TD	R-6
Z-69-1995	2901 Northop Ct	1739156914	CUD TD	R-6
Z-69-1995	2904 Northop Ct	1739156740	CUD TD	R-6
Z-69-1995	2905 Northop Ct	1739157932	CUD TD	R-6
Z-69-1995	2908 Northop Ct	1739157813	CUD TD	R-6
Z-69-1995	14411 Oak Springs Way	1830438703	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830438723	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830438743	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830438763	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830438783	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830439703	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830439723	CUD TD	R-10
Z-69-1995	14411 Oak Springs Way	1830439744	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830439793	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830530713	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830530733	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830530753	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830530773	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830530793	CUD TD	R-10
Z-69-1995	14421 Oak Springs Way	1830531713	CUD TD	R-10
Z-69-1995	10702 Oliver Rd	1739389025	CUD TD	RX-3-PK
Z-69-1995	10810 Oliver Rd	1739386062	CUD TD	RX-3-PK
Z-69-1995	10820 Oliver Rd	1739373895	CUD TD	RX-3-PK
Z-69-1995	10830 Oliver Rd	1739374798	CUD TD	RX-3-PK
Z-69-1995	10840 Oliver Rd	1739376866	CUD TD	RX-3-PK
Z-69-1995	10850 Oliver Rd	1739377758	CUD TD	RX-3-PK
Z-69-1995	14500 Popes Creek Dr	1830504179	CUD TD	CX-5-PK
Z-69-1995	14525 Popes Creek Dr	1830517066	CUD TD	CX-5-PK
Z-69-1995	3001 Queensland Rd	1739184043	CUD TD	CX-3-PK
Z-69-1995	3011 Queensland Rd	1739177579	CUD TD	CX-3-PK
Z-69-1995	3020 Queensland Rd	1739174209	CUD TD	R-6
Z-69-1995	3024 Queensland Rd	1739174230	CUD TD	R-6
Z-69-1995	3028 Queensland Rd	1739175131	CUD TD	R-6
Z-69-1995	3032 Queensland Rd	1739175033	CUD TD	R-6
Z-69-1995	3100 Queensland Rd	1739165926	CUD TD	R-6
Z-69-1995	3104 Queensland Rd	1739165829	CUD TD	R-6
Z-69-1995	3108 Queensland Rd	1739165812	CUD TD	R-6
Z-69-1995	3112 Queensland Rd	1739165715	CUD TD	R-6
Z-69-1995	3116 Queensland Rd	1739165608	CUD TD	R-6
Z-69-1995	3120 Queensland Rd	1739165601	CUD TD	R-6
Z-69-1995	3124 Queensland Rd	1739164594	CUD TD	R-6
Z-69-1995	3128 Queensland Rd	1739164487	CUD TD	R-6
Z-69-1995	3200 Queensland Rd	1739164480	CUD TD	R-6
Z-69-1995	3204 Queensland Rd	1739164373	CUD TD	R-6
Z-69-1995	3208 Queensland Rd	1739164276	CUD TD	R-6
Z-69-1995	3212 Queensland Rd	1739164169	CUD TD	R-6
Z-69-1995	3216 Queensland Rd	1739164162	CUD TD	R-6
Z-69-1995	3220 Queensland Rd	1739164065	CUD TD	R-6
Z-69-1995	3300 Queensland Rd	1739154943	CUD TD	R-6
Z-69-1995	3304 Queensland Rd	1739154825	CUD TD	R-6
Z-69-1995	3308 Queensland Rd	1739154719	CUD TD	R-6
Z-69-1995	3312 Queensland Rd	1739154702	CUD TD	R-6
Z-69-1995	3316 Queensland Rd	1739153695	CUD TD	R-6
Z-69-1995	3319 Queensland Rd	1739155631	CUD TD	R-6
Z-69-1995	3320 Queensland Rd	1739153598	CUD TD	R-6
Z-69-1995	3324 Queensland Rd	1739153487	CUD TD	R-6
Z-69-1995	3328 Queensland Rd	1739153396	CUD TD	R-6
Z-69-1995	10750 Wakefield Commons Dr	1739588008	CUD TD	CX-3-PK
Z-69-1995	10770 Wakefield Commons Dr	1739589666	CUD TD	CX-3-PK
Z-69-1995	10790 Wakefield Commons Dr	1739680911	CUD TD	CX-3-PK
Z-69-1995	10831 Wakefield Commons Dr	1739587951	CUD TD	CX-3-PK
Z-69-1995	10850 Wakefield Commons Dr	1739596232	CUD TD	CX-3-PK
Z-69-1995	11011 Wakefield Commons Dr	1739484931	CUD TD	CX-3-PK
Z-69-1995	11021 Wakefield Commons Dr	1739482950	CUD TD	CX-3-PK
Z-69-1995	11031 Wakefield Commons Dr	1739480868	CUD TD	CX-3-PK
Z-69-1995	3000 Wakefield Crossing Dr	1739184385	CUD TD	CX-3-PK
Z-69-1995	2900 Witterton Pl	1739166335	CUD TD	R-6
Z-69-1995	2901 Witterton Pl	1739166542	CUD TD	R-6
Z-69-1995	2904 Witterton Pl	1739167305	CUD TD	R-6
Z-69-1995	2905 Witterton Pl	1739167521	CUD TD	R-6
Z-69-1995	2908 Witterton Pl	1739167373	CUD TD	R-6
Z-69-1995	2909 Witterton Pl	1739167590	CUD TD	R-6
Z-69-1995	2912 Witterton Pl	1739168269	CUD TD	R-6
Z-69-1995	2913 Witterton Pl	1739168469	CUD TD	R-6
Z-69-1995	2917 Witterton Pl	1739169424	CUD TD	R-6
Z-80-1995	0 Mourning Dove Rd	1707469661	CUD O&I-1	OX-3-PL
Z-80-1995	0 Six Forks Rd	1707468567	CUD O&I-1	OX-3-PL
Z-80-1995	7610 Six Forks Rd	1707468684	CUD O&I-1	OX-3-PL
Z-85-1995	1300 Cameron View Ct	1704062419	CUD R-15	RX-3
Z-85-1995	1302 Cameron View Ct	1704062511	CUD R-15	RX-3
Z-85-1995	1304 Cameron View Ct	1704062513	CUD R-15	RX-3
Z-85-1995	1306 Cameron View Ct	1704062515	CUD R-15	RX-3
Z-85-1995	1308 Cameron View Ct	1704062517	CUD R-15	RX-3
Z-85-1995	1310 Cameron View Ct	1704062509	CUD R-15	RX-3
Z-85-1995	1320 Cameron View Ct	1704062612	CUD R-15	RX-3
Z-85-1995	1322 Cameron View Ct	1704062624	CUD R-15	RX-3
Z-85-1995	1324 Cameron View Ct	1704062626	CUD R-15	RX-3
Z-85-1995	1326 Cameron View Ct	1704062618	CUD R-15	RX-3

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-85-1995	1328 Cameron View Ct	1704062720	CUD R-15	**RX-3**
Z-85-1995	1340 Cameron View Ct	1704062738	CUD R-15	**RX-3**
Z-85-1995	1342 Cameron View Ct	1704062718	CUD R-15	**RX-3**
Z-85-1995	1344 Cameron View Ct	1704061798	CUD R-15	**RX-3**
Z-85-1995	1346 Cameron View Ct	1704061778	CUD R-15	**RX-3**
Z-88-1995	5300 Arete Way	0784056072	CUD R-20	**RX-3**
Z-88-1995	5301 Arete Way	0784046868	CUD R-20	**RX-3**
Z-88-1995	5304 Arete Way	0784056013	CUD R-20	**RX-3**
Z-88-1995	5305 Arete Way	0784046828	CUD R-20	**RX-3**
Z-88-1995	5308 Arete Way	0784055083	CUD R-20	**RX-3**
Z-88-1995	5309 Arete Way	0784045888	CUD R-20	**RX-3**
Z-88-1995	5312 Arete Way	0784055043	CUD R-20	**RX-3**
Z-88-1995	5315 Arete Way	0784045858	CUD R-20	**RX-3**
Z-88-1995	5316 Arete Way	0784055003	CUD R-20	**RX-3**
Z-88-1995	5319 Arete Way	0784045818	CUD R-20	**RX-3**
Z-88-1995	5320 Arete Way	0784054073	CUD R-20	**RX-3**
Z-88-1995	5324 Arete Way	0784054044	CUD R-20	**RX-3**
Z-88-1995	5328 Arete Way	0784053087	CUD R-20	**RX-3**
Z-88-1995	5300 Corinthian Way	0784046861	CUD R-20	**RX-3**
Z-88-1995	5301 Corinthian Way	0784046557	CUD R-20	**RX-3**
Z-88-1995	5304 Corinthian Way	0784046820	CUD R-20	**RX-3**
Z-88-1995	5305 Corinthian Way	0784046517	CUD R-20	**RX-3**
Z-88-1995	5308 Corinthian Way	0784045880	CUD R-20	**RX-3**
Z-88-1995	5309 Corinthian Way	0784045587	CUD R-20	**RX-3**
Z-88-1995	5312 Corinthian Way	0784045850	CUD R-20	**RX-3**
Z-88-1995	5315 Corinthian Way	0784045547	CUD R-20	**RX-3**
Z-88-1995	5316 Corinthian Way	0784045811	CUD R-20	**RX-3**
Z-88-1995	5319 Corinthian Way	0784045517	CUD R-20	**RX-3**
Z-88-1995	5553 Corinthian Way	0784045699	CUD R-20	**RX-3**
Z-88-1995	5300 Eolian Ct	0784046459	CUD R-20	**RX-3**
Z-88-1995	5301 Eolian Ct	0784046333	CUD R-20	**RX-3**
Z-88-1995	5304 Eolian Ct	0784046510	CUD R-20	**RX-3**
Z-88-1995	5305 Eolian Ct	0784045394	CUD R-20	**RX-3**
Z-88-1995	5308 Eolian Ct	0784045488	CUD R-20	**RX-3**
Z-88-1995	5309 Eolian Ct	0784045353	CUD R-20	**RX-3**
Z-88-1995	5312 Eolian Ct	0784045448	CUD R-20	**RX-3**
Z-88-1995	5315 Eolian Ct	0784045323	CUD R-20	**RX-3**
Z-88-1995	5316 Eolian Ct	0784045510	CUD R-20	**RX-3**
Z-88-1995	5319 Eolian Ct	0784044383	CUD R-20	**RX-3**
Z-88-1995	5323 Eolian Ct	0784044342	CUD R-20	**RX-3**
Z-88-1995	5327 Eolian Ct	0784043372	CUD R-20	**RX-3**
Z-88-1995	1000 Garnet Ridge Way	0784047288	CUD R-20	**RX-3**
Z-88-1995	1001 Garnet Ridge Way	0784046298	CUD R-20	**RX-3**
Z-88-1995	1004 Garnet Ridge Way	0784048303	CUD R-20	**RX-3**
Z-88-1995	1008 Garnet Ridge Way	0784047396	CUD R-20	**RX-3**
Z-88-1995	1012 Garnet Ridge Way	0784047480	CUD R-20	**RX-3**
Z-88-1995	1016 Garnet Ridge Way	0784047473	CUD R-20	**RX-3**
Z-88-1995	1020 Garnet Ridge Way	0784047477	CUD R-20	**RX-3**
Z-88-1995	1024 Garnet Ridge Way	0784047575	CUD R-20	**RX-3**
Z-88-1995	1100 Garnet Ridge Way	0784047770	CUD R-20	**RX-3**
Z-88-1995	1104 Garnet Ridge Way	0784047772	CUD R-20	**RX-3**
Z-88-1995	1108 Garnet Ridge Way	0784047776	CUD R-20	**RX-3**
Z-88-1995	1112 Garnet Ridge Way	0784047779	CUD R-20	**RX-3**
Z-88-1995	1116 Garnet Ridge Way	0784047883	CUD R-20	**RX-3**
Z-88-1995	1120 Garnet Ridge Way	0784047887	CUD R-20	**RX-3**
Z-88-1995	1124 Garnet Ridge Way	0784047980	CUD R-20	**RX-3**
Z-88-1995	1128 Garnet Ridge Way	0784047964	CUD R-20	**RX-3**
Z-88-1995	1132 Garnet Ridge Way	0784047967	CUD R-20	**RX-3**
Z-88-1995	1136 Garnet Ridge Way	0784048909	CUD R-20	**RX-3**
Z-88-1995	1140 Garnet Ridge Way	0784058013	CUD R-20	**RX-3**
Z-88-1995	1144 Garnet Ridge Way	0784058008	CUD R-20	**RX-3**
Z-88-1995	1148 Garnet Ridge Way	0784057009	CUD R-20	**RX-3**
Z-88-1995	1001 Lake Moraine Pl	0784043388	CUD R-20	**RX-3**
Z-88-1995	1005 Lake Moraine Pl	0784043492	CUD R-20	**RX-3**
Z-88-1995	1009 Lake Moraine Pl	0784043496	CUD R-20	**RX-3**
Z-88-1995	1015 Lake Moraine Pl	0784043590	CUD R-20	**RX-3**
Z-88-1995	1019 Lake Moraine Pl	0784043593	CUD R-20	**RX-3**
Z-88-1995	1023 Lake Moraine Pl	0784043597	CUD R-20	**RX-3**
Z-88-1995	1027 Lake Moraine Pl	0784043691	CUD R-20	**RX-3**
Z-88-1995	1031 Lake Moraine Pl	0784044605	CUD R-20	**RX-3**
Z-88-1995	1035 Lake Moraine Pl	0784044629	CUD R-20	**RX-3**
Z-88-1995	1101 Lake Moraine Pl	0784044722	CUD R-20	**RX-3**
Z-88-1995	1105 Lake Moraine Pl	0784044716	CUD R-20	**RX-3**
Z-88-1995	1109 Lake Moraine Pl	0784044729	CUD R-20	**RX-3**
Z-88-1995	1119 Lake Moraine Pl	0784044824	CUD R-20	**RX-3**
Z-88-1995	1123 Lake Moraine Pl	0784044827	CUD R-20	**RX-3**
Z-88-1995	1127 Lake Moraine Pl	0784044921	CUD R-20	**RX-3**
Z-88-1995	1131 Lake Moraine Pl	0784044904	CUD R-20	**RX-3**
Z-88-1995	1135 Lake Moraine Pl	0784044908	CUD R-20	**RX-3**
Z-88-1995	1139 Lake Moraine Pl	0784054012	CUD R-20	**RX-3**
Z-88-1995	1141 Raleigh School Dr	0784143758	CUD R-20	**RX-3**
Z-95-1995	3000 Duraleigh Rd	0785746114	CUD O&I-1	**OX-3-UL**
Z-101-1995	3801 Centurion Dr	1722715708	CUD IND-1	**IX-3**
Z-101-1995	3001 Jones Sausage Rd	1722733489	CUD IND-1	**IX-3**
Z-101-1995	3301 Jones Sausage Rd	1722720577	CUD IND-1	**IX-3**
Z-101-1995	3321 Jones Sausage Rd	1722629246	CUD IND-1	**IX-3**
Z-11-1996	7290 Capital Blvd	1727763226	CUD IND-1	**IX-3**
Z-38-1996	5400 Homewood Banks Dr	0795496409	CUD O&I-2	**CX-7-PL**
Z-65-1996	7980 Arco Corporate Dr	0768555829	CUD TD	**CX-5-PK**
Z-65-1996	7990 Arco Corporate Dr	0768557740	CUD TD	**CX-5-PK**
Z-65-1996	8001 Arco Corporate Dr	0768652213	CUD TD	**OP-7**
Z-65-1996	8010 Arco Corporate Dr	0768553790	CUD TD	**CX-7-PL**
Z-65-1996	8020 Arco Corporate Dr	0768551384	CUD TD	**CX-7-PL**
Z-65-1996	8041 Arco Corporate Dr	0768549715	CUD TD	**OP-5-PL**
Z-65-1996	8045 Arco Corporate Dr	0768642550	CUD TD	**OP-5-PL**
Z-65-1996	8051 Arco Corporate Dr	0768547190	CUD TD	**OP-5-PL**
Z-65-1996	8061 Arco Corporate Dr	0768535777	CUD TD	**OP-5-PL**
Z-65-1996	8080 Arco Corporate Dr	0768435332	CUD TD	**OP-5-PL**
Z-65-1996	8081 Arco Corporate Dr	0768531315	CUD TD	**OP-5-PL**
Z-65-1996	0 Arnold Palmer Dr	0758977886	CUD TD	**R-4**
Z-65-1996	0 Arnold Palmer Dr	0768061553	CUD TD	**R-4**
Z-65-1996	10510 Arnold Palmer Dr	0768037946	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	10513 Arnold Palmer Dr	0768042649	CUD TD	R-4
Z-65-1996	10518 Arnold Palmer Dr	0768047143	CUD TD	R-4
Z-65-1996	10526 Arnold Palmer Dr	0768047267	CUD TD	R-4
Z-65-1996	10600 Arnold Palmer Dr	0768152114	CUD TD	R-10
Z-65-1996	10700 Arnold Palmer Dr	0768054983	CUD TD	R-4
Z-65-1996	10721 Arnold Palmer Dr	0758950891	CUD TD	R-4
Z-65-1996	10730 Arnold Palmer Dr	0768061660	CUD TD	R-4
Z-65-1996	10740 Arnold Palmer Dr	0768169007	CUD TD	R-4
Z-65-1996	10891 Arnold Palmer Dr	0758971714	CUD TD	R-4
Z-65-1996	10948 Arnold Palmer Dr	0758981485	CUD TD	R-4
Z-65-1996	11114 Arnold Palmer Dr	0758786095	CUD TD	R-10
Z-65-1996	11510 Arnold Palmer Dr	0758752726	CUD TD	R-4
Z-65-1996	11511 Arnold Palmer Dr	0758940138	CUD TD	R-4
Z-65-1996	11700 Arnold Palmer Dr	0758735619	CUD TD	RX-4-PK
Z-65-1996	11801 Arnold Palmer Dr	0758760546	CUD TD	R-4
Z-65-1996	10800 Ashland Mill Ct	0758877063	CUD TD	R-4
Z-65-1996	10805 Ashland Mill Ct	0758876140	CUD TD	R-4
Z-65-1996	10809 Ashland Mill Ct	0758876233	CUD TD	R-4
Z-65-1996	10813 Ashland Mill Ct	0758876315	CUD TD	R-4
Z-65-1996	10817 Ashland Mill Ct	0758875476	CUD TD	R-4
Z-65-1996	10820 Ashland Mill Ct	0758877680	CUD TD	R-4
Z-65-1996	10821 Ashland Mill Ct	0758875559	CUD TD	R-4
Z-65-1996	10824 Ashland Mill Ct	0758878713	CUD TD	R-4
Z-65-1996	10825 Ashland Mill Ct	0758875721	CUD TD	R-4
Z-65-1996	10901 Ashland Mill Ct	0758874892	CUD TD	R-4
Z-65-1996	10904 Ashland Mill Ct	0758876981	CUD TD	R-4
Z-65-1996	10905 Ashland Mill Ct	0758874943	CUD TD	R-4
Z-65-1996	10908 Ashland Mill Ct	0758886013	CUD TD	R-4
Z-65-1996	10909 Ashland Mill Ct	0758884005	CUD TD	R-4
Z-65-1996	10912 Ashland Mill Ct	0758885196	CUD TD	R-4
Z-65-1996	10913 Ashland Mill Ct	0758883176	CUD TD	R-4
Z-65-1996	10917 Ashland Mill Ct	0758883248	CUD TD	R-4
Z-65-1996	10921 Ashland Mill Ct	0758882358	CUD TD	R-4
Z-65-1996	11505 Auldbury Way	0758655649	CUD TD	R-10
Z-65-1996	11507 Auldbury Way	0758655772	CUD TD	R-10
Z-65-1996	11509 Auldbury Way	0758656704	CUD TD	R-10
Z-65-1996	11510 Auldbury Way	0758656586	CUD TD	R-4
Z-65-1996	11515 Auldbury Way	0758656768	CUD TD	R-10
Z-65-1996	11517 Auldbury Way	0758657709	CUD TD	R-10
Z-65-1996	11519 Auldbury Way	0758657830	CUD TD	R-10
Z-65-1996	11523 Auldbury Way	0758658800	CUD TD	R-10
Z-65-1996	11524 Auldbury Way	0758657681	CUD TD	R-4
Z-65-1996	11525 Auldbury Way	0758658840	CUD TD	R-10
Z-65-1996	11527 Auldbury Way	0758658779	CUD TD	R-10
Z-65-1996	11531 Auldbury Way	0758659748	CUD TD	R-10
Z-65-1996	11533 Auldbury Way	0758659776	CUD TD	R-10
Z-65-1996	11534 Auldbury Way	0758658589	CUD TD	R-4
Z-65-1996	11535 Auldbury Way	0758750704	CUD TD	R-10
Z-65-1996	11537 Auldbury Way	0758657824	CUD TD	R-10
Z-65-1996	11541 Auldbury Way	0758750791	CUD TD	R-10
Z-65-1996	11542 Auldbury Way	0758659553	CUD TD	R-4
Z-65-1996	11543 Auldbury Way	0758751628	CUD TD	R-10
Z-65-1996	11545 Auldbury Way	0758751656	CUD TD	R-10
Z-65-1996	11546 Auldbury Way	0758750438	CUD TD	R-4
Z-65-1996	11547 Auldbury Way	0758751683	CUD TD	R-10
Z-65-1996	11551 Auldbury Way	0758752620	CUD TD	R-10
Z-65-1996	11552 Auldbury Way	0758751412	CUD TD	R-4
Z-65-1996	11553 Auldbury Way	0758752558	CUD TD	R-10
Z-65-1996	11555 Auldbury Way	0758752586	CUD TD	R-10
Z-65-1996	11557 Auldbury Way	0758753513	CUD TD	R-10
Z-65-1996	11558 Auldbury Way	0758751399	CUD TD	R-4
Z-65-1996	11561 Auldbury Way	0758753560	CUD TD	R-10
Z-65-1996	11563 Auldbury Way	0758753498	CUD TD	R-10
Z-65-1996	11565 Auldbury Way	0758754426	CUD TD	R-10
Z-65-1996	11567 Auldbury Way	0758754453	CUD TD	R-10
Z-65-1996	11571 Auldbury Way	0758754389	CUD TD	R-10
Z-65-1996	11573 Auldbury Way	0758755306	CUD TD	R-10
Z-65-1996	11575 Auldbury Way	0758755323	CUD TD	R-10
Z-65-1996	11577 Auldbury Way	0758755340	CUD TD	R-10
Z-65-1996	11579 Auldbury Way	0758753443	CUD TD	R-10
Z-65-1996	8203 Autumn Hill Ter	0768266494	CUD TD	RX-4-PK
Z-65-1996	0 Aviation Pkwy	0768203420	CUD TD	IX-3-PK
Z-65-1996	10821 Beech Valley Ct	0758611107	CUD TD	RX-3-PK
Z-65-1996	9703 Blackwell Dr	0758735976	CUD TD	R-10
Z-65-1996	9704 Blackwell Dr	0758745019	CUD TD	R-10
Z-65-1996	9705 Blackwell Dr	0758735946	CUD TD	R-10
Z-65-1996	9706 Blackwell Dr	0758744098	CUD TD	R-10
Z-65-1996	9707 Blackwell Dr	0758735916	CUD TD	R-10
Z-65-1996	9708 Blackwell Dr	0758744087	CUD TD	R-10
Z-65-1996	9709 Blackwell Dr	0758734995	CUD TD	R-10
Z-65-1996	9710 Blackwell Dr	0758744066	CUD TD	R-10
Z-65-1996	9711 Blackwell Dr	0758734974	CUD TD	R-10
Z-65-1996	9712 Blackwell Dr	0758744046	CUD TD	R-10
Z-65-1996	9713 Blackwell Dr	0758734954	CUD TD	R-10
Z-65-1996	9714 Blackwell Dr	0758744015	CUD TD	R-10
Z-65-1996	9715 Blackwell Dr	0758734924	CUD TD	R-10
Z-65-1996	9801 Blackwell Dr	0758733993	CUD TD	R-10
Z-65-1996	9803 Blackwell Dr	0758733952	CUD TD	R-10
Z-65-1996	9804 Blackwell Dr	0758743044	CUD TD	R-10
Z-65-1996	9805 Blackwell Dr	0758733932	CUD TD	R-10
Z-65-1996	9806 Blackwell Dr	0758743013	CUD TD	R-10
Z-65-1996	9807 Blackwell Dr	0758733911	CUD TD	R-10
Z-65-1996	9808 Blackwell Dr	0758742083	CUD TD	R-10
Z-65-1996	9809 Blackwell Dr	0758732991	CUD TD	R-10
Z-65-1996	9810 Blackwell Dr	0758742062	CUD TD	R-10
Z-65-1996	9811 Blackwell Dr	0758732970	CUD TD	R-10
Z-65-1996	9812 Blackwell Dr	0758742042	CUD TD	R-10
Z-65-1996	9813 Blackwell Dr	0758732950	CUD TD	R-10
Z-65-1996	9814 Blackwell Dr	0758742012	CUD TD	R-10
Z-65-1996	9815 Blackwell Dr	0758732911	CUD TD	R-10
Z-65-1996	9820 Blackwell Dr	0758741064	CUD TD	R-10
Z-65-1996	9822 Blackwell Dr	0758741046	CUD TD	R-10

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9824 Blackwell Dr	0758741038	CUD TD	R-10
Z-65-1996	9826 Blackwell Dr	0758741110	CUD TD	R-10
Z-65-1996	9828 Blackwell Dr	0758740192	CUD TD	R-10
Z-65-1996	10020 Blackwell Dr	0758647537	CUD TD	R-10
Z-65-1996	10022 Blackwell Dr	0758647621	CUD TD	R-10
Z-65-1996	10024 Blackwell Dr	0758647622	CUD TD	R-10
Z-65-1996	10026 Blackwell Dr	0758647614	CUD TD	R-10
Z-65-1996	10028 Blackwell Dr	0758647615	CUD TD	R-10
Z-65-1996	10030 Blackwell Dr	0758647607	CUD TD	R-10
Z-65-1996	10032 Blackwell Dr	0758646699	CUD TD	R-10
Z-65-1996	10034 Blackwell Dr	0758646783	CUD TD	R-10
Z-65-1996	10120 Blackwell Dr	0758656033	CUD TD	R-10
Z-65-1996	10122 Blackwell Dr	0758656036	CUD TD	R-10
Z-65-1996	10124 Blackwell Dr	0758656038	CUD TD	R-10
Z-65-1996	10126 Blackwell Dr	0758656120	CUD TD	R-10
Z-65-1996	10128 Blackwell Dr	0758656122	CUD TD	R-10
Z-65-1996	10130 Blackwell Dr	0758656124	CUD TD	R-10
Z-65-1996	10132 Blackwell Dr	0758656127	CUD TD	R-10
Z-65-1996	10134 Blackwell Dr	0758656119	CUD TD	R-10
Z-65-1996	9500 Bluemont Ct	0758886576	CUD TD	R-4
Z-65-1996	9501 Bluemont Ct	0758887489	CUD TD	R-4
Z-65-1996	9504 Bluemont Ct	0758885548	CUD TD	R-4
Z-65-1996	9505 Bluemont Ct	0758886396	CUD TD	R-4
Z-65-1996	9508 Bluemont Ct	0758884429	CUD TD	R-4
Z-65-1996	9509 Bluemont Ct	0758885350	CUD TD	R-4
Z-65-1996	0 Brier Club Ln	0758992236	CUD TD	RX-4-PK
Z-65-1996	0 Brier Creek Pkwy	0768135045	CUD TD	RX-4-PK
Z-65-1996	0 Brier Creek Pkwy	0768431808	CUD TD	CX-5-PK
Z-65-1996	8011 Brier Creek Pkwy	0768464394	CUD TD	CX-5-PK
Z-65-1996	8100 Brier Creek Pkwy	0768364234	CUD TD	CX-5-PK
Z-65-1996	8101 Brier Creek Pkwy	0768462322	CUD TD	CX-5-PK
Z-65-1996	8115 Brier Creek Pkwy	0768460198	CUD TD	CX-5-PK
Z-65-1996	8121 Brier Creek Pkwy	0768369074	CUD TD	CX-5-PK
Z-65-1996	8331 Brier Creek Pkwy	0768440719	CUD TD	CX-5-PK
Z-65-1996	8341 Brier Creek Pkwy	0768356389	CUD TD	CX-5-PK
Z-65-1996	8400 Brier Creek Pkwy	0768248867	CUD TD	RX-4-PK
Z-65-1996	8401 Brier Creek Pkwy	0768356260	CUD TD	CX-5-PK
Z-65-1996	8611 Brier Creek Pkwy	0768348092	CUD TD	CX-5-PK
Z-65-1996	8651 Brier Creek Pkwy	0768334614	CUD TD	CX-5-PK
Z-65-1996	8701 Brier Creek Pkwy	0768239676	CUD TD	CX-5-PK
Z-65-1996	8741 Brier Creek Pkwy	0768237660	CUD TD	CX-5-PK
Z-65-1996	8801 Brier Creek Pkwy	0768239018	CUD TD	CX-5-PK
Z-65-1996	8901 Brier Creek Pkwy	0768220904	CUD TD	CX-3-PK
Z-65-1996	8911 Brier Creek Pkwy	0768128846	CUD TD	CX-3-PK
Z-65-1996	9200 Brier Creek Pkwy	0768033067	CUD TD	CX-3-PK
Z-65-1996	9300 Brier Creek Pkwy	0758939212	CUD TD	CX-3-PK
Z-65-1996	9400 Brier Creek Pkwy	0758935530	CUD TD	CX-3-PK
Z-65-1996	9550 Brier Creek Pkwy	0758931723	CUD TD	CX-3-PK
Z-65-1996	9600 Brier Creek Pkwy	0758836853	CUD TD	CX-3-PK
Z-65-1996	9650 Brier Creek Pkwy	0758833743	CUD TD	CX-3-PK
Z-65-1996	9930 Brier Oak Pl	0758618893	CUD TD	RX-3-PK
Z-65-1996	9703 Briertownes Pkwy	0758744178	CUD TD	R-10
Z-65-1996	9704 Briertownes Pkwy	0758744320	CUD TD	R-10
Z-65-1996	9705 Briertownes Pkwy	0758744157	CUD TD	R-10
Z-65-1996	9706 Briertownes Pkwy	0758744208	CUD TD	R-10
Z-65-1996	9707 Briertownes Pkwy	0758744136	CUD TD	R-10
Z-65-1996	9708 Briertownes Pkwy	0758743298	CUD TD	R-10
Z-65-1996	9709 Briertownes Pkwy	0758744115	CUD TD	R-10
Z-65-1996	9710 Briertownes Pkwy	0758743277	CUD TD	R-10
Z-65-1996	9711 Briertownes Pkwy	0758744105	CUD TD	R-10
Z-65-1996	9712 Briertownes Pkwy	0758743266	CUD TD	R-10
Z-65-1996	9713 Briertownes Pkwy	0758743183	CUD TD	R-10
Z-65-1996	9714 Briertownes Pkwy	0758743236	CUD TD	R-10
Z-65-1996	11603 Broadfield Ct	0758756270	CUD TD	R-4
Z-65-1996	11607 Broadfield Ct	0758757102	CUD TD	R-4
Z-65-1996	11608 Broadfield Ct	0758755064	CUD TD	R-4
Z-65-1996	11611 Broadfield Ct	0758757025	CUD TD	R-4
Z-65-1996	11615 Broadfield Ct	0758747959	CUD TD	R-4
Z-65-1996	11619 Broadfield Ct	0758747983	CUD TD	R-4
Z-65-1996	11620 Broadfield Ct	0758746825	CUD TD	R-4
Z-65-1996	11624 Broadfield Ct	0758746746	CUD TD	R-4
Z-65-1996	11625 Broadfield Ct	0758748826	CUD TD	R-4
Z-65-1996	11628 Broadfield Ct	0758746780	CUD TD	R-4
Z-65-1996	11629 Broadfield Ct	0758748850	CUD TD	R-4
Z-65-1996	11632 Broadfield Ct	0758747635	CUD TD	R-4
Z-65-1996	11633 Broadfield Ct	0758748795	CUD TD	R-4
Z-65-1996	11636 Broadfield Ct	0758747670	CUD TD	R-4
Z-65-1996	11637 Broadfield Ct	0758749740	CUD TD	R-4
Z-65-1996	11640 Broadfield Ct	0758748535	CUD TD	R-4
Z-65-1996	11641 Broadfield Ct	0758749685	CUD TD	R-4
Z-65-1996	11644 Broadfield Ct	0758748479	CUD TD	R-4
Z-65-1996	11645 Broadfield Ct	0758931866	CUD TD	R-4
Z-65-1996	11700 Broadfield Ct	0758749378	CUD TD	R-4
Z-65-1996	11703 Broadfield Ct	0758841446	CUD TD	R-4
Z-65-1996	11704 Broadfield Ct	0758840312	CUD TD	R-4
Z-65-1996	11707 Broadfield Ct	0758841481	CUD TD	R-4
Z-65-1996	11708 Broadfield Ct	0758840246	CUD TD	R-4
Z-65-1996	11711 Broadfield Ct	0758842336	CUD TD	R-4
Z-65-1996	11712 Broadfield Ct	0758840292	CUD TD	R-4
Z-65-1996	11715 Broadfield Ct	0758842392	CUD TD	R-4
Z-65-1996	11716 Broadfield Ct	0758841158	CUD TD	R-4
Z-65-1996	11720 Broadfield Ct	0758841192	CUD TD	R-4
Z-65-1996	11721 Broadfield Ct	0758843257	CUD TD	R-4
Z-65-1996	11725 Broadfield Ct	0758843280	CUD TD	R-4
Z-65-1996	11726 Broadfield Ct	0758842015	CUD TD	R-4
Z-65-1996	11729 Broadfield Ct	0758844112	CUD TD	R-4
Z-65-1996	11730 Broadfield Ct	0758832958	CUD TD	R-4
Z-65-1996	11733 Broadfield Ct	0758844042	CUD TD	R-4
Z-65-1996	11734 Broadfield Ct	0758833976	CUD TD	R-4
Z-65-1996	9701 Broadrun Dr	0758763179	CUD TD	R-4
Z-65-1996	9705 Broadrun Dr	0758763227	CUD TD	R-4
Z-65-1996	9709 Broadrun Dr	0758763308	CUD TD	R-4

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9713 Broadrun Dr	0758763510	CUD TD	**R-4**
Z-65-1996	9717 Broadrun Dr	0758764555	CUD TD	**R-4**
Z-65-1996	9505 Brookchase Dr	0758846617	CUD TD	**R-10**
Z-65-1996	9507 Brookchase Dr	0758845780	CUD TD	**R-10**
Z-65-1996	9509 Brookchase Dr	0758845763	CUD TD	**R-10**
Z-65-1996	9515 Brookchase Dr	0758845815	CUD TD	**R-10**
Z-65-1996	9517 Brookchase Dr	0758844888	CUD TD	**R-10**
Z-65-1996	9519 Brookchase Dr	0758844961	CUD TD	**R-10**
Z-65-1996	9525 Brookchase Dr	0758844948	CUD TD	**R-10**
Z-65-1996	9527 Brookchase Dr	0758854010	CUD TD	**R-10**
Z-65-1996	9529 Brookchase Dr	0758853084	CUD TD	**R-10**
Z-65-1996	9535 Brookchase Dr	0758853069	CUD TD	**R-10**
Z-65-1996	9537 Brookchase Dr	0758853143	CUD TD	**R-10**
Z-65-1996	9539 Brookchase Dr	0758853116	CUD TD	**R-10**
Z-65-1996	9545 Brookchase Dr	0758853203	CUD TD	**R-10**
Z-65-1996	9547 Brookchase Dr	0758852275	CUD TD	**R-10**
Z-65-1996	9549 Brookchase Dr	0758852258	CUD TD	**R-10**
Z-65-1996	9551 Brookchase Dr	0758852332	CUD TD	**R-10**
Z-65-1996	9555 Brookchase Dr	0758852318	CUD TD	**R-10**
Z-65-1996	9557 Brookchase Dr	0758851481	CUD TD	**R-10**
Z-65-1996	9559 Brookchase Dr	0758851464	CUD TD	**R-10**
Z-65-1996	9561 Brookchase Dr	0758851458	CUD TD	**R-10**
Z-65-1996	9565 Brookchase Dr	0758851524	CUD TD	**R-10**
Z-65-1996	9567 Brookchase Dr	0758850595	CUD TD	**R-10**
Z-65-1996	9569 Brookchase Dr	0758850557	CUD TD	**R-10**
Z-65-1996	9571 Brookchase Dr	0758850529	CUD TD	**R-10**
Z-65-1996	9802 Castain Dr	0758649712	CUD TD	**R-10**
Z-65-1996	9804 Castain Dr	0758648790	CUD TD	**R-10**
Z-65-1996	9805 Castain Dr	0758649653	CUD TD	**R-10**
Z-65-1996	9806 Castain Dr	0758648689	CUD TD	**R-10**
Z-65-1996	9807 Castain Dr	0758649630	CUD TD	**R-10**
Z-65-1996	9808 Castain Dr	0758648679	CUD TD	**R-10**
Z-65-1996	9809 Castain Dr	0758649519	CUD TD	**R-10**
Z-65-1996	9810 Castain Dr	0758648658	CUD TD	**R-10**
Z-65-1996	9811 Castain Dr	0758649508	CUD TD	**R-10**
Z-65-1996	9812 Castain Dr	0758648647	CUD TD	**R-10**
Z-65-1996	9813 Castain Dr	0758648597	CUD TD	**R-10**
Z-65-1996	9814 Castain Dr	0758648625	CUD TD	**R-10**
Z-65-1996	9815 Castain Dr	0758648576	CUD TD	**R-10**
Z-65-1996	9816 Castain Dr	0758648602	CUD TD	**R-10**
Z-65-1996	9817 Castain Dr	0758648533	CUD TD	**R-10**
Z-65-1996	9819 Castain Dr	0758648511	CUD TD	**R-10**
Z-65-1996	9821 Castain Dr	0758647590	CUD TD	**R-10**
Z-65-1996	9825 Castain Dr	0758647477	CUD TD	**R-10**
Z-65-1996	9405 Centerwood Dr	0758980298	CUD TD	**R-4**
Z-65-1996	9415 Centerwood Dr	0758980108	CUD TD	**R-4**
Z-65-1996	9424 Centerwood Dr	0758887179	CUD TD	**R-4**
Z-65-1996	9425 Centerwood Dr	0758889076	CUD TD	**R-4**
Z-65-1996	9510 Centerwood Dr	0758887055	CUD TD	**R-4**
Z-65-1996	9511 Centerwood Dr	0758879935	CUD TD	**R-4**
Z-65-1996	9521 Centerwood Dr	0758878893	CUD TD	**R-4**
Z-65-1996	9403 Chasemill Ct	0758893243	CUD TD	**R-10**
Z-65-1996	9405 Chasemill Ct	0758893221	CUD TD	**R-10**
Z-65-1996	9407 Chasemill Ct	0758893118	CUD TD	**R-10**
Z-65-1996	9409 Chasemill Ct	0758893105	CUD TD	**R-10**
Z-65-1996	9700 Cicero Dr	0758741840	CUD TD	**R-10**
Z-65-1996	9802 Cicero Dr	0758648849	CUD TD	**R-10**
Z-65-1996	9803 Cicero Dr	0758648880	CUD TD	**R-10**
Z-65-1996	9804 Cicero Dr	0758648828	CUD TD	**R-10**
Z-65-1996	9805 Cicero Dr	0758648759	CUD TD	**R-10**
Z-65-1996	9806 Cicero Dr	0758648807	CUD TD	**R-10**
Z-65-1996	9807 Cicero Dr	0758648738	CUD TD	**R-10**
Z-65-1996	9808 Cicero Dr	0758647896	CUD TD	**R-10**
Z-65-1996	9809 Cicero Dr	0758648717	CUD TD	**R-10**
Z-65-1996	9810 Cicero Dr	0758647865	CUD TD	**R-10**
Z-65-1996	9811 Cicero Dr	0758648706	CUD TD	**R-10**
Z-65-1996	9812 Cicero Dr	0758647824	CUD TD	**R-10**
Z-65-1996	9813 Cicero Dr	0758647785	CUD TD	**R-10**
Z-65-1996	9814 Cicero Dr	0758647802	CUD TD	**R-10**
Z-65-1996	9815 Cicero Dr	0758647764	CUD TD	**R-10**
Z-65-1996	9816 Cicero Dr	0758646871	CUD TD	**R-10**
Z-65-1996	9818 Cicero Dr	0758646851	CUD TD	**R-10**
Z-65-1996	9902 Cleaver Ct	0758646607	CUD TD	**R-10**
Z-65-1996	9903 Cleaver Ct	0758646549	CUD TD	**R-10**
Z-65-1996	9904 Cleaver Ct	0758645686	CUD TD	**R-10**
Z-65-1996	9905 Cleaver Ct	0758646518	CUD TD	**R-10**
Z-65-1996	9906 Cleaver Ct	0758645656	CUD TD	**R-10**
Z-65-1996	9907 Cleaver Ct	0758645598	CUD TD	**R-10**
Z-65-1996	9908 Cleaver Ct	0758645645	CUD TD	**R-10**
Z-65-1996	9909 Cleaver Ct	0758645587	CUD TD	**R-10**
Z-65-1996	9910 Cleaver Ct	0758645625	CUD TD	**R-10**
Z-65-1996	9911 Cleaver Ct	0758645567	CUD TD	**R-10**
Z-65-1996	9912 Cleaver Ct	0758645614	CUD TD	**R-10**
Z-65-1996	9913 Cleaver Ct	0758645546	CUD TD	**R-10**
Z-65-1996	9914 Cleaver Ct	0758644683	CUD TD	**R-10**
Z-65-1996	9915 Cleaver Ct	0758645515	CUD TD	**R-10**
Z-65-1996	10904 Clovermill Cir	0758870854	CUD TD	**R-10**
Z-65-1996	10906 Clovermill Cir	0758870858	CUD TD	**R-10**
Z-65-1996	10908 Clovermill Cir	0758870952	CUD TD	**R-10**
Z-65-1996	10911 Clovermill Cir	0758779808	CUD TD	**R-10**
Z-65-1996	10912 Clovermill Cir	0758870958	CUD TD	**R-10**
Z-65-1996	10913 Clovermill Cir	0758778869	CUD TD	**R-10**
Z-65-1996	10914 Clovermill Cir	0758880052	CUD TD	**R-10**
Z-65-1996	10915 Clovermill Cir	0758778931	CUD TD	**R-10**
Z-65-1996	10916 Clovermill Cir	0758880046	CUD TD	**R-10**
Z-65-1996	10920 Clovermill Cir	0758880142	CUD TD	**R-10**
Z-65-1996	10922 Clovermill Cir	0758880146	CUD TD	**R-10**
Z-65-1996	10924 Clovermill Cir	0758880240	CUD TD	**R-10**
Z-65-1996	10930 Clovermill Cir	0758789120	CUD TD	**R-10**
Z-65-1996	9105 Club Hill Dr	0768156421	CUD TD	**R-4**
Z-65-1996	9108 Club Hill Dr	0768155539	CUD TD	**R-4**
Z-65-1996	9109 Club Hill Dr	0768155410	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9112 Club Hill Dr	0768154546	CUD TD	**R-4**
Z-65-1996	9113 Club Hill Dr	0768154420	CUD TD	**R-4**
Z-65-1996	9116 Club Hill Dr	0768153547	CUD TD	**R-4**
Z-65-1996	9117 Club Hill Dr	0768153319	CUD TD	**R-4**
Z-65-1996	9200 Club Hill Dr	0768152641	CUD TD	**R-4**
Z-65-1996	9201 Club Hill Dr	0768152401	CUD TD	**R-4**
Z-65-1996	9204 Club Hill Dr	0768151664	CUD TD	**R-4**
Z-65-1996	9205 Club Hill Dr	0768151425	CUD TD	**R-4**
Z-65-1996	9208 Club Hill Dr	0768150668	CUD TD	**R-4**
Z-65-1996	9209 Club Hill Dr	0768150439	CUD TD	**R-4**
Z-65-1996	9212 Club Hill Dr	0768059761	CUD TD	**R-4**
Z-65-1996	9213 Club Hill Dr	0768059544	CUD TD	**R-4**
Z-65-1996	9216 Club Hill Dr	0768058763	CUD TD	**R-4**
Z-65-1996	9217 Club Hill Dr	0768058554	CUD TD	**R-4**
Z-65-1996	9220 Club Hill Dr	0768057764	CUD TD	**R-4**
Z-65-1996	9221 Club Hill Dr	0768057552	CUD TD	**R-4**
Z-65-1996	9224 Club Hill Dr	0768056751	CUD TD	**R-4**
Z-65-1996	9300 Club Hill Dr	0768054680	CUD TD	**R-4**
Z-65-1996	9308 Club Hill Dr	0768053543	CUD TD	**R-4**
Z-65-1996	9316 Club Hill Dr	0768052417	CUD TD	**R-4**
Z-65-1996	9324 Club Hill Dr	0768050456	CUD TD	**R-4**
Z-65-1996	9393 Club Hill Dr	0758959300	CUD TD	**R-4**
Z-65-1996	9410 Club Hill Dr	0758959184	CUD TD	**R-4**
Z-65-1996	0 Clubmont Ln	0758946817	CUD TD	**R-4**
Z-65-1996	10500 Clubmont Ln	0758948367	CUD TD	**R-4**
Z-65-1996	10501 Clubmont Ln	0758946434	CUD TD	**R-4**
Z-65-1996	10504 Clubmont Ln	0758948448	CUD TD	**R-4**
Z-65-1996	10508 Clubmont Ln	0758948517	CUD TD	**R-4**
Z-65-1996	10509 Clubmont Ln	0758946514	CUD TD	**R-4**
Z-65-1996	10512 Clubmont Ln	0758947666	CUD TD	**R-4**
Z-65-1996	10516 Clubmont Ln	0758947715	CUD TD	**R-4**
Z-65-1996	10517 Clubmont Ln	0758945661	CUD TD	**R-4**
Z-65-1996	10520 Clubmont Ln	0758946853	CUD TD	**R-4**
Z-65-1996	10521 Clubmont Ln	0758945721	CUD TD	**R-4**
Z-65-1996	10529 Clubmont Ln	0758944757	CUD TD	**R-4**
Z-65-1996	10537 Clubmont Ln	0758943758	CUD TD	**R-4**
Z-65-1996	10545 Clubmont Ln	0758942775	CUD TD	**R-4**
Z-65-1996	10552 Clubmont Ln	0758941961	CUD TD	**R-4**
Z-65-1996	10556 Clubmont Ln	0758940895	CUD TD	**R-4**
Z-65-1996	10560 Clubmont Ln	0758849797	CUD TD	**R-4**
Z-65-1996	9210 Clubvalley Way	0768034930	CUD TD	**R-4**
Z-65-1996	9220 Clubvalley Way	0768033934	CUD TD	**R-4**
Z-65-1996	9224 Clubvalley Way	0768042041	CUD TD	**R-4**
Z-65-1996	9228 Clubvalley Way	0768041058	CUD TD	**R-4**
Z-65-1996	9232 Clubvalley Way	0768040175	CUD TD	**R-4**
Z-65-1996	9236 Clubvalley Way	0768040202	CUD TD	**R-4**
Z-65-1996	9240 Clubvalley Way	0758949229	CUD TD	**R-4**
Z-65-1996	9295 Clubvalley Way	0768035622	CUD TD	**R-10**
Z-65-1996	9304 Clubvalley Way	0758944591	CUD TD	**R-4**
Z-65-1996	9308 Clubvalley Way	0758944509	CUD TD	**R-4**
Z-65-1996	9312 Clubvalley Way	0758943612	CUD TD	**R-4**
Z-65-1996	9316 Clubvalley Way	0758941698	CUD TD	**R-4**
Z-65-1996	9401 Clubvalley Way	0758849651	CUD TD	**R-4**
Z-65-1996	9410 Clubvalley Way	0758848874	CUD TD	**R-4**
Z-65-1996	9411 Clubvalley Way	0758847548	CUD TD	**R-4**
Z-65-1996	9501 Clubvalley Way	0758845851	CUD TD	**R-10**
Z-65-1996	9510 Clubvalley Way	0758847964	CUD TD	**R-4**
Z-65-1996	9520 Clubvalley Way	0758856066	CUD TD	**R-4**
Z-65-1996	9560 Clubvalley Way	0758854540	CUD TD	**R-4**
Z-65-1996	9564 Clubvalley Way	0758854626	CUD TD	**R-4**
Z-65-1996	9572 Clubvalley Way	0758851823	CUD TD	**R-4**
Z-65-1996	9603 Clubvalley Way	0758758689	CUD TD	**R-4**
Z-65-1996	9606 Clubvalley Way	0758759827	CUD TD	**R-4**
Z-65-1996	9607 Clubvalley Way	0758757786	CUD TD	**R-4**
Z-65-1996	9610 Clubvalley Way	0758758955	CUD TD	**R-4**
Z-65-1996	9611 Clubvalley Way	0758757814	CUD TD	**R-4**
Z-65-1996	9614 Clubvalley Way	0758767083	CUD TD	**R-4**
Z-65-1996	9615 Clubvalley Way	0758756940	CUD TD	**R-4**
Z-65-1996	9618 Clubvalley Way	0758767100	CUD TD	**R-4**
Z-65-1996	9619 Clubvalley Way	0758755978	CUD TD	**R-4**
Z-65-1996	9623 Clubvalley Way	0758765024	CUD TD	**R-4**
Z-65-1996	9627 Clubvalley Way	0758764152	CUD TD	**R-4**
Z-65-1996	9628 Clubvalley Way	0758766127	CUD TD	**R-4**
Z-65-1996	9632 Clubvalley Way	0758766218	CUD TD	**R-4**
Z-65-1996	9635 Clubvalley Way	0758764377	CUD TD	**R-4**
Z-65-1996	9636 Clubvalley Way	0758766347	CUD TD	**R-4**
Z-65-1996	9639 Clubvalley Way	0758765529	CUD TD	**R-4**
Z-65-1996	9640 Clubvalley Way	0758766476	CUD TD	**R-4**
Z-65-1996	9643 Clubvalley Way	0758765694	CUD TD	**R-4**
Z-65-1996	9646 Clubvalley Way	0758767574	CUD TD	**R-4**
Z-65-1996	9902 Clyborn Ct	0758646570	CUD TD	**R-10**
Z-65-1996	9903 Clyborn Ct	0758647422	CUD TD	**R-10**
Z-65-1996	9904 Clyborn Ct	0758646459	CUD TD	**R-10**
Z-65-1996	9905 Clyborn Ct	0758647401	CUD TD	**R-10**
Z-65-1996	9906 Clyborn Ct	0758646437	CUD TD	**R-10**
Z-65-1996	9907 Clyborn Ct	0758646480	CUD TD	**R-10**
Z-65-1996	9908 Clyborn Ct	0758646416	CUD TD	**R-10**
Z-65-1996	9909 Clyborn Ct	0758646379	CUD TD	**R-10**
Z-65-1996	9910 Clyborn Ct	0758646406	CUD TD	**R-10**
Z-65-1996	9911 Clyborn Ct	0758646358	CUD TD	**R-10**
Z-65-1996	9912 Clyborn Ct	0758645485	CUD TD	**R-10**
Z-65-1996	9913 Clyborn Ct	0758646337	CUD TD	**R-10**
Z-65-1996	9914 Clyborn Ct	0758645464	CUD TD	**R-10**
Z-65-1996	9915 Clyborn Ct	0758646316	CUD TD	**R-10**
Z-65-1996	9404 Collingdale Way	0758753301	CUD TD	**R-4**
Z-65-1996	9405 Collingdale Way	0758754105	CUD TD	**R-4**
Z-65-1996	9408 Collingdale Way	0758752215	CUD TD	**R-4**
Z-65-1996	9409 Collingdale Way	0758753064	CUD TD	**R-4**
Z-65-1996	9410 Collingdale Way	0758752123	CUD TD	**R-4**
Z-65-1996	9413 Collingdale Way	0758752070	CUD TD	**R-4**
Z-65-1996	9417 Collingdale Way	0758751062	CUD TD	**R-4**
Z-65-1996	9421 Collingdale Way	0758750096	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9424 Collingdale Way	0758751216	CUD TD	**R-4**
Z-65-1996	9425 Collingdale Way	0758750009	CUD TD	**R-4**
Z-65-1996	9428 Collingdale Way	0758750219	CUD TD	**R-4**
Z-65-1996	9429 Collingdale Way	0758659112	CUD TD	**R-4**
Z-65-1996	9432 Collingdale Way	0758659335	CUD TD	**R-4**
Z-65-1996	9433 Collingdale Way	0758658138	CUD TD	**R-4**
Z-65-1996	9437 Collingdale Way	0758657254	CUD TD	**R-4**
Z-65-1996	9438 Collingdale Way	0758658451	CUD TD	**R-4**
Z-65-1996	9441 Collingdale Way	0758656380	CUD TD	**R-4**
Z-65-1996	9444 Collingdale Way	0758657477	CUD TD	**R-4**
Z-65-1996	9445 Collingdale Way	0758656325	CUD TD	**R-4**
Z-65-1996	9449 Collingdale Way	0758655461	CUD TD	**R-4**
Z-65-1996	9453 Collingdale Way	0758655407	CUD TD	**R-4**
Z-65-1996	9501 Collingdale Way	0758654542	CUD TD	**R-4**
Z-65-1996	9505 Collingdale Way	0758653538	CUD TD	**R-4**
Z-65-1996	9506 Collingdale Way	0758666274	CUD TD	**R-10**
Z-65-1996	9655 Collingdale Way	0758643319	CUD TD	**CX-3-PK**
Z-65-1996	9700 Collingdale Way	0758557984	CUD TD	**R-6**
Z-65-1996	9701 Collingdale Way	0758558533	CUD TD	**R-6**
Z-65-1996	9704 Collingdale Way	0758556693	CUD TD	**R-6**
Z-65-1996	9707 Collingdale Way	0758557520	CUD TD	**R-6**
Z-65-1996	9711 Collingdale Way	0758556453	CUD TD	**R-6**
Z-65-1996	9708 Dayton Ct	0758546421	CUD TD	**R-6**
Z-65-1996	9712 Dayton Ct	0758546531	CUD TD	**R-6**
Z-65-1996	9716 Dayton Ct	0758546569	CUD TD	**R-6**
Z-65-1996	9720 Dayton Ct	0758546688	CUD TD	**R-6**
Z-65-1996	9726 Dayton Ct	0758546798	CUD TD	**R-6**
Z-65-1996	9503 Dellbrook Ct	0758797207	CUD TD	**R-10**
Z-65-1996	9504 Dellbrook Ct	0758795224	CUD TD	**R-10**
Z-65-1996	9505 Dellbrook Ct	0758796293	CUD TD	**R-10**
Z-65-1996	9506 Dellbrook Ct	0758795211	CUD TD	**R-10**
Z-65-1996	9507 Dellbrook Ct	0758796281	CUD TD	**R-10**
Z-65-1996	9508 Dellbrook Ct	0758795108	CUD TD	**R-10**
Z-65-1996	9509 Dellbrook Ct	0758796188	CUD TD	**R-10**
Z-65-1996	9510 Dellbrook Ct	0758794195	CUD TD	**R-10**
Z-65-1996	9511 Dellbrook Ct	0758796175	CUD TD	**R-10**
Z-65-1996	9512 Dellbrook Ct	0758794182	CUD TD	**R-10**
Z-65-1996	9515 Dellbrook Ct	0758796160	CUD TD	**R-10**
Z-65-1996	9517 Dellbrook Ct	0758796067	CUD TD	**R-10**
Z-65-1996	9519 Dellbrook Ct	0758796064	CUD TD	**R-10**
Z-65-1996	9520 Dellbrook Ct	0758794087	CUD TD	**R-10**
Z-65-1996	9521 Dellbrook Ct	0758796061	CUD TD	**R-10**
Z-65-1996	9522 Dellbrook Ct	0758794093	CUD TD	**R-10**
Z-65-1996	9524 Dellbrook Ct	0758794090	CUD TD	**R-10**
Z-65-1996	9526 Dellbrook Ct	0758784997	CUD TD	**R-10**
Z-65-1996	11704 Dellcain Ct	0758746193	CUD TD	**R-4**
Z-65-1996	11705 Dellcain Ct	0758748281	CUD TD	**R-4**
Z-65-1996	11708 Dellcain Ct	0758747037	CUD TD	**R-4**
Z-65-1996	11711 Dellcain Ct	0758749135	CUD TD	**R-4**
Z-65-1996	11712 Dellcain Ct	0758747071	CUD TD	**R-4**
Z-65-1996	11715 Dellcain Ct	0758749181	CUD TD	**R-4**
Z-65-1996	11716 Dellcain Ct	0758738937	CUD TD	**R-4**
Z-65-1996	11720 Dellcain Ct	0758738993	CUD TD	**R-4**
Z-65-1996	11721 Dellcain Ct	0758840037	CUD TD	**R-4**
Z-65-1996	11724 Dellcain Ct	0758739849	CUD TD	**R-4**
Z-65-1996	11725 Dellcain Ct	0758840081	CUD TD	**R-4**
Z-65-1996	11728 Dellcain Ct	0758739881	CUD TD	**R-4**
Z-65-1996	11729 Dellcain Ct	0758831936	CUD TD	**R-4**
Z-65-1996	11732 Dellcain Ct	0758830714	CUD TD	**R-4**
Z-65-1996	11733 Dellcain Ct	0758831992	CUD TD	**R-4**
Z-65-1996	11736 Dellcain Ct	0758831715	CUD TD	**R-4**
Z-65-1996	11737 Dellcain Ct	0758832834	CUD TD	**R-4**
Z-65-1996	11741 Dellcain Ct	0758831786	CUD TD	**R-4**
Z-65-1996	8811 Ellstree Ln	0768225319	CUD TD	**CX-3-PK**
Z-65-1996	8851 Ellstree Ln	0768222237	CUD TD	**CX-3-PK**
Z-65-1996	11102 Emerald Creek Dr	0758547827	CUD TD	**R-6**
Z-65-1996	11106 Emerald Creek Dr	0758547965	CUD TD	**R-6**
Z-65-1996	11110 Emerald Creek Dr	0758558221	CUD TD	**R-6**
Z-65-1996	11114 Emerald Creek Dr	0758557285	CUD TD	**R-6**
Z-65-1996	11118 Emerald Creek Dr	0758557334	CUD TD	**R-6**
Z-65-1996	11102 Empire Lakes Dr	0758778741	CUD TD	**R-4**
Z-65-1996	11103 Empire Lakes Dr	0758870734	CUD TD	**R-4**
Z-65-1996	11106 Empire Lakes Dr	0758778548	CUD TD	**R-4**
Z-65-1996	11107 Empire Lakes Dr	0758870579	CUD TD	**R-4**
Z-65-1996	11110 Empire Lakes Dr	0758778475	CUD TD	**R-4**
Z-65-1996	11111 Empire Lakes Dr	0758870497	CUD TD	**R-4**
Z-65-1996	11202 Empire Lakes Dr	0758779239	CUD TD	**R-4**
Z-65-1996	11203 Empire Lakes Dr	0758871335	CUD TD	**R-4**
Z-65-1996	11206 Empire Lakes Dr	0758779167	CUD TD	**R-4**
Z-65-1996	11207 Empire Lakes Dr	0758871263	CUD TD	**R-4**
Z-65-1996	11210 Empire Lakes Dr	0758779086	CUD TD	**R-4**
Z-65-1996	11211 Empire Lakes Dr	0758871191	CUD TD	**R-4**
Z-65-1996	11214 Empire Lakes Dr	0758860914	CUD TD	**R-4**
Z-65-1996	11215 Empire Lakes Dr	0758872020	CUD TD	**R-4**
Z-65-1996	11218 Empire Lakes Dr	0758860883	CUD TD	**R-4**
Z-65-1996	11219 Empire Lakes Dr	0758862879	CUD TD	**R-4**
Z-65-1996	11222 Empire Lakes Dr	0758861733	CUD TD	**R-4**
Z-65-1996	11223 Empire Lakes Dr	0758863729	CUD TD	**R-4**
Z-65-1996	11226 Empire Lakes Dr	0758861693	CUD TD	**R-4**
Z-65-1996	11301 Empire Lakes Dr	0758864627	CUD TD	**R-4**
Z-65-1996	11304 Empire Lakes Dr	0758862533	CUD TD	**R-4**
Z-65-1996	11305 Empire Lakes Dr	0758864585	CUD TD	**R-4**
Z-65-1996	11308 Empire Lakes Dr	0758862463	CUD TD	**R-4**
Z-65-1996	11309 Empire Lakes Dr	0758864481	CUD TD	**R-4**
Z-65-1996	11312 Empire Lakes Dr	0758862361	CUD TD	**R-4**
Z-65-1996	11313 Empire Lakes Dr	0758864279	CUD TD	**R-4**
Z-65-1996	11317 Empire Lakes Dr	0758864196	CUD TD	**R-4**
Z-65-1996	11401 Empire Lakes Dr	0758865003	CUD TD	**R-4**
Z-65-1996	11404 Empire Lakes Dr	0758852986	CUD TD	**R-4**
Z-65-1996	11405 Empire Lakes Dr	0758854980	CUD TD	**R-4**
Z-65-1996	11408 Empire Lakes Dr	0758852779	CUD TD	**R-4**
Z-65-1996	11409 Empire Lakes Dr	0758854758	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	11002 Fair Chase Ct	0758788322	CUD TD	**R-10**
Z-65-1996	11004 Fair Chase Ct	0758787390	CUD TD	**R-10**
Z-65-1996	11006 Fair Chase Ct	0758787268	CUD TD	**R-10**
Z-65-1996	11008 Fair Chase Ct	0758787226	CUD TD	**R-10**
Z-65-1996	11012 Fair Chase Ct	0758786274	CUD TD	**R-10**
Z-65-1996	11014 Fair Chase Ct	0758786233	CUD TD	**R-10**
Z-65-1996	11016 Fair Chase Ct	0758786201	CUD TD	**R-10**
Z-65-1996	11018 Fair Chase Ct	0758785260	CUD TD	**R-10**
Z-65-1996	11021 Fair Chase Ct	0758776948	CUD TD	**R-10**
Z-65-1996	11022 Fair Chase Ct	0758784196	CUD TD	**R-10**
Z-65-1996	11023 Fair Chase Ct	0758776915	CUD TD	**R-10**
Z-65-1996	11024 Fair Chase Ct	0758784173	CUD TD	**R-10**
Z-65-1996	11025 Fair Chase Ct	0758775993	CUD TD	**R-10**
Z-65-1996	11026 Fair Chase Ct	0758784140	CUD TD	**R-10**
Z-65-1996	11027 Fair Chase Ct	0758775951	CUD TD	**R-10**
Z-65-1996	11028 Fair Chase Ct	0758784027	CUD TD	**R-10**
Z-65-1996	11032 Fair Chase Ct	0758783081	CUD TD	**R-10**
Z-65-1996	11034 Fair Chase Ct	0758773968	CUD TD	**R-10**
Z-65-1996	11036 Fair Chase Ct	0758773954	CUD TD	**R-10**
Z-65-1996	9201 Fawn Lake Dr	0768035593	CUD TD	**R-10**
Z-65-1996	9203 Fawn Lake Dr	0768035552	CUD TD	**R-10**
Z-65-1996	9205 Fawn Lake Dr	0768035520	CUD TD	**R-10**
Z-65-1996	9207 Fawn Lake Dr	0768034498	CUD TD	**R-10**
Z-65-1996	9211 Fawn Lake Dr	0768034516	CUD TD	**R-10**
Z-65-1996	9213 Fawn Lake Dr	0768033589	CUD TD	**R-10**
Z-65-1996	9217 Fawn Lake Dr	0768033661	CUD TD	**R-10**
Z-65-1996	9221 Fawn Lake Dr	0768033658	CUD TD	**R-10**
Z-65-1996	9223 Fawn Lake Dr	0768033721	CUD TD	**R-10**
Z-65-1996	9225 Fawn Lake Dr	0768032793	CUD TD	**R-10**
Z-65-1996	9231 Fawn Lake Dr	0768032737	CUD TD	**R-10**
Z-65-1996	9233 Fawn Lake Dr	0768032709	CUD TD	**R-10**
Z-65-1996	9235 Fawn Lake Dr	0768031872	CUD TD	**R-10**
Z-65-1996	9241 Fawn Lake Dr	0768031826	CUD TD	**R-10**
Z-65-1996	9243 Fawn Lake Dr	0768030898	CUD TD	**R-10**
Z-65-1996	9245 Fawn Lake Dr	0768030970	CUD TD	**R-10**
Z-65-1996	9251 Fawn Lake Dr	0758939961	CUD TD	**R-10**
Z-65-1996	9253 Fawn Lake Dr	0758939934	CUD TD	**R-10**
Z-65-1996	9255 Fawn Lake Dr	0758939917	CUD TD	**R-10**
Z-65-1996	9261 Fawn Lake Dr	0758949024	CUD TD	**R-10**
Z-65-1996	9263 Fawn Lake Dr	0758948097	CUD TD	**R-10**
Z-65-1996	9265 Fawn Lake Dr	0758948069	CUD TD	**R-10**
Z-65-1996	9271 Fawn Lake Dr	0758947059	CUD TD	**R-10**
Z-65-1996	9273 Fawn Lake Dr	0758947121	CUD TD	**R-10**
Z-65-1996	9275 Fawn Lake Dr	0758947104	CUD TD	**R-10**
Z-65-1996	9301 Fawn Lake Dr	0758946169	CUD TD	**R-10**
Z-65-1996	9303 Fawn Lake Dr	0758946231	CUD TD	**R-10**
Z-65-1996	9305 Fawn Lake Dr	0758945292	CUD TD	**R-10**
Z-65-1996	9311 Fawn Lake Dr	0758945212	CUD TD	**R-10**
Z-65-1996	9313 Fawn Lake Dr	0758944273	CUD TD	**R-10**
Z-65-1996	9315 Fawn Lake Dr	0758944256	CUD TD	**R-10**
Z-65-1996	9321 Fawn Lake Dr	0758943299	CUD TD	**R-10**
Z-65-1996	9323 Fawn Lake Dr	0758943360	CUD TD	**R-10**
Z-65-1996	9325 Fawn Lake Dr	0758943332	CUD TD	**R-10**
Z-65-1996	9331 Fawn Lake Dr	0758942364	CUD TD	**R-10**
Z-65-1996	9333 Fawn Lake Dr	0758942335	CUD TD	**R-10**
Z-65-1996	9335 Fawn Lake Dr	0758942308	CUD TD	**R-10**
Z-65-1996	9341 Fawn Lake Dr	0758942407	CUD TD	**R-10**
Z-65-1996	9343 Fawn Lake Dr	0758941489	CUD TD	**R-10**
Z-65-1996	11101 Fellowship Dr	0758793998	CUD TD	**OX-3-PK**
Z-65-1996	11121 Fellowship Dr	0759707139	CUD TD	**OX-3-PK**
Z-65-1996	10440 Fossil Creek Ct	0768031277	CUD TD	**CX-3-PK**
Z-65-1996	9406 Foxgrove Ct	0758745926	CUD TD	**R-4**
Z-65-1996	9410 Foxgrove Ct	0758744981	CUD TD	**R-4**
Z-65-1996	9414 Foxgrove Ct	0758744844	CUD TD	**R-4**
Z-65-1996	9418 Foxgrove Ct	0758744747	CUD TD	**R-4**
Z-65-1996	9422 Foxgrove Ct	0758744750	CUD TD	**R-4**
Z-65-1996	9426 Foxgrove Ct	0758744661	CUD TD	**R-4**
Z-65-1996	9429 Foxgrove Ct	0758746566	CUD TD	**R-4**
Z-65-1996	9430 Foxgrove Ct	0758744591	CUD TD	**R-4**
Z-65-1996	9434 Foxgrove Ct	0758745594	CUD TD	**R-4**
Z-65-1996	11190 Fun Park Dr	0768190075	CUD TD	**CX-3-PK**
Z-65-1996	10401 Glenwood Ave	0768286308	CUD TD	**CX-3-PK**
Z-65-1996	0 Globe Center Dr	0768106128	CUD TD	**IX-3-PK**
Z-65-1996	9200 Globe Center Dr	0768008272	CUD TD	**IX-3-PK**
Z-65-1996	9221 Globe Center Dr	0767094606	CUD TD	**IX-3-PK**
Z-65-1996	9230 Globe Center Dr	0768001282	CUD TD	**IX-3-PK**
Z-65-1996	9241 Globe Center Dr	0757999554	CUD TD	**IX-3-PK**
Z-65-1996	9300 Globe Center Dr	0758905292	CUD TD	**IX-3-PK**
Z-65-1996	9301 Globe Center Dr	0757995468	CUD TD	**IX-3-PK**
Z-65-1996	9400 Globe Center Dr	0758808178	CUD TD	**IX-3-PK**
Z-65-1996	9401 Globe Center Dr	0757991428	CUD TD	**IX-3-PK**
Z-65-1996	10701 Globe Rd	0758719148	CUD TD	**CX-5**
Z-65-1996	10894 Globe Rd	0758548555	CUD TD	**R-6**
Z-65-1996	11001 Globe Rd	0758544195	CUD TD	**R-6**
Z-65-1996	2710 Godley Ln	0768095264	CUD TD	**CX-3-PK**
Z-65-1996	2720 Godley Ln	0768097187	CUD TD	**CX-3-PK**
Z-65-1996	2730 Godley Ln	0768099162	CUD TD	**CX-3-PK**
Z-65-1996	0 Golf Link Dr	0758955578	CUD TD	**R-4**
Z-65-1996	10600 Golf Link Dr	0758959416	CUD TD	**R-4**
Z-65-1996	10609 Golf Link Dr	0758957405	CUD TD	**R-4**
Z-65-1996	10617 Golf Link Dr	0758956589	CUD TD	**R-4**
Z-65-1996	10625 Golf Link Dr	0758957723	CUD TD	**R-4**
Z-65-1996	10701 Golf Link Dr	0758957874	CUD TD	**R-4**
Z-65-1996	10716 Golf Link Dr	0768050963	CUD TD	**R-4**
Z-65-1996	10717 Golf Link Dr	0758969035	CUD TD	**R-4**
Z-65-1996	10725 Golf Link Dr	0758969195	CUD TD	**R-4**
Z-65-1996	10733 Golf Link Dr	0768060286	CUD TD	**R-4**
Z-65-1996	9802 Grettle Ct	0758741481	CUD TD	**R-10**
Z-65-1996	9804 Grettle Ct	0758741460	CUD TD	**R-10**
Z-65-1996	9806 Grettle Ct	0758741349	CUD TD	**R-10**
Z-65-1996	9808 Grettle Ct	0758741338	CUD TD	**R-10**
Z-65-1996	9810 Grettle Ct	0758741318	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9812 Grettle Ct	0758740386	CUD TD	**R-10**
Z-65-1996	9815 Grettle Ct	0758741237	CUD TD	**R-10**
Z-65-1996	9816 Grettle Ct	0758740343	CUD TD	**R-10**
Z-65-1996	9817 Grettle Ct	0758741215	CUD TD	**R-10**
Z-65-1996	9818 Grettle Ct	0758740321	CUD TD	**R-10**
Z-65-1996	9819 Grettle Ct	0758741203	CUD TD	**R-10**
Z-65-1996	9820 Grettle Ct	0758740310	CUD TD	**R-10**
Z-65-1996	9821 Grettle Ct	0758740280	CUD TD	**R-10**
Z-65-1996	9822 Grettle Ct	0758740208	CUD TD	**R-10**
Z-65-1996	9823 Grettle Ct	0758740260	CUD TD	**R-10**
Z-65-1996	9824 Grettle Ct	0758649297	CUD TD	**R-10**
Z-65-1996	9825 Grettle Ct	0758740149	CUD TD	**R-10**
Z-65-1996	9826 Grettle Ct	0758649265	CUD TD	**R-10**
Z-65-1996	9827 Grettle Ct	0758740137	CUD TD	**R-10**
Z-65-1996	9902 Grettle Ct	0758648291	CUD TD	**R-10**
Z-65-1996	9903 Grettle Ct	0758649173	CUD TD	**R-10**
Z-65-1996	9904 Grettle Ct	0758648179	CUD TD	**R-10**
Z-65-1996	9905 Grettle Ct	0758649151	CUD TD	**R-10**
Z-65-1996	9906 Grettle Ct	0758648167	CUD TD	**R-10**
Z-65-1996	9907 Grettle Ct	0758649140	CUD TD	**R-10**
Z-65-1996	9908 Grettle Ct	0758648145	CUD TD	**R-10**
Z-65-1996	9909 Grettle Ct	0758649029	CUD TD	**R-10**
Z-65-1996	9910 Grettle Ct	0758648134	CUD TD	**R-10**
Z-65-1996	9911 Grettle Ct	0758649017	CUD TD	**R-10**
Z-65-1996	9912 Grettle Ct	0758648112	CUD TD	**R-10**
Z-65-1996	9913 Grettle Ct	0758648096	CUD TD	**R-10**
Z-65-1996	9915 Grettle Ct	0758648074	CUD TD	**R-10**
Z-65-1996	10300 Grovechase Ln	0768372507	CUD TD	**RX-4-PK**
Z-65-1996	10940 Hamilton Club Dr	0758985883	CUD TD	**RX-4-PK**
Z-65-1996	0 Harvest Acres Ct	0758882884	CUD TD	**R-10**
Z-65-1996	9403 Harvest Acres Ct	0758896262	CUD TD	**R-10**
Z-65-1996	9405 Harvest Acres Ct	0758896240	CUD TD	**R-10**
Z-65-1996	9407 Harvest Acres Ct	0758896137	CUD TD	**R-10**
Z-65-1996	9409 Harvest Acres Ct	0758896114	CUD TD	**R-10**
Z-65-1996	9410 Harvest Acres Ct	0758894263	CUD TD	**R-10**
Z-65-1996	9411 Harvest Acres Ct	0758896102	CUD TD	**R-10**
Z-65-1996	9412 Harvest Acres Ct	0758894240	CUD TD	**R-10**
Z-65-1996	9413 Harvest Acres Ct	0758895180	CUD TD	**R-10**
Z-65-1996	9414 Harvest Acres Ct	0758894138	CUD TD	**R-10**
Z-65-1996	9415 Harvest Acres Ct	0758895077	CUD TD	**R-10**
Z-65-1996	9416 Harvest Acres Ct	0758894115	CUD TD	**R-10**
Z-65-1996	9418 Harvest Acres Ct	0758894103	CUD TD	**R-10**
Z-65-1996	9420 Harvest Acres Ct	0758893191	CUD TD	**R-10**
Z-65-1996	9422 Harvest Acres Ct	0758893088	CUD TD	**R-10**
Z-65-1996	9502 Harvest Brook Ln	0758863106	CUD TD	**R-4**
Z-65-1996	9506 Harvest Brook Ln	0758861188	CUD TD	**R-4**
Z-65-1996	9507 Harvest Brook Ln	0758851947	CUD TD	**R-4**
Z-65-1996	9600 Heathermill Ln	0758762660	CUD TD	**R-4**
Z-65-1996	9602 Heathermill Ln	0758763667	CUD TD	**R-4**
Z-65-1996	9604 Heathermill Ln	0758764649	CUD TD	**R-4**
Z-65-1996	9605 Heathermill Ln	0758762658	CUD TD	**R-4**

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9608 Heathermill Ln	0758764759	CUD TD	**R-4**
Z-65-1996	9609 Heathermill Ln	0758762735	CUD TD	**R-4**
Z-65-1996	9612 Heathermill Ln	0758764826	CUD TD	**R-4**
Z-65-1996	9613 Heathermill Ln	0758762822	CUD TD	**R-4**
Z-65-1996	9617 Heathermill Ln	0758762829	CUD TD	**R-4**
Z-65-1996	9620 Heathermill Ln	0758764924	CUD TD	**R-4**
Z-65-1996	9621 Heathermill Ln	0758762926	CUD TD	**R-4**
Z-65-1996	9625 Heathermill Ln	0758772044	CUD TD	**R-4**
Z-65-1996	9628 Heathermill Ln	0758774042	CUD TD	**R-4**
Z-65-1996	9629 Heathermill Ln	0758772152	CUD TD	**R-4**
Z-65-1996	9633 Heathermill Ln	0758772199	CUD TD	**R-4**
Z-65-1996	9636 Heathermill Ln	0758774089	CUD TD	**R-4**
Z-65-1996	9637 Heathermill Ln	0758773255	CUD TD	**R-4**
Z-65-1996	9640 Heathermill Ln	0758775145	CUD TD	**R-4**
Z-65-1996	9641 Heathermill Ln	0758774310	CUD TD	**R-4**
Z-65-1996	9700 Heathermill Ln	0758776119	CUD TD	**R-4**
Z-65-1996	9701 Heathermill Ln	0758775337	CUD TD	**R-4**
Z-65-1996	9704 Heathermill Ln	0758776290	CUD TD	**R-4**
Z-65-1996	9705 Heathermill Ln	0758776319	CUD TD	**R-4**
Z-65-1996	9708 Heathermill Ln	0758777271	CUD TD	**R-4**
Z-65-1996	9709 Heathermill Ln	0758776491	CUD TD	**R-4**
Z-65-1996	11502 Helmond Way	0758654777	CUD TD	**R-10**
Z-65-1996	11504 Helmond Way	0758654745	CUD TD	**R-10**
Z-65-1996	11506 Helmond Way	0758654749	CUD TD	**R-10**
Z-65-1996	11508 Helmond Way	0758654863	CUD TD	**R-10**
Z-65-1996	11510 Helmond Way	0758654878	CUD TD	**R-10**
Z-65-1996	11512 Helmond Way	0758654982	CUD TD	**R-10**
Z-65-1996	11514 Helmond Way	0758654995	CUD TD	**R-10**
Z-65-1996	2500 Huntscroft Ln	0759907277	CUD TD	**R-10**
Z-65-1996	9940 Jamison Valley Dr	0758529155	CUD TD	**RX-3-PK**
Z-65-1996	11600 Jayman Dr	0758742302	CUD TD	**R-10**
Z-65-1996	11602 Jayman Dr	0758742310	CUD TD	**R-10**
Z-65-1996	11604 Jayman Dr	0758742228	CUD TD	**R-10**
Z-65-1996	11606 Jayman Dr	0758742236	CUD TD	**R-10**
Z-65-1996	11608 Jayman Dr	0758742234	CUD TD	**R-10**
Z-65-1996	11616 Jayman Dr	0758731549	CUD TD	**R-10**
Z-65-1996	9902 Jerome Ct	0758655233	CUD TD	**R-10**
Z-65-1996	9903 Jerome Ct	0758655145	CUD TD	**R-10**
Z-65-1996	9904 Jerome Ct	0758655203	CUD TD	**R-10**
Z-65-1996	9905 Jerome Ct	0758655114	CUD TD	**R-10**
Z-65-1996	9906 Jerome Ct	0758654283	CUD TD	**R-10**
Z-65-1996	9907 Jerome Ct	0758654194	CUD TD	**R-10**
Z-65-1996	9908 Jerome Ct	0758654263	CUD TD	**R-10**
Z-65-1996	9909 Jerome Ct	0758654174	CUD TD	**R-10**
Z-65-1996	9910 Jerome Ct	0758654232	CUD TD	**R-10**
Z-65-1996	9911 Jerome Ct	0758654154	CUD TD	**R-10**
Z-65-1996	9913 Jerome Ct	0758654133	CUD TD	**R-10**
Z-65-1996	9920 Jerome Ct	0758648447	CUD TD	**R-10**
Z-65-1996	9704 Jordy Dr	0758743398	CUD TD	**R-10**
Z-65-1996	9706 Jordy Dr	0758743367	CUD TD	**R-10**
Z-65-1996	9708 Jordy Dr	0758743346	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9710 Jordy Dr	0758743335	CUD TD	**R-10**
Z-65-1996	9712 Jordy Dr	0758743314	CUD TD	**R-10**
Z-65-1996	9714 Jordy Dr	0758742394	CUD TD	**R-10**
Z-65-1996	2002 Kedvale Ave	0758740586	CUD TD	**R-10**
Z-65-1996	2004 Kedvale Ave	0758740569	CUD TD	**R-10**
Z-65-1996	2006 Kedvale Ave	0758740661	CUD TD	**R-10**
Z-65-1996	2008 Kedvale Ave	0758740652	CUD TD	**R-10**
Z-65-1996	2010 Kedvale Ave	0758740644	CUD TD	**R-10**
Z-65-1996	2012 Kedvale Ave	0758740646	CUD TD	**R-10**
Z-65-1996	2014 Kedvale Ave	0758740629	CUD TD	**R-10**
Z-65-1996	2016 Kedvale Ave	0758740713	CUD TD	**R-10**
Z-65-1996	2018 Kedvale Ave	0758649796	CUD TD	**R-10**
Z-65-1996	2020 Kedvale Ave	0758649798	CUD TD	**R-10**
Z-65-1996	2022 Kedvale Ave	0758649789	CUD TD	**R-10**
Z-65-1996	2024 Kedvale Ave	0758649871	CUD TD	**R-10**
Z-65-1996	2026 Kedvale Ave	0758649864	CUD TD	**R-10**
Z-65-1996	2102 Kedvale Ave	0758649940	CUD TD	**R-10**
Z-65-1996	2104 Kedvale Ave	0758649932	CUD TD	**R-10**
Z-65-1996	2106 Kedvale Ave	0758649924	CUD TD	**R-10**
Z-65-1996	2108 Kedvale Ave	0758649915	CUD TD	**R-10**
Z-65-1996	2110 Kedvale Ave	0758649907	CUD TD	**R-10**
Z-65-1996	2112 Kedvale Ave	0758648999	CUD TD	**R-10**
Z-65-1996	2114 Kedvale Ave	0758658052	CUD TD	**R-10**
Z-65-1996	2116 Kedvale Ave	0758658023	CUD TD	**R-10**
Z-65-1996	2118 Kedvale Ave	0758658004	CUD TD	**R-10**
Z-65-1996	2120 Kedvale Ave	0758657084	CUD TD	**R-10**
Z-65-1996	2121 Kedvale Ave	0758647975	CUD TD	**R-10**
Z-65-1996	2122 Kedvale Ave	0758657065	CUD TD	**R-10**
Z-65-1996	2124 Kedvale Ave	0758657045	CUD TD	**R-10**
Z-65-1996	2125 Kedvale Ave	0758647935	CUD TD	**R-10**
Z-65-1996	2126 Kedvale Ave	0758657017	CUD TD	**R-10**
Z-65-1996	2127 Kedvale Ave	0758647904	CUD TD	**R-10**
Z-65-1996	2129 Kedvale Ave	0758646994	CUD TD	**R-10**
Z-65-1996	2131 Kedvale Ave	0758646973	CUD TD	**R-10**
Z-65-1996	2133 Kedvale Ave	0758646953	CUD TD	**R-10**
Z-65-1996	2135 Kedvale Ave	0758646940	CUD TD	**R-10**
Z-65-1996	9902 Kedzie Ct	0758645876	CUD TD	**R-10**
Z-65-1996	9903 Kedzie Ct	0758645788	CUD TD	**R-10**
Z-65-1996	9904 Kedzie Ct	0758645846	CUD TD	**R-10**
Z-65-1996	9905 Kedzie Ct	0758645757	CUD TD	**R-10**
Z-65-1996	9906 Kedzie Ct	0758645825	CUD TD	**R-10**
Z-65-1996	9907 Kedzie Ct	0758645737	CUD TD	**R-10**
Z-65-1996	9908 Kedzie Ct	0758645805	CUD TD	**R-10**
Z-65-1996	9909 Kedzie Ct	0758645717	CUD TD	**R-10**
Z-65-1996	9910 Kedzie Ct	0758644895	CUD TD	**R-10**
Z-65-1996	9911 Kedzie Ct	0758645706	CUD TD	**R-10**
Z-65-1996	9912 Kedzie Ct	0758644865	CUD TD	**R-10**
Z-65-1996	9913 Kedzie Ct	0758644776	CUD TD	**R-10**
Z-65-1996	0 Layla Ave	0758740472	CUD TD	**R-10**
Z-65-1996	9703 Layla Ave	0758743516	CUD TD	**R-10**
Z-65-1996	9704 Layla Ave	0758742666	CUD TD	**R-10**
Z-65-1996	9705 Layla Ave	0758742595	CUD TD	**R-10**
Z-65-1996	9706 Layla Ave	0758742645	CUD TD	**R-10**
Z-65-1996	9707 Layla Ave	0758742574	CUD TD	**R-10**
Z-65-1996	9708 Layla Ave	0758742624	CUD TD	**R-10**
Z-65-1996	9709 Layla Ave	0758742554	CUD TD	**R-10**
Z-65-1996	9710 Layla Ave	0758742614	CUD TD	**R-10**
Z-65-1996	9711 Layla Ave	0758742543	CUD TD	**R-10**
Z-65-1996	9712 Layla Ave	0758741693	CUD TD	**R-10**
Z-65-1996	9713 Layla Ave	0758742522	CUD TD	**R-10**
Z-65-1996	9714 Layla Ave	0758741672	CUD TD	**R-10**
Z-65-1996	9716 Layla Ave	0758741641	CUD TD	**R-10**
Z-65-1996	9801 Layla Ave	0758741449	CUD TD	**R-10**
Z-65-1996	9803 Layla Ave	0758741408	CUD TD	**R-10**
Z-65-1996	9805 Layla Ave	0758740497	CUD TD	**R-10**
Z-65-1996	9807 Layla Ave	0758740476	CUD TD	**R-10**
Z-65-1996	9811 Layla Ave	0758740466	CUD TD	**R-10**
Z-65-1996	9812 Layla Ave	0758649595	CUD TD	**R-10**
Z-65-1996	9813 Layla Ave	0758740434	CUD TD	**R-10**
Z-65-1996	9814 Layla Ave	0758649572	CUD TD	**R-10**
Z-65-1996	9815 Layla Ave	0758649490	CUD TD	**R-10**
Z-65-1996	9816 Layla Ave	0758649550	CUD TD	**R-10**
Z-65-1996	9817 Layla Ave	0758649378	CUD TD	**R-10**
Z-65-1996	9818 Layla Ave	0758649439	CUD TD	**R-10**
Z-65-1996	9819 Layla Ave	0758649357	CUD TD	**R-10**
Z-65-1996	9820 Layla Ave	0758648496	CUD TD	**R-10**
Z-65-1996	9821 Layla Ave	0758649346	CUD TD	**R-10**
Z-65-1996	9822 Layla Ave	0758648474	CUD TD	**R-10**
Z-65-1996	9823 Layla Ave	0758649324	CUD TD	**R-10**
Z-65-1996	9824 Layla Ave	0758648463	CUD TD	**R-10**
Z-65-1996	9825 Layla Ave	0758649313	CUD TD	**R-10**
Z-65-1996	9826 Layla Ave	0758648451	CUD TD	**R-10**
Z-65-1996	9827 Layla Ave	0758648391	CUD TD	**R-10**
Z-65-1996	9828 Layla Ave	0758648430	CUD TD	**R-10**
Z-65-1996	9902 Layla Ave	0758647374	CUD TD	**R-10**
Z-65-1996	9903 Layla Ave	0758648246	CUD TD	**R-10**
Z-65-1996	9904 Layla Ave	0758647352	CUD TD	**R-10**
Z-65-1996	9905 Layla Ave	0758648225	CUD TD	**R-10**
Z-65-1996	9906 Layla Ave	0758647341	CUD TD	**R-10**
Z-65-1996	9907 Layla Ave	0758648203	CUD TD	**R-10**
Z-65-1996	9908 Layla Ave	0758647229	CUD TD	**R-10**
Z-65-1996	9909 Layla Ave	0758647282	CUD TD	**R-10**
Z-65-1996	9910 Layla Ave	0758647207	CUD TD	**R-10**
Z-65-1996	9911 Layla Ave	0758647270	CUD TD	**R-10**
Z-65-1996	9912 Layla Ave	0758646286	CUD TD	**R-10**
Z-65-1996	9913 Layla Ave	0758647158	CUD TD	**R-10**
Z-65-1996	10200 Little Brier Creek Ln	0768460993	CUD TD	**CX-5-PK**
Z-65-1996	10201 Little Brier Creek Ln	0768368521	CUD TD	**CX-5-PK**
Z-65-1996	10250 Little Brier Creek Ln	0768379151	CUD TD	**CX-5-PK**
Z-65-1996	10251 Little Brier Creek Ln	0768366740	CUD TD	**CX-5-PK**
Z-65-1996	10400 Little Brier Creek Ln	0768274384	CUD TD	**CX-3-PK**
Z-65-1996	10450 Little Brier Creek Ln	0768274764	CUD TD	**CX-3-PK**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	10500 Little Brier Creek Ln	0768284017	CUD TD	**CX-3-PK**
Z-65-1996	10501 Little Brier Creek Ln	0768184675	CUD TD	**R-6**
Z-65-1996	10550 Little Brier Creek Ln	0768282224	CUD TD	**CX-3-PK**
Z-65-1996	9503 Lost Key Ct	0758798294	CUD TD	**R-10**
Z-65-1996	9504 Lost Key Ct	0758797290	CUD TD	**R-10**
Z-65-1996	9505 Lost Key Ct	0758799223	CUD TD	**R-10**
Z-65-1996	9506 Lost Key Ct	0758797187	CUD TD	**R-10**
Z-65-1996	9507 Lost Key Ct	0758799252	CUD TD	**R-10**
Z-65-1996	9508 Lost Key Ct	0758797184	CUD TD	**R-10**
Z-65-1996	9509 Lost Key Ct	0758799280	CUD TD	**R-10**
Z-65-1996	9510 Lost Key Ct	0758797171	CUD TD	**R-10**
Z-65-1996	9512 Lost Key Ct	0758797078	CUD TD	**R-10**
Z-65-1996	9514 Lost Key Ct	0758797065	CUD TD	**R-10**
Z-65-1996	0 Lumley Rd	0768212943	CUD TD	**OP-5-PK**
Z-65-1996	0 Lumley Rd	0768426188	CUD TD	**IX-3-PK**
Z-65-1996	0 Lumley Rd	0768524522	CUD TD	**IX-3-PK**
Z-65-1996	0 Lumley Rd	0768525821	CUD TD	**IX-3-PK**
Z-65-1996	0 Lumley Rd	0768537162	CUD TD	**IX-3-PK**
Z-65-1996	0 Lumley Rd	0768633485	CUD TD	**IX-3-PK**
Z-65-1996	10100 Lumley Rd	0768328520	CUD TD	**OP-5-PK**
Z-65-1996	10200 Lumley Rd	0768339078	CUD TD	**OP-5-PK**
Z-65-1996	10201 Lumley Rd	0768118575	CUD TD	**OP-5-PK**
Z-65-1996	10370 Lumley Rd	0768233280	CUD TD	**CX-5-PK**
Z-65-1996	11011 Maplecroft Ct	0758881533	CUD TD	**R-10**
Z-65-1996	11013 Maplecroft Ct	0758880595	CUD TD	**R-10**
Z-65-1996	11015 Maplecroft Ct	0758880587	CUD TD	**R-10**
Z-65-1996	11017 Maplecroft Ct	0758880569	CUD TD	**R-10**
Z-65-1996	11019 Maplecroft Ct	0758880642	CUD TD	**R-10**
Z-65-1996	11103 Maplecroft Ct	0758880608	CUD TD	**R-10**
Z-65-1996	11105 Maplecroft Ct	0758789770	CUD TD	**R-10**
Z-65-1996	11107 Maplecroft Ct	0758789741	CUD TD	**R-10**
Z-65-1996	11109 Maplecroft Ct	0758789723	CUD TD	**R-10**
Z-65-1996	11111 Maplecroft Ct	0758788794	CUD TD	**R-10**
Z-65-1996	11113 Maplecroft Ct	0758788765	CUD TD	**R-10**
Z-65-1996	11115 Maplecroft Ct	0758788860	CUD TD	**R-10**
Z-65-1996	11202 Maplecroft Ct	0758788968	CUD TD	**R-10**
Z-65-1996	11204 Maplecroft Ct	0758788937	CUD TD	**R-10**
Z-65-1996	11206 Maplecroft Ct	0758788907	CUD TD	**R-10**
Z-65-1996	11208 Maplecroft Ct	0758787976	CUD TD	**R-10**
Z-65-1996	11210 Maplecroft Ct	0758787946	CUD TD	**R-10**
Z-65-1996	11211 Maplecroft Ct	0758787882	CUD TD	**R-10**
Z-65-1996	11212 Maplecroft Ct	0758787924	CUD TD	**R-10**
Z-65-1996	11213 Maplecroft Ct	0758787860	CUD TD	**R-10**
Z-65-1996	11214 Maplecroft Ct	0758786983	CUD TD	**R-10**
Z-65-1996	11215 Maplecroft Ct	0758787739	CUD TD	**R-10**
Z-65-1996	11217 Maplecroft Ct	0758787718	CUD TD	**R-10**
Z-65-1996	11219 Maplecroft Ct	0758786786	CUD TD	**R-10**
Z-65-1996	11221 Maplecroft Ct	0758786755	CUD TD	**R-10**
Z-65-1996	11223 Maplecroft Ct	0758786733	CUD TD	**R-10**
Z-65-1996	11230 Maplecroft Ct	0758785889	CUD TD	**R-10**
Z-65-1996	11231 Maplecroft Ct	0758785782	CUD TD	**R-10**
Z-65-1996	11232 Maplecroft Ct	0758785849	CUD TD	**R-10**
Z-65-1996	11233 Maplecroft Ct	0758785752	CUD TD	**R-10**
Z-65-1996	11234 Maplecroft Ct	0758785819	CUD TD	**R-10**
Z-65-1996	11235 Maplecroft Ct	0758785722	CUD TD	**R-10**
Z-65-1996	11236 Maplecroft Ct	0758784899	CUD TD	**R-10**
Z-65-1996	11237 Maplecroft Ct	0758784791	CUD TD	**R-10**
Z-65-1996	11238 Maplecroft Ct	0758784869	CUD TD	**R-10**
Z-65-1996	11239 Maplecroft Ct	0758784761	CUD TD	**R-10**
Z-65-1996	11240 Maplecroft Ct	0758784829	CUD TD	**R-10**
Z-65-1996	11241 Maplecroft Ct	0758784731	CUD TD	**R-10**
Z-65-1996	11243 Maplecroft Ct	0758784711	CUD TD	**R-10**
Z-65-1996	11245 Maplecroft Ct	0758783771	CUD TD	**R-10**
Z-65-1996	0 Marni Ct	0758731839	CUD TD	**R-10**
Z-65-1996	0 Marni Ct	0758731874	CUD TD	**R-10**
Z-65-1996	9900 Marni Ct	0758731909	CUD TD	**R-10**
Z-65-1996	9902 Marni Ct	0758730987	CUD TD	**R-10**
Z-65-1996	9904 Marni Ct	0758730976	CUD TD	**R-10**
Z-65-1996	9905 Marni Ct	0758731879	CUD TD	**R-10**
Z-65-1996	9906 Marni Ct	0758730955	CUD TD	**R-10**
Z-65-1996	9907 Marni Ct	0758731875	CUD TD	**R-10**
Z-65-1996	9908 Marni Ct	0758730944	CUD TD	**R-10**
Z-65-1996	9909 Marni Ct	0758731854	CUD TD	**R-10**
Z-65-1996	9910 Marni Ct	0758730922	CUD TD	**R-10**
Z-65-1996	9911 Marni Ct	0758731842	CUD TD	**R-10**
Z-65-1996	9912 Marni Ct	0758730910	CUD TD	**R-10**
Z-65-1996	9913 Marni Ct	0758731820	CUD TD	**R-10**
Z-65-1996	9914 Marni Ct	0758730826	CUD TD	**R-10**
Z-65-1996	9915 Marni Ct	0758730769	CUD TD	**R-10**
Z-65-1996	9916 Marni Ct	0758730834	CUD TD	**R-10**
Z-65-1996	9917 Marni Ct	0758730842	CUD TD	**R-10**
Z-65-1996	9000 Meadow Mist Ct	0768166471	CUD TD	**R-4**
Z-65-1996	9004 Meadow Mist Ct	0768167520	CUD TD	**R-4**
Z-65-1996	9008 Meadow Mist Ct	0768166588	CUD TD	**R-4**
Z-65-1996	9012 Meadow Mist Ct	0768166665	CUD TD	**R-4**
Z-65-1996	9016 Meadow Mist Ct	0768166741	CUD TD	**R-4**
Z-65-1996	9017 Meadow Mist Ct	0768164658	CUD TD	**R-4**
Z-65-1996	9020 Meadow Mist Ct	0768166718	CUD TD	**R-4**
Z-65-1996	9021 Meadow Mist Ct	0768164716	CUD TD	**R-4**
Z-65-1996	9024 Meadow Mist Ct	0768166806	CUD TD	**R-4**
Z-65-1996	9025 Meadow Mist Ct	0768164825	CUD TD	**R-4**
Z-65-1996	9100 Meadow Mist Ct	0768166913	CUD TD	**R-4**
Z-65-1996	9105 Mission Hills Ct	0768163803	CUD TD	**R-4**
Z-65-1996	9109 Mission Hills Ct	0768162843	CUD TD	**R-4**
Z-65-1996	9113 Mission Hills Ct	0768161853	CUD TD	**R-4**
Z-65-1996	9117 Mission Hills Ct	0768160898	CUD TD	**R-4**
Z-65-1996	9405 Misty Creek Ln	0758748382	CUD TD	**R-4**
Z-65-1996	9408 Misty Creek Ln	0758747466	CUD TD	**R-4**
Z-65-1996	9409 Misty Creek Ln	0758748229	CUD TD	**R-4**
Z-65-1996	9500 Misty Creek Ln	0758746484	CUD TD	**R-4**
Z-65-1996	9504 Misty Creek Ln	0758746421	CUD TD	**R-4**
Z-65-1996	9505 Misty Creek Ln	0758746294	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9508 Misty Creek Ln	0758745358	CUD TD	**R-4**
Z-65-1996	9509 Misty Creek Ln	0758746221	CUD TD	**R-4**
Z-65-1996	10111 Mizner Ln	0758977658	CUD TD	**R-10**
Z-65-1996	10113 Mizner Ln	0758977687	CUD TD	**R-10**
Z-65-1996	10115 Mizner Ln	0758978616	CUD TD	**R-10**
Z-65-1996	10310 Moncreiffe Rd	0768128681	CUD TD	**CX-3-PL**
Z-65-1996	9403 Oglebay Ct	0758990109	CUD TD	**R-10**
Z-65-1996	9404 Oglebay Ct	0758897284	CUD TD	**R-10**
Z-65-1996	9405 Oglebay Ct	0758899196	CUD TD	**R-10**
Z-65-1996	9406 Oglebay Ct	0758897270	CUD TD	**R-10**
Z-65-1996	9408 Oglebay Ct	0758897168	CUD TD	**R-10**
Z-65-1996	9409 Oglebay Ct	0758899183	CUD TD	**R-10**
Z-65-1996	9410 Oglebay Ct	0758897165	CUD TD	**R-10**
Z-65-1996	9411 Oglebay Ct	0758899170	CUD TD	**R-10**
Z-65-1996	9412 Oglebay Ct	0758897152	CUD TD	**R-10**
Z-65-1996	9415 Oglebay Ct	0758899055	CUD TD	**R-10**
Z-65-1996	9417 Oglebay Ct	0758899023	CUD TD	**R-10**
Z-65-1996	9419 Oglebay Ct	0758899001	CUD TD	**R-10**
Z-65-1996	9420 Oglebay Ct	0758897110	CUD TD	**R-10**
Z-65-1996	9421 Oglebay Ct	0758888989	CUD TD	**R-10**
Z-65-1996	9422 Oglebay Ct	0758897008	CUD TD	**R-10**
Z-65-1996	9423 Oglebay Ct	0758888968	CUD TD	**R-10**
Z-65-1996	9424 Oglebay Ct	0758896086	CUD TD	**R-10**
Z-65-1996	9425 Oglebay Ct	0758888936	CUD TD	**R-10**
Z-65-1996	9426 Oglebay Ct	0758896064	CUD TD	**R-10**
Z-65-1996	9428 Oglebay Ct	0758896041	CUD TD	**R-10**
Z-65-1996	9431 Oglebay Ct	0758888902	CUD TD	**R-10**
Z-65-1996	9433 Oglebay Ct	0758887899	CUD TD	**R-10**
Z-65-1996	9435 Oglebay Ct	0758887877	CUD TD	**R-10**
Z-65-1996	9437 Oglebay Ct	0758887855	CUD TD	**R-10**
Z-65-1996	9439 Oglebay Ct	0758887843	CUD TD	**R-10**
Z-65-1996	9441 Oglebay Ct	0758887821	CUD TD	**R-10**
Z-65-1996	9443 Oglebay Ct	0758886798	CUD TD	**R-10**
Z-65-1996	9116 Palm Bay Cir	0768079874	CUD TD	**R-6**
Z-65-1996	9117 Palm Bay Cir	0768089062	CUD TD	**R-6**
Z-65-1996	9121 Palm Bay Cir	0768180025	CUD TD	**R-6**
Z-65-1996	9125 Palm Bay Cir	0768180088	CUD TD	**R-6**
Z-65-1996	9129 Palm Bay Cir	0768181069	CUD TD	**R-6**
Z-65-1996	9133 Palm Bay Cir	0768182028	CUD TD	**R-6**
Z-65-1996	9137 Palm Bay Cir	0768182098	CUD TD	**R-6**
Z-65-1996	9141 Palm Bay Cir	0768183068	CUD TD	**R-6**
Z-65-1996	9159 Palm Bay Cir	0768184057	CUD TD	**R-6**
Z-65-1996	9164 Palm Bay Cir	0768187043	CUD TD	**R-6**
Z-65-1996	9200 Palm Bay Cir	0768187121	CUD TD	**R-6**
Z-65-1996	9204 Palm Bay Cir	0768187211	CUD TD	**R-6**
Z-65-1996	9208 Palm Bay Cir	0768186268	CUD TD	**R-6**
Z-65-1996	9209 Palm Bay Cir	0768184178	CUD TD	**R-6**
Z-65-1996	9212 Palm Bay Cir	0768185395	CUD TD	**R-6**
Z-65-1996	9216 Palm Bay Cir	0768185319	CUD TD	**R-6**
Z-65-1996	9220 Palm Bay Cir	0768184430	CUD TD	**R-6**
Z-65-1996	9221 Palm Bay Cir	0768183280	CUD TD	**R-6**
Z-65-1996	9224 Palm Bay Cir	0768183461	CUD TD	**R-6**
Z-65-1996	9225 Palm Bay Cir	0768183211	CUD TD	**R-6**
Z-65-1996	9228 Palm Bay Cir	0768183402	CUD TD	**R-6**
Z-65-1996	9229 Palm Bay Cir	0768182241	CUD TD	**R-6**
Z-65-1996	9232 Palm Bay Cir	0768182423	CUD TD	**R-6**
Z-65-1996	9233 Palm Bay Cir	0768181273	CUD TD	**R-6**
Z-65-1996	9236 Palm Bay Cir	0768181476	CUD TD	**R-6**
Z-65-1996	9237 Palm Bay Cir	0768181204	CUD TD	**R-6**
Z-65-1996	9240 Palm Bay Cir	0768180498	CUD TD	**R-6**
Z-65-1996	9244 Palm Bay Cir	0768180520	CUD TD	**R-6**
Z-65-1996	9245 Palm Bay Cir	0768180217	CUD TD	**R-6**
Z-65-1996	9248 Palm Bay Cir	0768089551	CUD TD	**R-6**
Z-65-1996	9251 Palm Bay Cir	0768088229	CUD TD	**R-6**
Z-65-1996	9252 Palm Bay Cir	0768088489	CUD TD	**R-6**
Z-65-1996	9255 Palm Bay Cir	0768087330	CUD TD	**R-6**
Z-65-1996	9256 Palm Bay Cir	0768088510	CUD TD	**R-6**
Z-65-1996	9260 Palm Bay Cir	0768087543	CUD TD	**R-6**
Z-65-1996	9263 Palm Bay Cir	0768086355	CUD TD	**R-6**
Z-65-1996	9264 Palm Bay Cir	0768086577	CUD TD	**R-6**
Z-65-1996	9268 Palm Bay Cir	0768085589	CUD TD	**R-6**
Z-65-1996	9272 Palm Bay Cir	0768084596	CUD TD	**R-6**
Z-65-1996	9276 Palm Bay Cir	0768084512	CUD TD	**R-6**
Z-65-1996	9300 Palm Bay Cir	0768082496	CUD TD	**R-6**
Z-65-1996	9305 Palm Bay Cir	0768082242	CUD TD	**R-6**
Z-65-1996	9308 Palm Bay Cir	0768082414	CUD TD	**R-6**
Z-65-1996	9309 Palm Bay Cir	0768081273	CUD TD	**R-6**
Z-65-1996	9312 Palm Bay Cir	0768081447	CUD TD	**R-6**
Z-65-1996	9313 Palm Bay Cir	0768081216	CUD TD	**R-6**
Z-65-1996	9316 Palm Bay Cir	0768080560	CUD TD	**R-6**
Z-65-1996	9319 Palm Bay Cir	0768080330	CUD TD	**R-6**
Z-65-1996	9320 Palm Bay Cir	0758989560	CUD TD	**R-6**
Z-65-1996	9324 Palm Bay Cir	0758988474	CUD TD	**R-6**
Z-65-1996	9328 Palm Bay Cir	0758988317	CUD TD	**R-6**
Z-65-1996	9332 Palm Bay Cir	0758985324	CUD TD	**R-6**
Z-65-1996	9336 Palm Bay Cir	0758986227	CUD TD	**R-6**
Z-65-1996	9340 Palm Bay Cir	0758986272	CUD TD	**R-6**
Z-65-1996	9344 Palm Bay Cir	0758987127	CUD TD	**R-6**
Z-65-1996	9400 Palm Bay Cir	0758987183	CUD TD	**R-6**
Z-65-1996	9404 Palm Bay Cir	0758988028	CUD TD	**R-6**
Z-65-1996	9405 Palm Bay Cir	0758989261	CUD TD	**R-6**
Z-65-1996	9408 Palm Bay Cir	0758988062	CUD TD	**R-6**
Z-65-1996	9415 Palm Bay Cir	0768080144	CUD TD	**R-6**
Z-65-1996	9419 Palm Bay Cir	0768081103	CUD TD	**R-6**
Z-65-1996	9423 Palm Bay Cir	0768081160	CUD TD	**R-6**
Z-65-1996	9427 Palm Bay Cir	0768082028	CUD TD	**R-6**
Z-65-1996	9447 Palm Bay Cir	0768085012	CUD TD	**R-6**
Z-65-1996	9448 Palm Bay Cir	0768075835	CUD TD	**R-6**
Z-65-1996	11100 Penderwood Ct	0758772759	CUD TD	**R-4**
Z-65-1996	11101 Penderwood Ct	0758773816	CUD TD	**R-4**
Z-65-1996	11104 Penderwood Ct	0758772703	CUD TD	**R-4**
Z-65-1996	11105 Penderwood Ct	0758773890	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	11108 Penderwood Ct	0758772625	CUD TD	**R-4**
Z-65-1996	11112 Penderwood Ct	0758772568	CUD TD	**R-4**
Z-65-1996	11116 Penderwood Ct	0758772570	CUD TD	**R-4**
Z-65-1996	11120 Penderwood Ct	0758772472	CUD TD	**R-4**
Z-65-1996	11124 Penderwood Ct	0758772394	CUD TD	**R-4**
Z-65-1996	8000 Pooler Ave	0768472133	CUD TD	**CX-5-PK**
Z-65-1996	11010 Presidio Dr	0758886819	CUD TD	**R-10**
Z-65-1996	11012 Presidio Dr	0758885981	CUD TD	**R-10**
Z-65-1996	11014 Presidio Dr	0758885962	CUD TD	**R-10**
Z-65-1996	11016 Presidio Dr	0758885944	CUD TD	**R-10**
Z-65-1996	11018 Presidio Dr	0758885926	CUD TD	**R-10**
Z-65-1996	11020 Presidio Dr	0758884998	CUD TD	**R-10**
Z-65-1996	11204 Presidio Dr	0758891264	CUD TD	**R-10**
Z-65-1996	11206 Presidio Dr	0758891241	CUD TD	**R-10**
Z-65-1996	11208 Presidio Dr	0758891129	CUD TD	**R-10**
Z-65-1996	11210 Presidio Dr	0758891106	CUD TD	**R-10**
Z-65-1996	11211 Presidio Dr	0758892043	CUD TD	**R-10**
Z-65-1996	11213 Presidio Dr	0758892012	CUD TD	**R-10**
Z-65-1996	11215 Presidio Dr	0758891080	CUD TD	**R-10**
Z-65-1996	11217 Presidio Dr	0758881969	CUD TD	**R-10**
Z-65-1996	11219 Presidio Dr	0758881938	CUD TD	**R-10**
Z-65-1996	11220 Presidio Dr	0758890163	CUD TD	**R-10**
Z-65-1996	11221 Presidio Dr	0758881916	CUD TD	**R-10**
Z-65-1996	11222 Presidio Dr	0758890131	CUD TD	**R-10**
Z-65-1996	11224 Presidio Dr	0758890110	CUD TD	**R-10**
Z-65-1996	11226 Presidio Dr	0758799088	CUD TD	**R-10**
Z-65-1996	11228 Presidio Dr	0758799066	CUD TD	**R-10**
Z-65-1996	11230 Presidio Dr	0758799044	CUD TD	**R-10**
Z-65-1996	11231 Presidio Dr	0758880973	CUD TD	**R-10**
Z-65-1996	11233 Presidio Dr	0758880950	CUD TD	**R-10**
Z-65-1996	11235 Presidio Dr	0758880839	CUD TD	**R-10**
Z-65-1996	11237 Presidio Dr	0758880807	CUD TD	**R-10**
Z-65-1996	9703 Raya Ct	0758743458	CUD TD	**R-10**
Z-65-1996	9705 Raya Ct	0758743427	CUD TD	**R-10**
Z-65-1996	9707 Raya Ct	0758743416	CUD TD	**R-10**
Z-65-1996	9711 Raya Ct	0758742496	CUD TD	**R-10**
Z-65-1996	9713 Raya Ct	0758742485	CUD TD	**R-10**
Z-65-1996	9715 Raya Ct	0758742454	CUD TD	**R-10**
Z-65-1996	9902 Reanne Ct	0758740027	CUD TD	**R-10**
Z-65-1996	9904 Reanne Ct	0758740004	CUD TD	**R-10**
Z-65-1996	9906 Reanne Ct	0758649093	CUD TD	**R-10**
Z-65-1996	9908 Reanne Ct	0758649072	CUD TD	**R-10**
Z-65-1996	9910 Reanne Ct	0758649060	CUD TD	**R-10**
Z-65-1996	9912 Reanne Ct	0758639959	CUD TD	**R-10**
Z-65-1996	9914 Reanne Ct	0758639938	CUD TD	**R-10**
Z-65-1996	11200 Ridgegate Dr	0758775094	CUD TD	**R-4**
Z-65-1996	11201 Ridgegate Dr	0758776096	CUD TD	**R-4**
Z-65-1996	11203 Ridgegate Dr	0758777077	CUD TD	**R-4**
Z-65-1996	11204 Ridgegate Dr	0758765965	CUD TD	**R-4**
Z-65-1996	11205 Ridgegate Dr	0758767995	CUD TD	**R-4**
Z-65-1996	11206 Ridgegate Dr	0758765897	CUD TD	**R-4**

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	11208 Ridgegate Dr	0758766718	CUD TD	**R-4**
Z-65-1996	11209 Ridgegate Dr	0758768806	CUD TD	**R-4**
Z-65-1996	11212 Ridgegate Dr	0758766698	CUD TD	**R-4**
Z-65-1996	11213 Ridgegate Dr	0758768757	CUD TD	**R-4**
Z-65-1996	11301 Ridgegate Dr	0758769644	CUD TD	**R-4**
Z-65-1996	11305 Ridgegate Dr	0758769585	CUD TD	**R-4**
Z-65-1996	11306 Ridgegate Dr	0758768423	CUD TD	**R-4**
Z-65-1996	11309 Ridgegate Dr	0758860404	CUD TD	**R-4**
Z-65-1996	11312 Ridgegate Dr	0758768304	CUD TD	**R-4**
Z-65-1996	11313 Ridgegate Dr	0758860314	CUD TD	**R-4**
Z-65-1996	11316 Ridgegate Dr	0758767264	CUD TD	**R-4**
Z-65-1996	11317 Ridgegate Dr	0758860215	CUD TD	**R-4**
Z-65-1996	11319 Ridgegate Dr	0758769096	CUD TD	**R-4**
Z-65-1996	11320 Ridgegate Dr	0758768115	CUD TD	**R-4**
Z-65-1996	11321 Ridgegate Dr	0758769101	CUD TD	**R-4**
Z-65-1996	10411 Rosegate Ct	0768132596	CUD TD	**RX-4-PK**
Z-65-1996	10700 Round Brook Cir	0758969719	CUD TD	**R-4**
Z-65-1996	10701 Round Brook Cir	0758969681	CUD TD	**R-4**
Z-65-1996	10704 Round Brook Cir	0758968722	CUD TD	**R-4**
Z-65-1996	10705 Round Brook Cir	0758969515	CUD TD	**R-4**
Z-65-1996	10708 Round Brook Cir	0758967665	CUD TD	**R-4**
Z-65-1996	10709 Round Brook Cir	0758968458	CUD TD	**R-4**
Z-65-1996	10712 Round Brook Cir	0758966690	CUD TD	**R-4**
Z-65-1996	10713 Round Brook Cir	0758967472	CUD TD	**R-4**
Z-65-1996	10716 Round Brook Cir	0758966522	CUD TD	**R-4**
Z-65-1996	10720 Round Brook Cir	0758965465	CUD TD	**R-4**
Z-65-1996	10728 Round Brook Cir	0758964464	CUD TD	**R-4**
Z-65-1996	10736 Round Brook Cir	0758964565	CUD TD	**R-4**
Z-65-1996	10737 Round Brook Cir	0758962562	CUD TD	**R-4**
Z-65-1996	10801 Round Brook Cir	0758962652	CUD TD	**R-4**
Z-65-1996	10805 Round Brook Cir	0758961792	CUD TD	**R-4**
Z-65-1996	10809 Round Brook Cir	0758868844	CUD TD	**R-4**
Z-65-1996	10813 Round Brook Cir	0758961836	CUD TD	**R-4**
Z-65-1996	10816 Round Brook Cir	0758963826	CUD TD	**R-4**
Z-65-1996	10817 Round Brook Cir	0758961946	CUD TD	**R-4**
Z-65-1996	10820 Round Brook Cir	0758963957	CUD TD	**R-4**
Z-65-1996	10845 Round Brook Cir	0758972693	CUD TD	**R-4**
Z-65-1996	10848 Round Brook Cir	0758975509	CUD TD	**R-4**
Z-65-1996	10849 Round Brook Cir	0758973722	CUD TD	**R-4**
Z-65-1996	10852 Round Brook Cir	0758975701	CUD TD	**R-4**
Z-65-1996	10853 Round Brook Cir	0758973841	CUD TD	**R-4**
Z-65-1996	9300 Royal Crest Dr	0768053863	CUD TD	**R-4**
Z-65-1996	9301 Royal Crest Dr	0768054702	CUD TD	**R-4**
Z-65-1996	9308 Royal Crest Dr	0768052982	CUD TD	**R-4**
Z-65-1996	9309 Royal Crest Dr	0768053605	CUD TD	**R-4**
Z-65-1996	9316 Royal Crest Dr	0768051886	CUD TD	**R-4**
Z-65-1996	9317 Royal Crest Dr	0768051682	CUD TD	**R-4**
Z-65-1996	9324 Royal Crest Dr	0768050798	CUD TD	**R-4**
Z-65-1996	9325 Royal Crest Dr	0768050549	CUD TD	**R-4**
Z-65-1996	9332 Royal Crest Dr	0758959870	CUD TD	**R-4**
Z-65-1996	9333 Royal Crest Dr	0758959611	CUD TD	**R-4**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9101 Sanctuary Ct	0768165503	CUD TD	**R-4**
Z-65-1996	9105 Sanctuary Ct	0768164520	CUD TD	**R-4**
Z-65-1996	9108 Sanctuary Ct	0768163647	CUD TD	**R-4**
Z-65-1996	9109 Sanctuary Ct	0768163457	CUD TD	**R-4**
Z-65-1996	9112 Sanctuary Ct	0768162655	CUD TD	**R-4**
Z-65-1996	9113 Sanctuary Ct	0768162481	CUD TD	**R-4**
Z-65-1996	9117 Sanctuary Ct	0768162411	CUD TD	**R-4**
Z-65-1996	9120 Sanctuary Ct	0768161666	CUD TD	**R-4**
Z-65-1996	9121 Sanctuary Ct	0768161433	CUD TD	**R-4**
Z-65-1996	9125 Sanctuary Ct	0768160478	CUD TD	**R-4**
Z-65-1996	9129 Sanctuary Ct	0768160512	CUD TD	**R-4**
Z-65-1996	9132 Sanctuary Ct	0768160790	CUD TD	**R-4**
Z-65-1996	9133 Sanctuary Ct	0768069567	CUD TD	**R-4**
Z-65-1996	9136 Sanctuary Ct	0768160745	CUD TD	**R-4**
Z-65-1996	9137 Sanctuary Ct	0768069612	CUD TD	**R-4**
Z-65-1996	9140 Sanctuary Ct	0768069891	CUD TD	**R-4**
Z-65-1996	9141 Sanctuary Ct	0768068657	CUD TD	**R-4**
Z-65-1996	9200 Sanctuary Ct	0768069857	CUD TD	**R-4**
Z-65-1996	9201 Sanctuary Ct	0768068701	CUD TD	**R-4**
Z-65-1996	9204 Sanctuary Ct	0768068992	CUD TD	**R-4**
Z-65-1996	9205 Sanctuary Ct	0768067755	CUD TD	**R-4**
Z-65-1996	9208 Sanctuary Ct	0768068925	CUD TD	**R-4**
Z-65-1996	9209 Sanctuary Ct	0768067800	CUD TD	**R-4**
Z-65-1996	9213 Sanctuary Ct	0768066845	CUD TD	**R-4**
Z-65-1996	9217 Sanctuary Ct	0768065889	CUD TD	**R-4**
Z-65-1996	9221 Sanctuary Ct	0768065912	CUD TD	**R-4**
Z-65-1996	9225 Sanctuary Ct	0768064955	CUD TD	**R-4**
Z-65-1996	9910 Sellona St	0758636088	CUD TD	**CX-3**
Z-65-1996	9911 Sellona St	0758626652	CUD TD	**CX-3**
Z-65-1996	9920 Sellona St	0758634110	CUD TD	**OX-3-PK**
Z-65-1996	9930 Sellona St	0758630092	CUD TD	**OX-5**
Z-65-1996	9931 Sellona St	0758624475	CUD TD	**OX-3**
Z-65-1996	9932 Sellona St	0758622858	CUD TD	**OX-5**
Z-65-1996	9951 Sellona St	0758614856	CUD TD	**OX-3**
Z-65-1996	10020 Sellona St	0758609904	CUD TD	**OP-7**
Z-65-1996	10030 Sellona St	0758703951	CUD TD	**OP-7**
Z-65-1996	10040 Sellona St	0758708828	CUD TD	**OP-7**
Z-65-1996	10100 Sporting Club Dr	0768060915	CUD TD	**R-4**
Z-65-1996	10104 Sporting Club Dr	0768060968	CUD TD	**R-4**
Z-65-1996	10308 Sporting Club Dr	0768086154	CUD TD	**R-6**
Z-65-1996	10312 Sporting Club Dr	0768086221	CUD TD	**R-6**
Z-65-1996	10313 Sporting Club Dr	0768084163	CUD TD	**R-6**
Z-65-1996	10316 Sporting Club Dr	0768085277	CUD TD	**R-6**
Z-65-1996	10317 Sporting Club Dr	0768083187	CUD TD	**R-6**
Z-65-1996	10320 Sporting Club Dr	0768085334	CUD TD	**R-6**
Z-65-1996	10321 Sporting Club Dr	0768083255	CUD TD	**R-6**
Z-65-1996	10594 Sporting Club Dr	0768084863	CUD TD	**NX-3-PK**
Z-65-1996	10700 Suntree Ct	0768154818	CUD TD	**R-4**
Z-65-1996	10704 Suntree Ct	0768154979	CUD TD	**R-4**
Z-65-1996	10705 Suntree Ct	0768161096	CUD TD	**R-4**
Z-65-1996	10708 Suntree Ct	0768164110	CUD TD	**R-4**
Z-65-1996	10709 Suntree Ct	0768163101	CUD TD	**R-4**
Z-65-1996	0 T W Alexander Dr	0758685362	CUD TD	**R-6**
Z-65-1996	0 T W Alexander Dr	0758698122	CUD TD	**R-6**
Z-65-1996	2304 T W Alexander Dr	0758677406	CUD TD	**R-6**
Z-65-1996	2310 T W Alexander Dr	0758792099	CUD TD	**R-6**
Z-65-1996	2511 T W Alexander Dr	0758990749	CUD TD	**NX-3-PK**
Z-65-1996	2801 T W Alexander Dr	0768280594	CUD TD	**CX-3-PK**
Z-65-1996	10300 Teal Chappel Ct	0768089104	CUD TD	**R-6**
Z-65-1996	10304 Teal Chappel Ct	0768089197	CUD TD	**R-6**
Z-65-1996	10305 Teal Chappel Ct	0768088118	CUD TD	**R-6**
Z-65-1996	9301 Teton Pines Way	0758968919	CUD TD	**R-4**
Z-65-1996	9305 Teton Pines Way	0758967897	CUD TD	**R-4**
Z-65-1996	9308 Teton Pines Way	0758965944	CUD TD	**R-4**
Z-65-1996	9309 Teton Pines Way	0758967811	CUD TD	**R-4**
Z-65-1996	9313 Teton Pines Way	0758966754	CUD TD	**R-4**
Z-65-1996	9316 Teton Pines Way	0758964895	CUD TD	**R-4**
Z-65-1996	9317 Teton Pines Way	0758965678	CUD TD	**R-4**
Z-65-1996	9320 Teton Pines Way	0758964708	CUD TD	**R-4**
Z-65-1996	9321 Teton Pines Way	0758964684	CUD TD	**R-4**
Z-65-1996	10601 Timberknoll Dr	0768058945	CUD TD	**R-4**
Z-65-1996	10605 Timberknoll Dr	0768057858	CUD TD	**R-4**
Z-65-1996	10608 Timberknoll Dr	0768067008	CUD TD	**R-4**
Z-65-1996	10609 Timberknoll Dr	0768056838	CUD TD	**R-4**
Z-65-1996	10613 Timberknoll Dr	0768055958	CUD TD	**R-4**
Z-65-1996	10617 Timberknoll Dr	0768064098	CUD TD	**R-4**
Z-65-1996	10621 Timberknoll Dr	0768065159	CUD TD	**R-4**
Z-65-1996	9000 Treesdale Ln	0768230657	CUD TD	**R-4**
Z-65-1996	9001 Treesdale Ln	0768230514	CUD TD	**R-4**
Z-65-1996	9504 Vira Dr	0758893012	CUD TD	**R-10**
Z-65-1996	9505 Vira Dr	0758885830	CUD TD	**R-10**
Z-65-1996	9506 Vira Dr	0758892091	CUD TD	**R-10**
Z-65-1996	9507 Vira Dr	0758885709	CUD TD	**R-10**
Z-65-1996	9508 Vira Dr	0758892060	CUD TD	**R-10**
Z-65-1996	9509 Vira Dr	0758884778	CUD TD	**R-10**
Z-65-1996	9510 Vira Dr	0758882948	CUD TD	**R-10**
Z-65-1996	9511 Vira Dr	0758884757	CUD TD	**R-10**
Z-65-1996	9512 Vira Dr	0758882917	CUD TD	**R-10**
Z-65-1996	9513 Vira Dr	0758884726	CUD TD	**R-10**
Z-65-1996	9515 Vira Dr	0758883786	CUD TD	**R-10**
Z-65-1996	9520 Vira Dr	0758881964	CUD TD	**R-10**
Z-65-1996	9521 Vira Dr	0758883744	CUD TD	**R-10**
Z-65-1996	9522 Vira Dr	0758881932	CUD TD	**R-10**
Z-65-1996	9523 Vira Dr	0758883711	CUD TD	**R-10**
Z-65-1996	9524 Vira Dr	0758881910	CUD TD	**R-10**
Z-65-1996	9525 Vira Dr	0758882699	CUD TD	**R-10**
Z-65-1996	9526 Vira Dr	0758880898	CUD TD	**R-10**
Z-65-1996	9527 Vira Dr	0758882677	CUD TD	**R-10**
Z-65-1996	9528 Vira Dr	0758880876	CUD TD	**R-10**
Z-65-1996	9529 Vira Dr	0758882656	CUD TD	**R-10**
Z-65-1996	9530 Vira Dr	0758880844	CUD TD	**R-10**
Z-65-1996	9531 Vira Dr	0758882633	CUD TD	**R-10**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-65-1996	9902 Wasser Ct	0758655055	CUD TD	**R-10**
Z-65-1996	9903 Wasser Ct	0758645966	CUD TD	**R-10**
Z-65-1996	9904 Wasser Ct	0758655025	CUD TD	**R-10**
Z-65-1996	9905 Wasser Ct	0758645936	CUD TD	**R-10**
Z-65-1996	9906 Wasser Ct	0758655004	CUD TD	**R-10**
Z-65-1996	9907 Wasser Ct	0758645915	CUD TD	**R-10**
Z-65-1996	9908 Wasser Ct	0758654084	CUD TD	**R-10**
Z-65-1996	9909 Wasser Ct	0758645905	CUD TD	**R-10**
Z-65-1996	9910 Wasser Ct	0758654074	CUD TD	**R-10**
Z-65-1996	9911 Wasser Ct	0758644985	CUD TD	**R-10**
Z-65-1996	9912 Wasser Ct	0758654044	CUD TD	**R-10**
Z-65-1996	9913 Wasser Ct	0758644965	CUD TD	**R-10**
Z-65-1996	9915 Wasser Ct	0758644934	CUD TD	**R-10**
Z-65-1996	9702 Welbury Ct	0758774469	CUD TD	**R-4**
Z-65-1996	9703 Welbury Ct	0758774742	CUD TD	**R-4**
Z-65-1996	9707 Welbury Ct	0758775734	CUD TD	**R-4**
Z-65-1996	9710 Welbury Ct	0758775582	CUD TD	**R-4**
Z-65-1996	9711 Welbury Ct	0758776701	CUD TD	**R-4**
Z-65-1996	9714 Welbury Ct	0758776611	CUD TD	**R-4**
Z-65-1996	0 White Eagle Ct	0768155230	CUD TD	**R-10**
Z-65-1996	0 White Eagle Ct	0768155311	CUD TD	**R-10**
Z-65-1996	9100 White Eagle Ct	0768156162	CUD TD	**R-10**
Z-65-1996	9102 White Eagle Ct	0768156145	CUD TD	**R-10**
Z-65-1996	9104 White Eagle Ct	0768156138	CUD TD	**R-10**
Z-65-1996	9110 White Eagle Ct	0768155258	CUD TD	**R-10**
Z-65-1996	9111 White Eagle Ct	0768156011	CUD TD	**R-10**
Z-65-1996	9112 White Eagle Ct	0768155225	CUD TD	**R-10**
Z-65-1996	9113 White Eagle Ct	0768155071	CUD TD	**R-10**
Z-65-1996	9114 White Eagle Ct	0768154287	CUD TD	**R-10**
Z-65-1996	9115 White Eagle Ct	0768155031	CUD TD	**R-10**
Z-65-1996	9120 White Eagle Ct	0768154233	CUD TD	**R-10**
Z-65-1996	9121 White Eagle Ct	0768154062	CUD TD	**R-10**
Z-65-1996	9122 White Eagle Ct	0768153293	CUD TD	**R-10**
Z-65-1996	9123 White Eagle Ct	0768154032	CUD TD	**R-10**
Z-65-1996	9124 White Eagle Ct	0768153261	CUD TD	**R-10**
Z-65-1996	9130 White Eagle Ct	0768152291	CUD TD	**R-10**
Z-65-1996	9214 White Eagle Ct	0768059362	CUD TD	**R-10**
Z-65-1996	9220 White Eagle Ct	0768059317	CUD TD	**R-10**
Z-65-1996	9222 White Eagle Ct	0768058378	CUD TD	**R-10**
Z-65-1996	9224 White Eagle Ct	0768058440	CUD TD	**R-10**
Z-65-1996	8900 Winged Thistle Ct	0768252958	CUD TD	**R-4**
Z-65-1996	8904 Winged Thistle Ct	0768252049	CUD TD	**R-4**
Z-65-1996	8908 Winged Thistle Ct	0768251162	CUD TD	**R-4**
Z-65-1996	8909 Winged Thistle Ct	0768240917	CUD TD	**R-4**
Z-65-1996	8912 Winged Thistle Ct	0768250182	CUD TD	**R-4**
Z-65-1996	8916 Winged Thistle Ct	0768250117	CUD TD	**R-4**
Z-65-1996	8917 Winged Thistle Ct	0768158080	CUD TD	**R-4**
Z-65-1996	8921 Winged Thistle Ct	0768158025	CUD TD	**R-4**
Z-65-1996	8924 Winged Thistle Ct	0768159263	CUD TD	**R-4**
Z-65-1996	8925 Winged Thistle Ct	0768157184	CUD TD	**R-4**
Z-65-1996	8928 Winged Thistle Ct	0768159351	CUD TD	**R-4**
Z-65-1996	8929 Winged Thistle Ct	0768157252	CUD TD	**R-4**
Z-65-1996	8932 Winged Thistle Ct	0768159348	CUD TD	**R-4**
Z-65-1996	8933 Winged Thistle Ct	0768157249	CUD TD	**R-4**
Z-65-1996	8936 Winged Thistle Ct	0768159455	CUD TD	**R-4**
Z-65-1996	8937 Winged Thistle Ct	0768157356	CUD TD	**R-4**
Z-65-1996	8940 Winged Thistle Ct	0768159534	CUD TD	**R-4**
Z-65-1996	8941 Winged Thistle Ct	0768157453	CUD TD	**R-4**
Z-65-1996	8944 Winged Thistle Ct	0768159601	CUD TD	**R-4**
Z-65-1996	8945 Winged Thistle Ct	0768157521	CUD TD	**R-4**
Z-65-1996	8948 Winged Thistle Ct	0768158657	CUD TD	**R-4**
Z-65-1996	9000 Winged Thistle Ct	0768157781	CUD TD	**R-4**
Z-65-1996	9001 Winged Thistle Ct	0768156634	CUD TD	**R-4**
Z-65-1996	9004 Winged Thistle Ct	0768157737	CUD TD	**R-4**
Z-65-1996	9008 Winged Thistle Ct	0768156860	CUD TD	**R-4**
Z-65-1996	9009 Winged Thistle Ct	0768155609	CUD TD	**R-4**
Z-65-1996	9012 Winged Thistle Ct	0768156815	CUD TD	**R-4**
Z-65-1996	9016 Winged Thistle Ct	0768155950	CUD TD	**R-4**
Z-65-1996	9017 Winged Thistle Ct	0768153790	CUD TD	**R-4**
Z-65-1996	9021 Winged Thistle Ct	0768152792	CUD TD	**R-4**
Z-65-1996	9100 Winged Thistle Ct	0768151975	CUD TD	**R-4**
Z-65-1996	9101 Winged Thistle Ct	0768152706	CUD TD	**R-4**
Z-65-1996	9105 Winged Thistle Ct	0768151719	CUD TD	**R-4**
Z-65-1996	9108 Winged Thistle Ct	0768160047	CUD TD	**R-4**
Z-65-1996	9109 Winged Thistle Ct	0768150812	CUD TD	**R-4**
Z-65-1996	9113 Winged Thistle Ct	0768059836	CUD TD	**R-4**
Z-65-1996	9116 Winged Thistle Ct	0768069125	CUD TD	**R-4**
Z-65-1996	9200 Winged Thistle Ct	0768068213	CUD TD	**R-4**
Z-65-1996	9204 Winged Thistle Ct	0768067311	CUD TD	**R-4**
Z-65-1996	9208 Winged Thistle Ct	0768066317	CUD TD	**R-4**
Z-65-1996	9212 Winged Thistle Ct	0768065413	CUD TD	**R-4**
Z-65-1996	9213 Winged Thistle Ct	0768064234	CUD TD	**R-4**
Z-65-1996	9216 Winged Thistle Ct	0768064408	CUD TD	**R-4**
Z-65-1996	9217 Winged Thistle Ct	0768063342	CUD TD	**R-4**
Z-65-1996	9220 Winged Thistle Ct	0768062573	CUD TD	**R-4**
Z-65-1996	10600 World Trade Blvd	0758418063	CUD TD	**IX-3-PK**
Z-65-1996	10601 World Trade Blvd	0758412641	CUD TD	**IX-3-PK**
Z-65-1996	10681 World Trade Blvd	0758414905	CUD TD	**IX-3-PK**
Z-65-1996	10700 World Trade Blvd	0758419912	CUD TD	**IX-3-PK**
Z-65-1996	10701 World Trade Blvd	0758425323	CUD TD	**IX-3-PK**
Z-65-1996	10800 World Trade Blvd	0758521624	CUD TD	**IX-3-PK**
Z-65-1996	10801 World Trade Blvd	0758425468	CUD TD	**IX-3-PK**
Z-65-1996	10881 World Trade Blvd	0758438105	CUD TD	**IX-3-PK**
Z-65-1996		0759700244	CUD TD	**OX-3-PK**
Z-65-1996		0759822443	CUD TD	**OX-3-PK**
Z-89-1996	4419 Old Poole Rd	1723936543	CUD R-15	**RX-3**
Z-101-1996	2701 Wakefield Pines Dr	1739090003	CUD SC	**NX-3**
Z-102-1996	13100 Falls Of Neuse Rd	1729976660	CUD SC	**CX-3**
Z-102-1996	13150 Falls Of Neuse Rd	1729978787	CUD SC	**CX-3**
Z-102-1996	13200 Falls Of Neuse Rd	1739072681	CUD SC	**CX-3**
Z-102-1996	13250 Falls Of Neuse Rd	1739071924	CUD SC	**CX-3**
Z-102-1996	13251 Falls Of Neuse Rd	1729989223	CUD SC	**NX-3**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-102-1996	13341 Falls Of Neuse Rd	1739081430	CUD SC	NX-3
Z-102-1996	13600 Falls Of Neuse Rd	1739089570	CUD SC	CX-3
Z-102-1996	3010 Queensland Rd	1739172490	CUD SC	CX-3
Z-102-1996	12600 Spruce Tree Way	1729978283	CUD SC	CX-3
Z-102-1996	12620 Spruce Tree Way	1729977472	CUD SC	CX-3
Z-102-1996	12700 Spruce Tree Way	1729975947	CUD SC	NX-3
Z-102-1996	12740 Spruce Tree Way	1729983066	CUD SC	NX-3
Z-102-1996	12800 Spruce Tree Way	1729986327	CUD SC	NX-4
Z-102-1996	2620 Wakefield Crossing Dr	1739072005	CUD SC	CX-3
Z-102-1996	2720 Wakefield Crossing Dr	1739075238	CUD SC	CX-3
Z-102-1996	2740 Wakefield Crossing Dr	1739076373	CUD SC	CX-3
Z-102-1996	2760 Wakefield Crossing Dr	1739079330	CUD SC	CX-3
Z-102-1996	2800 Wakefield Crossing Dr	1739079449	CUD SC	CX-3
Z-102-1996	2801 Wakefield Crossing Dr	1739077752	CUD SC	CX-3
Z-102-1996	2820 Wakefield Crossing Dr	1739170617	CUD SC	CX-3
Z-102-1996	2700 Wakefield Pines Dr	1729987709	CUD SC	NX-3
Z-102-1996	2730 Wakefield Pines Dr	1729988780	CUD SC	NX-3
Z-102-1996	2800 Wakefield Pines Dr	1739080507	CUD SC	NX-3
Z-102-1996	2801 Wakefield Pines Dr	1739084787	CUD SC	CX-3
Z-102-1996	2900 Wakefield Pines Dr	1739083150	CUD SC	CX-3
Z-102-1996	2901 Wakefield Pines Dr	1739086330	CUD SC	CX-3
Z-102-1996	2940 Wakefield Pines Dr	1739077933	CUD SC	CX-3
Z-102-1996	2941 Wakefield Pines Dr	1739088104	CUD SC	CX-3
Z-103-1996	10760 Wakefield Commons Dr	1739589309	CUD TD	CX-3-PK
Z-116-1996	8904 Harvest Oaks Dr	1708144729	CUD SC	CX-3-PL
Z-126-1996	1604 Jones Franklin Rd	0783013485	CUD O&I-1	OX-3
Z-66-1997	4660 Millbrook Green Dr	1726242143	CUD NB	CX-3
Z-75-1997	810 Cotton Exchange Ct	1714192518	CUD O&I-1	RX-3
Z-75-1997	812 Cotton Exchange Ct	1714192538	CUD O&I-1	RX-3
Z-75-1997	814 Cotton Exchange Ct	1714192559	CUD O&I-1	RX-3
Z-75-1997	816 Cotton Exchange Ct	1714192579	CUD O&I-1	RX-3
Z-75-1997	818 Cotton Exchange Ct	1714192690	CUD O&I-1	RX-3
Z-75-1997	820 Cotton Exchange Ct	1714193611	CUD O&I-1	RX-3
Z-75-1997	821 Cotton Exchange Ct	1714193781	CUD O&I-1	RX-3
Z-75-1997	823 Cotton Exchange Ct	1714193689	CUD O&I-1	RX-3
Z-75-1997	825 Cotton Exchange Ct	1714193697	CUD O&I-1	RX-3
Z-75-1997	827 Cotton Exchange Ct	1714193695	CUD O&I-1	RX-3
Z-75-1997	829 Cotton Exchange Ct	1714194603	CUD O&I-1	RX-3
Z-75-1997	2026 Wake Forest Rd	1714192655	CUD O&I-1	RX-3
Z-116-1997	3701 Generosity Ct	1721496010	CUD IND-1	IX-3
Z-116-1997	3810 Generosity Ct	1721485567	CUD IND-1	IX-3
Z-116-1997	3820 Generosity Ct	1721486324	CUD IND-1	IX-3
Z-116-1997	3821 Generosity Ct	1721489414	CUD IND-1	IX-3
Z-116-1997	3826 Generosity Ct	1721486143	CUD IND-1	IX-3
Z-116-1997	1900 Pepsi Way	1721587576	CUD IND-1	IH
Z-116-1997	4102 Virtuous St	1721483707	CUD IND-1	IX-3
Z-116-1997	4108 Virtuous St	1721481534	CUD IND-1	IX-3
Z-116-1997	4109 Virtuous St	1721483396	CUD IND-1	IX-3
Z-116-1997	4116 Virtuous St	1721480269	CUD IND-1	IX-3
Z-116-1997	4123 Virtuous St	1721483192	CUD IND-1	IX-3
Z-116-1997	4124 Virtuous St	1721480092	CUD IND-1	IX-3
Z-116-1997	4200 Virtuous St	1721471380	CUD IND-1	IX-3
Z-116-1997	4204 Virtuous St	1721471800	CUD IND-1	IX-3
Z-116-1997	4205 Virtuous St	1721476786	CUD IND-1	IX-3
Z-2-1998	2949 Brennan Dr	0798325298	CUD O&I-1	OX-3
Z-15-1998	5012 New Bern Ave	1734248404	CUD SC	IX-3-PK
Z-15-1998	5030 New Bern Ave	1734246164	CUD SC	IX-3-PK
Z-15-1998	5060 New Bern Ave	1734249496	CUD SC	IX-3-PK
Z-20-1998	1500 Wake Forest Rd	1714150810	CUD NB	NX-3-UL
Z-86-1998	10600 Arnold Palmer Dr	0768153045	CUD TD	R-10
Z-86-1998	10820 Arnold Palmer Dr	0768070587	CUD TD	R-10
Z-86-1998	10804 Ashland Mill Ct	0758878162	CUD TD	R-4
Z-86-1998	10808 Ashland Mill Ct	0758878255	CUD TD	R-4
Z-86-1998	10812 Ashland Mill Ct	0758878336	CUD TD	R-4
Z-86-1998	10816 Ashland Mill Ct	0758878419	CUD TD	R-4
Z-86-1998	9400 Clover Crest Ct	0758962393	CUD TD	R-4
Z-86-1998	9404 Clover Crest Ct	0758962283	CUD TD	R-4
Z-86-1998	9405 Clover Crest Ct	0758965106	CUD TD	R-4
Z-86-1998	9409 Clover Crest Ct	0758964036	CUD TD	R-4
Z-86-1998	9412 Clover Crest Ct	0758963102	CUD TD	R-4
Z-86-1998	10709 Golf Link Dr	0758958944	CUD TD	R-4
Z-86-1998	10724 Golf Link Dr	0768061093	CUD TD	R-4
Z-86-1998	10732 Golf Link Dr	0768061185	CUD TD	R-4
Z-86-1998	0 Lumley Rd	0768138540	CUD TD	R-4
Z-86-1998	9104 Meadow Mist Ct	0768176030	CUD TD	R-4
Z-86-1998	9108 Meadow Mist Ct	0768176048	CUD TD	R-4
Z-86-1998	9109 Meadow Mist Ct	0768174057	CUD TD	R-4
Z-86-1998	9112 Meadow Mist Ct	0768176135	CUD TD	R-4
Z-86-1998	9116 Meadow Mist Ct	0768176212	CUD TD	R-4
Z-86-1998	9117 Meadow Mist Ct	0768174134	CUD TD	R-4
Z-86-1998	9120 Meadow Mist Ct	0768176300	CUD TD	R-4
Z-86-1998	9124 Meadow Mist Ct	0768176308	CUD TD	R-4
Z-86-1998	9125 Meadow Mist Ct	0768173290	CUD TD	R-4
Z-86-1998	9128 Meadow Mist Ct	0768175455	CUD TD	R-4
Z-86-1998	9129 Meadow Mist Ct	0768174361	CUD TD	R-4
Z-86-1998	9132 Meadow Mist Ct	0768174465	CUD TD	R-4
Z-86-1998	9136 Meadow Mist Ct	0768173486	CUD TD	R-4
Z-86-1998	9137 Meadow Mist Ct	0768173245	CUD TD	R-4
Z-86-1998	9140 Meadow Mist Ct	0768173426	CUD TD	R-4
Z-86-1998	9141 Meadow Mist Ct	0768172277	CUD TD	R-4
Z-86-1998	9144 Meadow Mist Ct	0768172457	CUD TD	R-4
Z-86-1998	9200 Meadow Mist Ct	0768171487	CUD TD	R-4
Z-86-1998	9201 Meadow Mist Ct	0768171298	CUD TD	R-4
Z-86-1998	9204 Meadow Mist Ct	0768171408	CUD TD	R-4
Z-86-1998	9205 Meadow Mist Ct	0768171228	CUD TD	R-4
Z-86-1998	9208 Meadow Mist Ct	0768170448	CUD TD	R-4
Z-86-1998	9209 Meadow Mist Ct	0768079391	CUD TD	R-4
Z-86-1998	9212 Meadow Mist Ct	0768079479	CUD TD	R-4
Z-86-1998	9216 Meadow Mist Ct	0768078590	CUD TD	R-4
Z-86-1998	9220 Meadow Mist Ct	0768078531	CUD TD	R-4
Z-86-1998	9224 Meadow Mist Ct	0768077561	CUD TD	R-4
Z-86-1998	9228 Meadow Mist Ct	0768076583	CUD TD	R-4

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-86-1998	9100 Mission Hills Ct	0768164949	CUD TD	R-4
Z-86-1998	9104 Mission Hills Ct	0768173034	CUD TD	R-4
Z-86-1998	9108 Mission Hills Ct	0768172077	CUD TD	R-4
Z-86-1998	9112 Mission Hills Ct	0768171181	CUD TD	R-4
Z-86-1998	9116 Mission Hills Ct	0768171014	CUD TD	R-4
Z-86-1998	9120 Mission Hills Ct	0768160967	CUD TD	R-4
Z-86-1998	10117 Mizner Ln	0758978635	CUD TD	R-10
Z-86-1998	10120 Mizner Ln	0758977497	CUD TD	R-10
Z-86-1998	10121 Mizner Ln	0758979632	CUD TD	R-10
Z-86-1998	10122 Mizner Ln	0758978415	CUD TD	R-10
Z-86-1998	10123 Mizner Ln	0758979559	CUD TD	R-10
Z-86-1998	10124 Mizner Ln	0758978422	CUD TD	R-10
Z-86-1998	10125 Mizner Ln	0758979577	CUD TD	R-10
Z-86-1998	10126 Mizner Ln	0758978339	CUD TD	R-10
Z-86-1998	10127 Mizner Ln	0758979551	CUD TD	R-10
Z-86-1998	10129 Mizner Ln	0768070502	CUD TD	R-10
Z-86-1998	10130 Mizner Ln	0758978388	CUD TD	R-10
Z-86-1998	10132 Mizner Ln	0758979306	CUD TD	R-10
Z-86-1998	10134 Mizner Ln	0758979335	CUD TD	R-10
Z-86-1998	10136 Mizner Ln	0758979353	CUD TD	R-10
Z-86-1998	10138 Mizner Ln	0758979278	CUD TD	R-10
Z-86-1998	10141 Mizner Ln	0768070449	CUD TD	R-10
Z-86-1998	10142 Mizner Ln	0768070353	CUD TD	R-10
Z-86-1998	10143 Mizner Ln	0768070560	CUD TD	R-10
Z-86-1998	10144 Mizner Ln	0768070384	CUD TD	R-10
Z-86-1998	10145 Mizner Ln	0768070591	CUD TD	R-10
Z-86-1998	10146 Mizner Ln	0768071305	CUD TD	R-10
Z-86-1998	10147 Mizner Ln	0768071512	CUD TD	R-10
Z-86-1998	10148 Mizner Ln	0768071336	CUD TD	R-10
Z-86-1998	10149 Mizner Ln	0768071543	CUD TD	R-10
Z-86-1998	10150 Mizner Ln	0768071367	CUD TD	R-10
Z-86-1998	10151 Mizner Ln	0768071574	CUD TD	R-10
Z-86-1998	10161 Mizner Ln	0768072553	CUD TD	R-10
Z-86-1998	10163 Mizner Ln	0768072582	CUD TD	R-10
Z-86-1998	10165 Mizner Ln	0768073511	CUD TD	R-10
Z-86-1998	10167 Mizner Ln	0768073540	CUD TD	R-10
Z-86-1998	10169 Mizner Ln	0768073469	CUD TD	R-10
Z-86-1998	10171 Mizner Ln	0768074408	CUD TD	R-10
Z-86-1998	9300 Naples Ct	0758976370	CUD TD	R-4
Z-86-1998	9301 Naples Ct	0758976179	CUD TD	R-4
Z-86-1998	9304 Naples Ct	0758976319	CUD TD	R-4
Z-86-1998	9305 Naples Ct	0758975174	CUD TD	R-4
Z-86-1998	9308 Naples Ct	0758975318	CUD TD	R-4
Z-86-1998	9309 Naples Ct	0758974177	CUD TD	R-4
Z-86-1998	9312 Naples Ct	0758974319	CUD TD	R-4
Z-86-1998	9313 Naples Ct	0758973270	CUD TD	R-4
Z-86-1998	9100 Palm Bay Cir	0768076883	CUD TD	R-6
Z-86-1998	9101 Palm Bay Cir	0768086074	CUD TD	R-6
Z-86-1998	9104 Palm Bay Cir	0768077863	CUD TD	R-6
Z-86-1998	9105 Palm Bay Cir	0768087053	CUD TD	R-6
Z-86-1998	9108 Palm Bay Cir	0768078832	CUD TD	R-6
Z-86-1998	9109 Palm Bay Cir	0768088012	CUD TD	R-6
Z-86-1998	9112 Palm Bay Cir	0768078893	CUD TD	R-6
Z-86-1998	9113 Palm Bay Cir	0768088081	CUD TD	R-6
Z-86-1998	9120 Palm Bay Cir	0768170844	CUD TD	R-6
Z-86-1998	9124 Palm Bay Cir	0768171816	CUD TD	R-6
Z-86-1998	9128 Palm Bay Cir	0768171877	CUD TD	R-6
Z-86-1998	9132 Palm Bay Cir	0768172849	CUD TD	R-6
Z-86-1998	9136 Palm Bay Cir	0768173818	CUD TD	R-6
Z-86-1998	9140 Palm Bay Cir	0768173889	CUD TD	R-6
Z-86-1998	9144 Palm Bay Cir	0768174859	CUD TD	R-6
Z-86-1998	9148 Palm Bay Cir	0768175910	CUD TD	R-6
Z-86-1998	9152 Palm Bay Cir	0768175889	CUD TD	R-6
Z-86-1998	9156 Palm Bay Cir	0768176869	CUD TD	R-6
Z-86-1998	9160 Palm Bay Cir	0768177970	CUD TD	R-6
Z-86-1998	9412 Palm Bay Cir	0758979939	CUD TD	R-6
Z-86-1998	9416 Palm Bay Cir	0768070909	CUD TD	R-6
Z-86-1998	9420 Palm Bay Cir	0768070965	CUD TD	R-6
Z-86-1998	9424 Palm Bay Cir	0768071923	CUD TD	R-6
Z-86-1998	9428 Palm Bay Cir	0768071980	CUD TD	R-6
Z-86-1998	9431 Palm Bay Cir	0768082085	CUD TD	R-6
Z-86-1998	9432 Palm Bay Cir	0768072848	CUD TD	R-6
Z-86-1998	9435 Palm Bay Cir	0768083053	CUD TD	R-6
Z-86-1998	9436 Palm Bay Cir	0768073815	CUD TD	R-6
Z-86-1998	9439 Palm Bay Cir	0768084022	CUD TD	R-6
Z-86-1998	9440 Palm Bay Cir	0768073884	CUD TD	R-6
Z-86-1998	9444 Palm Bay Cir	0768074865	CUD TD	R-6
Z-86-1998	10717 Round Brook Cir	0758967304	CUD TD	R-4
Z-86-1998	10721 Round Brook Cir	0758966239	CUD TD	R-4
Z-86-1998	10725 Round Brook Cir	0758965253	CUD TD	R-4
Z-86-1998	10733 Round Brook Cir	0758962473	CUD TD	R-4
Z-86-1998	10821 Round Brook Cir	0758971066	CUD TD	R-4
Z-86-1998	10824 Round Brook Cir	0758973086	CUD TD	R-4
Z-86-1998	10825 Round Brook Cir	0758971195	CUD TD	R-4
Z-86-1998	10829 Round Brook Cir	0758972215	CUD TD	R-4
Z-86-1998	10833 Round Brook Cir	0758972334	CUD TD	R-4
Z-86-1998	10837 Round Brook Cir	0758972453	CUD TD	R-4
Z-86-1998	10840 Round Brook Cir	0758974550	CUD TD	R-4
Z-86-1998	10841 Round Brook Cir	0758972563	CUD TD	R-4
Z-86-1998	10857 Round Brook Cir	0758973991	CUD TD	R-4
Z-86-1998	9212 Sanctuary Ct	0768077050	CUD TD	R-4
Z-86-1998	9216 Sanctuary Ct	0768076095	CUD TD	R-4
Z-86-1998	9220 Sanctuary Ct	0768076018	CUD TD	R-4
Z-86-1998	9228 Sanctuary Ct	0768074193	CUD TD	R-4
Z-86-1998	9229 Sanctuary Ct	0768063998	CUD TD	R-4
Z-86-1998	9233 Sanctuary Ct	0768073048	CUD TD	R-4
Z-86-1998	10101 Sporting Club Dr	0758979133	CUD TD	R-6
Z-86-1998	10105 Sporting Club Dr	0768070116	CUD TD	R-6
Z-86-1998	10108 Sporting Club Dr	0768071031	CUD TD	R-4
Z-86-1998	10109 Sporting Club Dr	0768070179	CUD TD	R-6
Z-86-1998	10112 Sporting Club Dr	0768072002	CUD TD	R-4
Z-86-1998	10113 Sporting Club Dr	0768071241	CUD TD	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-86-1998	10116 Sporting Club Dr	0768072074	CUD TD	**R-4**
Z-86-1998	10117 Sporting Club Dr	0768072203	CUD TD	**R-6**
Z-86-1998	10121 Sporting Club Dr	0768072275	CUD TD	**R-6**
Z-86-1998	10125 Sporting Club Dr	0768073248	CUD TD	**R-6**
Z-86-1998	10201 Sporting Club Dr	0768074219	CUD TD	**R-6**
Z-86-1998	10204 Sporting Club Dr	0768075167	CUD TD	**R-4**
Z-86-1998	10208 Sporting Club Dr	0768076232	CUD TD	**R-4**
Z-86-1998	10209 Sporting Club Dr	0768074384	CUD TD	**R-6**
Z-86-1998	10212 Sporting Club Dr	0768076278	CUD TD	**R-4**
Z-86-1998	10216 Sporting Club Dr	0768077306	CUD TD	**R-4**
Z-86-1998	10217 Sporting Club Dr	0768075412	CUD TD	**R-6**
Z-86-1998	10200 Swanhaven Ct	0768079016	CUD TD	**R-4**
Z-86-1998	10204 Swanhaven Ct	0768079098	CUD TD	**R-4**
Z-86-1998	10205 Swanhaven Ct	0768078120	CUD TD	**R-4**
Z-86-1998	10208 Swanhaven Ct	0768170165	CUD TD	**R-4**
Z-86-1998	10209 Swanhaven Ct	0768077188	CUD TD	**R-4**
Z-86-1998	10212 Swanhaven Ct	0768170223	CUD TD	**R-4**
Z-86-1998	10213 Swanhaven Ct	0768078226	CUD TD	**R-4**
Z-86-1998	10217 Swanhaven Ct	0768078315	CUD TD	**R-4**
Z-86-1998	10643 Tarton Fields Cir	0768136812	CUD TD	**R-4**
Z-86-1998	10647 Tarton Fields Cir	0768135826	CUD TD	**R-4**
Z-86-1998	10651 Tarton Fields Cir	0768134921	CUD TD	**R-4**
Z-86-1998	9300 Teton Pines Way	0758977018	CUD TD	**R-4**
Z-86-1998	9304 Teton Pines Way	0758975092	CUD TD	**R-4**
Z-86-1998	9004 Treesdale Ln	0768230718	CUD TD	**R-4**
Z-86-1998	9005 Treesdale Ln	0768138595	CUD TD	**R-4**
Z-86-1998	9007 Treesdale Ln	0768138623	CUD TD	**R-4**
Z-86-1998	9008 Treesdale Ln	0768139824	CUD TD	**R-4**
Z-86-1998	9011 Treesdale Ln	0768137659	CUD TD	**R-4**
Z-86-1998	9012 Treesdale Ln	0768138950	CUD TD	**R-4**
Z-86-1998	9015 Treesdale Ln	0768136786	CUD TD	**R-4**
Z-86-1998	0 White Eagle Ct	0768152032	CUD TD	**R-10**
Z-86-1998	9125 White Eagle Ct	0768154001	CUD TD	**R-10**
Z-86-1998	9131 White Eagle Ct	0768153033	CUD TD	**R-10**
Z-86-1998	9132 White Eagle Ct	0768152261	CUD TD	**R-10**
Z-86-1998	9133 White Eagle Ct	0768152093	CUD TD	**R-10**
Z-86-1998	9134 White Eagle Ct	0768152220	CUD TD	**R-10**
Z-86-1998	9135 White Eagle Ct	0768152052	CUD TD	**R-10**
Z-86-1998	9200 White Eagle Ct	0768151265	CUD TD	**R-10**
Z-86-1998	9201 White Eagle Ct	0768151093	CUD TD	**R-10**
Z-86-1998	9202 White Eagle Ct	0768151226	CUD TD	**R-10**
Z-86-1998	9203 White Eagle Ct	0768151053	CUD TD	**R-10**
Z-86-1998	9204 White Eagle Ct	0768150298	CUD TD	**R-10**
Z-86-1998	9205 White Eagle Ct	0768151023	CUD TD	**R-10**
Z-86-1998	9210 White Eagle Ct	0768150330	CUD TD	**R-10**
Z-86-1998	9211 White Eagle Ct	0768150052	CUD TD	**R-10**
Z-86-1998	9212 White Eagle Ct	0768059391	CUD TD	**R-10**
Z-86-1998	9213 White Eagle Ct	0768150022	CUD TD	**R-10**
Z-86-1998	9215 White Eagle Ct	0768059082	CUD TD	**R-10**
Z-86-1998	9221 White Eagle Ct	0768059005	CUD TD	**R-10**
Z-86-1998	9223 White Eagle Ct	0768058075	CUD TD	**R-10**
Z-86-1998	9225 White Eagle Ct	0768058047	CUD TD	**R-10**
Z-109-1998	5211 Lacy Ave	1716741727	CUD NB	**IX-3-PL**
Z-13-1999	8201 Clarks Branch Dr	0778813151	CUD O&I-2	**R-4**
Z-13-1999	8205 Clarks Branch Dr	0778814144	CUD O&I-2	**R-4**
Z-13-1999	8209 Clarks Branch Dr	0778815128	CUD O&I-2	**R-4**
Z-13-1999	8212 Clarks Branch Dr	0778806917	CUD O&I-2	**R-4**
Z-13-1999	8213 Clarks Branch Dr	0778816108	CUD O&I-2	**R-4**
Z-13-1999	8217 Clarks Branch Dr	0778816187	CUD O&I-2	**R-4**
Z-13-1999	8218 Clarks Branch Dr	0778807917	CUD O&I-2	**R-4**
Z-13-1999	8221 Clarks Branch Dr	0778817176	CUD O&I-2	**R-4**
Z-13-1999	8202 Cushing St	0778813313	CUD O&I-2	**R-4**
Z-13-1999	8203 Cushing St	0778813510	CUD O&I-2	**R-4**
Z-13-1999	8206 Cushing St	0778813393	CUD O&I-2	**R-4**
Z-13-1999	8207 Cushing St	0778813590	CUD O&I-2	**R-4**
Z-13-1999	8210 Cushing St	0778814373	CUD O&I-2	**R-4**
Z-13-1999	8211 Cushing St	0778814570	CUD O&I-2	**R-4**
Z-13-1999	8214 Cushing St	0778815353	CUD O&I-2	**R-4**
Z-13-1999	8215 Cushing St	0778815550	CUD O&I-2	**R-4**
Z-13-1999	8218 Cushing St	0778816332	CUD O&I-2	**R-4**
Z-13-1999	8219 Cushing St	0778816530	CUD O&I-2	**R-4**
Z-13-1999	8222 Cushing St	0778817229	CUD O&I-2	**R-4**
Z-13-1999	8223 Cushing St	0778817419	CUD O&I-2	**R-4**
Z-13-1999	8226 Cushing St	0778818218	CUD O&I-2	**R-4**
Z-13-1999	8227 Cushing St	0778818419	CUD O&I-2	**R-4**
Z-13-1999	8230 Cushing St	0778818337	CUD O&I-2	**R-4**
Z-13-1999	8231 Cushing St	0778818455	CUD O&I-2	**R-4**
Z-13-1999	8304 Eden Park Dr	0778808848	CUD O&I-2	**R-4**
Z-13-1999	8308 Eden Park Dr	0778807845	CUD O&I-2	**R-4**
Z-13-1999	8616 Royton Cir	0778800804	CUD O&I-2	**R-4**
Z-13-1999	8619 Royton Cir	0778708852	CUD O&I-2	**R-4**
Z-13-1999	8620 Royton Cir	0778709836	CUD O&I-2	**R-4**
Z-13-1999	9208 Stone Mountain Rd	0778805848	CUD O&I-2	**R-4**
Z-13-1999	9211 Stone Mountain Rd	0778803827	CUD O&I-2	**R-4**
Z-13-1999	9212 Stone Mountain Rd	0778804987	CUD O&I-2	**R-4**
Z-13-1999	9215 Stone Mountain Rd	0778802974	CUD O&I-2	**R-4**
Z-13-1999	9219 Stone Mountain Rd	0778812021	CUD O&I-2	**R-4**
Z-13-1999	9223 Stone Mountain Rd	0778811098	CUD O&I-2	**R-4**
Z-13-1999	9227 Stone Mountain Rd	0778811177	CUD O&I-2	**R-4**
Z-13-1999	9228 Stone Mountain Rd	0778813262	CUD O&I-2	**R-4**
Z-13-1999	9231 Stone Mountain Rd	0778811265	CUD O&I-2	**R-4**
Z-13-1999	9235 Stone Mountain Rd	0778811353	CUD O&I-2	**R-4**
Z-13-1999	9301 Stone Mountain Rd	0778811451	CUD O&I-2	**R-4**
Z-13-1999	9305 Stone Mountain Rd	0778811459	CUD O&I-2	**R-4**
Z-13-1999	9309 Stone Mountain Rd	0778811558	CUD O&I-2	**R-4**
Z-13-1999	9310 Stone Mountain Rd	0778816620	CUD O&I-2	**R-4**
Z-19-1999	0 Six Forks Rd	1708315263	CUD O&I-1	**OP-5-GR**
Z-67-1999	3811 Merton Dr	1705877125	CUD O&I-2	**OX-3**
Z-94-2000	8011 Atamasco Cir	1747287863	CUD NB	**R-6**
Z-94-2000	8015 Atamasco Cir	1747288808	CUD NB	**R-6**
Z-94-2000	8019 Atamasco Cir	1747288951	CUD NB	**R-6**
Z-94-2000	8023 Atamasco Cir	1747289913	CUD NB	**R-6**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-94-2000	8024 Atamasco Cir	1747289737	CUD NB	R-6
Z-94-2000	8027 Atamasco Cir	1747289955	CUD NB	R-6
Z-94-2000	8028 Atamasco Cir	1747380738	CUD NB	R-6
Z-94-2000	8031 Atamasco Cir	1747380908	CUD NB	R-6
Z-94-2000	8032 Atamasco Cir	1747380882	CUD NB	R-6
Z-94-2000	8102 Cohosh Ct	1747391263	CUD NB	R-6
Z-94-2000	8103 Cohosh Ct	1747299293	CUD NB	R-6
Z-94-2000	8106 Cohosh Ct	1747391268	CUD NB	R-6
Z-94-2000	8107 Cohosh Ct	1747299298	CUD NB	R-6
Z-94-2000	8110 Cohosh Ct	1747391362	CUD NB	R-6
Z-94-2000	8111 Cohosh Ct	1747390302	CUD NB	R-6
Z-94-2000	8114 Cohosh Ct	1747391376	CUD NB	R-6
Z-94-2000	8115 Cohosh Ct	1747390307	CUD NB	R-6
Z-94-2000	8118 Cohosh Ct	1747391470	CUD NB	R-6
Z-94-2000	8122 Cohosh Ct	1747391475	CUD NB	R-6
Z-94-2000	8123 Cohosh Ct	1747390412	CUD NB	R-6
Z-94-2000	8126 Cohosh Ct	1747391542	CUD NB	R-6
Z-94-2000	8129 Cohosh Ct	1747299488	CUD NB	R-6
Z-94-2000	8134 Cohosh Ct	1747299695	CUD NB	R-6
Z-94-2000	8138 Cohosh Ct	1747299646	CUD NB	R-6
Z-94-2000	8142 Cohosh Ct	1747298695	CUD NB	R-6
Z-94-2000	8143 Cohosh Ct	1747299408	CUD NB	R-6
Z-94-2000	8146 Cohosh Ct	1747298643	CUD NB	R-6
Z-94-2000	8147 Cohosh Ct	1747298475	CUD NB	R-6
Z-94-2000	8150 Cohosh Ct	1747298600	CUD NB	R-6
Z-94-2000	8153 Cohosh Ct	1747298433	CUD NB	R-6
Z-94-2000	8154 Cohosh Ct	1747297568	CUD NB	R-6
Z-94-2000	8157 Cohosh Ct	1747297491	CUD NB	R-6
Z-94-2000	8158 Cohosh Ct	1747297526	CUD NB	R-6
Z-94-2000	8161 Cohosh Ct	1747297359	CUD NB	R-6
Z-94-2000	8162 Cohosh Ct	1747296584	CUD NB	R-6
Z-94-2000	8166 Cohosh Ct	1747296542	CUD NB	R-6
Z-94-2000	8169 Cohosh Ct	1747297306	CUD NB	R-6
Z-94-2000	8170 Cohosh Ct	1747296510	CUD NB	R-6
Z-94-2000	8173 Cohosh Ct	1747296391	CUD NB	R-6
Z-94-2000	8174 Cohosh Ct	1747295458	CUD NB	R-6
Z-94-2000	8177 Cohosh Ct	1747296238	CUD NB	R-6
Z-94-2000	8178 Cohosh Ct	1747295414	CUD NB	R-6
Z-94-2000	8181 Cohosh Ct	1747295259	CUD NB	R-6
Z-94-2000	8182 Cohosh Ct	1747295309	CUD NB	R-6
Z-94-2000	8186 Cohosh Ct	1747295313	CUD NB	R-6
Z-94-2000	7103 Great Laurel Dr	1747285934	CUD NB	R-6
Z-94-2000	7104 Great Laurel Dr	1747283933	CUD NB	R-6
Z-94-2000	7107 Great Laurel Dr	1747285818	CUD NB	R-6
Z-94-2000	7108 Great Laurel Dr	1747283838	CUD NB	R-6
Z-94-2000	7111 Great Laurel Dr	1747285813	CUD NB	R-6
Z-94-2000	7112 Great Laurel Dr	1747283833	CUD NB	R-6
Z-94-2000	7116 Great Laurel Dr	1747283747	CUD NB	R-6
Z-94-2000	7120 Great Laurel Dr	1747283730	CUD NB	R-6
Z-94-2000	7124 Great Laurel Dr	1747283664	CUD NB	R-6
Z-94-2000	7127 Great Laurel Dr	1747285716	CUD NB	R-6
Z-94-2000	7128 Great Laurel Dr	1747284632	CUD NB	R-6
Z-94-2000	7132 Great Laurel Dr	1747284690	CUD NB	R-6
Z-94-2000	7136 Great Laurel Dr	1747285559	CUD NB	R-6
Z-94-2000	7137 Great Laurel Dr	1747286705	CUD NB	R-6
Z-94-2000	7140 Great Laurel Dr	1747286508	CUD NB	R-6
Z-94-2000	7141 Great Laurel Dr	1747286754	CUD NB	R-6
Z-94-2000	7142 Great Laurel Dr	1747288426	CUD NB	R-6
Z-94-2000	7144 Great Laurel Dr	1747286557	CUD NB	R-6
Z-94-2000	7145 Great Laurel Dr	1747287703	CUD NB	R-6
Z-94-2000	7148 Great Laurel Dr	1747287506	CUD NB	R-6
Z-94-2000	7151 Great Laurel Dr	1747287762	CUD NB	R-6
Z-94-2000	7152 Great Laurel Dr	1747287555	CUD NB	R-6
Z-94-2000	7200 Great Laurel Dr	1747288504	CUD NB	R-6
Z-94-2000	7203 Great Laurel Dr	1747288669	CUD NB	R-6
Z-94-2000	7204 Great Laurel Dr	1747288553	CUD NB	R-6
Z-94-2000	7207 Great Laurel Dr	1747289618	CUD NB	R-6
Z-94-2000	7208 Great Laurel Dr	1747289502	CUD NB	R-6
Z-94-2000	7211 Great Laurel Dr	1747289667	CUD NB	R-6
Z-94-2000	7212 Great Laurel Dr	1747289551	CUD NB	R-6
Z-94-2000	7215 Great Laurel Dr	1747380616	CUD NB	R-6
Z-94-2000	7216 Great Laurel Dr	1747380500	CUD NB	R-6
Z-94-2000	7219 Great Laurel Dr	1747380665	CUD NB	R-6
Z-94-2000	7220 Great Laurel Dr	1747380459	CUD NB	R-6
Z-94-2000	7223 Great Laurel Dr	1747381624	CUD NB	R-6
Z-94-2000	7224 Great Laurel Dr	1747381408	CUD NB	R-6
Z-94-2000	7228 Great Laurel Dr	1747381457	CUD NB	R-6
Z-94-2000	7232 Great Laurel Dr	1747382406	CUD NB	R-6
Z-94-2000	7236 Great Laurel Dr	1747382444	CUD NB	R-6
Z-94-2000	7240 Great Laurel Dr	1747383411	CUD NB	R-6
Z-94-2000	7244 Great Laurel Dr	1747383475	CUD NB	R-6
Z-94-2000	7248 Great Laurel Dr	1747383581	CUD NB	R-6
Z-94-2000	7251 Great Laurel Dr	1747382519	CUD NB	R-6
Z-94-2000	7252 Great Laurel Dr	1747383597	CUD NB	R-6
Z-94-2000	7255 Great Laurel Dr	1747382625	CUD NB	R-6
Z-94-2000	7256 Great Laurel Dr	1747384602	CUD NB	R-6
Z-94-2000	7260 Great Laurel Dr	1747384627	CUD NB	R-6
Z-94-2000	7264 Great Laurel Dr	1747384732	CUD NB	R-6
Z-94-2000	7268 Great Laurel Dr	1747384756	CUD NB	R-6
Z-94-2000	7272 Great Laurel Dr	1747384884	CUD NB	R-6
Z-94-2000	7300 Great Laurel Dr	1747384848	CUD NB	R-6
Z-94-2000	7304 Great Laurel Dr	1747383879	CUD NB	R-6
Z-94-2000	7307 Great Laurel Dr	1747382793	CUD NB	R-6
Z-94-2000	7308 Great Laurel Dr	1747383910	CUD NB	R-6
Z-94-2000	7311 Great Laurel Dr	1747382744	CUD NB	R-6
Z-94-2000	7312 Great Laurel Dr	1747382972	CUD NB	R-6
Z-94-2000	7315 Great Laurel Dr	1747381796	CUD NB	R-6
Z-94-2000	7316 Great Laurel Dr	1747382913	CUD NB	R-6
Z-94-2000	7319 Great Laurel Dr	1747381747	CUD NB	R-6
Z-94-2000	7326 Great Laurel Dr	1747381946	CUD NB	R-6
Z-94-2000	7330 Great Laurel Dr	1747391054	CUD NB	R-6
Z-94-2000	7331 Great Laurel Dr	1747299086	CUD NB	R-6

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-94-2000	7334 Great Laurel Dr	1747391170	CUD NB	**R-6**
Z-94-2000	7335 Great Laurel Dr	1747299182	CUD NB	**R-6**
Z-94-2000	0 Louisburg Rd	1747299793	CUD NB	**R-6**
Z-94-2000	7110 Lowell Ridge Rd	1747285988	CUD NB	**R-6**
Z-94-2000	7111 Lowell Ridge Rd	1747296220	CUD NB	**R-6**
Z-94-2000	7120 Lowell Ridge Rd	1747297047	CUD NB	**R-6**
Z-94-2000	7124 Lowell Ridge Rd	1747297097	CUD NB	**R-6**
Z-94-2000	7125 Lowell Ridge Rd	1747297286	CUD NB	**R-6**
Z-94-2000	7128 Lowell Ridge Rd	1747298048	CUD NB	**R-6**
Z-94-2000	7129 Lowell Ridge Rd	1747298227	CUD NB	**R-6**
Z-94-2000	7132 Lowell Ridge Rd	1747299008	CUD NB	**R-6**
Z-94-2000	7133 Lowell Ridge Rd	1747298276	CUD NB	**R-6**
Z-94-2000	7145 Lowell Ridge Rd	1747299217	CUD NB	**R-6**
Z-94-2000	7155 Monarda Ct	1747392342	CUD NB	**R-6**
Z-94-2000	7203 Monarda Ct	1747390640	CUD NB	**R-6**
Z-94-2000	7207 Monarda Ct	1747390674	CUD NB	**R-6**
Z-94-2000	7211 Monarda Ct	1747391617	CUD NB	**R-6**
Z-94-2000	7215 Monarda Ct	1747391659	CUD NB	**R-6**
Z-94-2000	7216 Monarda Ct	1747392522	CUD NB	**R-6**
Z-94-2000	7219 Monarda Ct	1747391791	CUD NB	**R-6**
Z-94-2000	7220 Monarda Ct	1747392563	CUD NB	**R-6**
Z-94-2000	7223 Monarda Ct	1747392733	CUD NB	**R-6**
Z-94-2000	7224 Monarda Ct	1747392596	CUD NB	**R-6**
Z-94-2000	7227 Monarda Ct	1747392776	CUD NB	**R-6**
Z-94-2000	7230 Monarda Ct	1747393634	CUD NB	**R-6**
Z-94-2000	7231 Monarda Ct	1747393810	CUD NB	**R-6**
Z-94-2000	7201 Brighton Hill Ln	1747393325	R-6-CU	**R-6**
Z-94-2000	7205 Brighton Hill Ln	1747393442	R-6-CU	**R-6**
Z-94-2000	7209 Brighton Hill Ln	1747393476	R-6-CU	**R-6**
Z-94-2000	7213 Brighton Hill Ln	1747393580	R-6-CU	**R-6**
Z-94-2000	7217 Brighton Hill Ln	1747393594	R-6-CU	**R-6**
Z-94-2000	7220 Brighton Hill Ln	1747395535	R-6-CU	**R-6**
Z-94-2000	7221 Brighton Hill Ln	1747394508	R-6-CU	**R-6**
Z-94-2000	7225 Brighton Hill Ln	1747394612	R-6-CU	**R-6**
Z-94-2000	7229 Brighton Hill Ln	1747394618	R-6-CU	**R-6**
Z-94-2000	7301 Brighton Hill Ln	1747394734	R-6-CU	**R-6**
Z-94-2000	7305 Brighton Hill Ln	1747395715	R-6-CU	**R-6**
Z-94-2000	7309 Brighton Hill Ln	1747395762	R-6-CU	**R-6**
Z-94-2000	7313 Brighton Hill Ln	1747396700	R-6-CU	**R-6**
Z-94-2000	7316 Brighton Hill Ln	1747395584	R-6-CU	**R-6**
Z-94-2000	7317 Brighton Hill Ln	1747396649	R-6-CU	**R-6**
Z-94-2000	7320 Brighton Hill Ln	1747396522	R-6-CU	**R-6**
Z-94-2000	7321 Brighton Hill Ln	1747396688	R-6-CU	**R-6**
Z-94-2000	7324 Brighton Hill Ln	1747396561	R-6-CU	**R-6**
Z-94-2000	7325 Brighton Hill Ln	1747397617	R-6-CU	**R-6**
Z-94-2000	7328 Brighton Hill Ln	1747397500	R-6-CU	**R-6**
Z-94-2000	7329 Brighton Hill Ln	1747397656	R-6-CU	**R-6**
Z-94-2000	7201 Lowell Ridge Rd	1747393202	R-6-CU	**R-6**
Z-94-2000	7204 Lowell Ridge Rd	1747392055	R-6-CU	**R-6**
Z-94-2000	7205 Lowell Ridge Rd	1747393241	R-6-CU	**R-6**
Z-94-2000	7208 Lowell Ridge Rd	1747393003	R-6-CU	**R-6**
Z-94-2000	7209 Lowell Ridge Rd	1747393199	R-6-CU	**R-6**
Z-94-2000	7212 Lowell Ridge Rd	1747393052	R-6-CU	**R-6**
Z-94-2000	7213 Lowell Ridge Rd	1747394138	R-6-CU	**R-6**
Z-94-2000	7216 Lowell Ridge Rd	1747394000	R-6-CU	**R-6**
Z-94-2000	7217 Lowell Ridge Rd	1747394177	R-6-CU	**R-6**
Z-94-2000	7220 Lowell Ridge Rd	1747384959	R-6-CU	**R-6**
Z-94-2000	7221 Lowell Ridge Rd	1747395115	R-6-CU	**R-6**
Z-94-2000	7224 Lowell Ridge Rd	1747384997	R-6-CU	**R-6**
Z-94-2000	7225 Lowell Ridge Rd	1747395154	R-6-CU	**R-6**
Z-94-2000	7228 Lowell Ridge Rd	1747385936	R-6-CU	**R-6**
Z-94-2000	7229 Lowell Ridge Rd	1747396103	R-6-CU	**R-6**
Z-94-2000	7230 Lowell Ridge Rd	1747385965	R-6-CU	**R-6**
Z-94-2000	7301 Worsham Dr	1747395404	R-6-CU	**R-6**
Z-94-2000	7304 Worsham Dr	1747393360	R-6-CU	**R-6**
Z-94-2000	7308 Worsham Dr	1747394239	R-6-CU	**R-6**
Z-94-2000	7309 Worsham Dr	1747395442	R-6-CU	**R-6**
Z-94-2000	7312 Worsham Dr	1747394278	R-6-CU	**R-6**
Z-94-2000	7315 Worsham Dr	1747395481	R-6-CU	**R-6**
Z-94-2000	7316 Worsham Dr	1747395217	R-6-CU	**R-6**
Z-94-2000	7319 Worsham Dr	1747396420	R-6-CU	**R-6**
Z-94-2000	7320 Worsham Dr	1747395256	R-6-CU	**R-6**
Z-94-2000	7323 Worsham Dr	1747396379	R-6-CU	**R-6**
Z-94-2000	7324 Worsham Dr	1747395294	R-6-CU	**R-6**
Z-94-2000	7328 Worsham Dr	1747396233	R-6-CU	**R-6**
Z-11-2001	0 T W Alexander Dr	0758672060	CUD TD	**R-6**
Z-31-2001	8202 Belneath Ct	0777781028	CUD TD	**RX-3-PK**
Z-31-2001	8205 Martello Ln	0777689016	CUD TD	**RX-3-PK**
Z-31-2001	8207 Martello Ln	0777689008	CUD TD	**RX-3-PK**
Z-31-2001	8209 Martello Ln	0777688190	CUD TD	**RX-3-PK**
Z-31-2001	8211 Martello Ln	0777688182	CUD TD	**RX-3-PK**
Z-31-2001	8213 Martello Ln	0777688174	CUD TD	**RX-3-PK**
Z-31-2001	8200 Shadow Stone Ct	0777783024	CUD TD	**R-10**
Z-31-2001	8201 Shadow Stone Ct	0777782055	CUD TD	**R-10**
Z-31-2001	8203 Shadow Stone Ct	0777782110	CUD TD	**R-10**
Z-31-2001	8205 Shadow Stone Ct	0777782116	CUD TD	**R-10**
Z-58-2001	8510 Bright Loop	0777860873	CUD TD	**RX-3-PK**
Z-58-2001	8511 Bright Loop	0777769783	CUD TD	**RX-3-PK**
Z-58-2001	8512 Bright Loop	0777860855	CUD TD	**RX-3-PK**
Z-58-2001	8513 Bright Loop	0777769775	CUD TD	**RX-3-PK**
Z-58-2001	8514 Bright Loop	0777860846	CUD TD	**RX-3-PK**
Z-58-2001	8515 Bright Loop	0777769745	CUD TD	**RX-3-PK**
Z-58-2001	8516 Bright Loop	0777860827	CUD TD	**RX-3-PK**
Z-58-2001	8517 Bright Loop	0777769737	CUD TD	**RX-3-PK**
Z-58-2001	8518 Bright Loop	0777860819	CUD TD	**RX-3-PK**
Z-58-2001	8519 Bright Loop	0777769718	CUD TD	**RX-3-PK**
Z-58-2001	8520 Bright Loop	0777769990	CUD TD	**RX-3-PK**
Z-58-2001	8521 Bright Loop	0777769800	CUD TD	**RX-3-PK**
Z-58-2001	8522 Bright Loop	0777769981	CUD TD	**RX-3-PK**
Z-58-2001	8523 Bright Loop	0777768881	CUD TD	**RX-3-PK**
Z-58-2001	8524 Bright Loop	0777769963	CUD TD	**RX-3-PK**
Z-58-2001	8525 Bright Loop	0777768872	CUD TD	**RX-3-PK**

Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Zoning Case	Address	PIN	Existing Zoning	Proposed UDO Zoning
Z-58-2001	8101 Country Trl	0777874018	CUD TD	**RX-3-PK**
Z-58-2001	8191 Country Trl	0777769901	CUD TD	**RX-3-PK**
Z-58-2001	0 Glenwood Ave	0777861971	CUD TD	**RX-3-PK**
Z-58-2001	8510 Glenwood Ave	0777767407	CUD TD	**RX-3-PK**
Z-58-2001	0 Marvino Ln	0777874229	CUD TD	**RX-3-PK**
Z-58-2001	8503 Mount Valley Ln	0777769531	CUD TD	**RX-3-PK**
Z-58-2001	8505 Mount Valley Ln	0777769513	CUD TD	**RX-3-PK**
Z-58-2001	8507 Mount Valley Ln	0777769504	CUD TD	**RX-3-PK**
Z-58-2001	8509 Mount Valley Ln	0777768585	CUD TD	**RX-3-PK**
Z-58-2001	8510 Mount Valley Ln	0777769648	CUD TD	**RX-3-PK**
Z-58-2001	8511 Mount Valley Ln	0777768577	CUD TD	**RX-3-PK**
Z-58-2001	8512 Mount Valley Ln	0777769629	CUD TD	**RX-3-PK**
Z-58-2001	8513 Mount Valley Ln	0777768549	CUD TD	**RX-3-PK**
Z-58-2001	8514 Mount Valley Ln	0777769701	CUD TD	**RX-3-PK**
Z-58-2001	8515 Mount Valley Ln	0777768630	CUD TD	**RX-3-PK**
Z-58-2001	8516 Mount Valley Ln	0777768792	CUD TD	**RX-3-PK**
Z-58-2001	8517 Mount Valley Ln	0777768612	CUD TD	**RX-3-PK**
Z-58-2001	8518 Mount Valley Ln	0777768774	CUD TD	**RX-3-PK**
Z-58-2001	8519 Mount Valley Ln	0777767693	CUD TD	**RX-3-PK**
Z-58-2001	8520 Mount Valley Ln	0777768765	CUD TD	**RX-3-PK**
Z-58-2001	8521 Mount Valley Ln	0777767685	CUD TD	**RX-3-PK**
Z-58-2001	8522 Mount Valley Ln	0777768746	CUD TD	**RX-3-PK**
Z-58-2001	8523 Mount Valley Ln	0777767666	CUD TD	**RX-3-PK**
Z-58-2001	8524 Mount Valley Ln	0777768738	CUD TD	**RX-3-PK**
Z-58-2001	8525 Mount Valley Ln	0777767647	CUD TD	**RX-3-PK**
Z-58-2001	8103 Rhiannon Rd	0777873230	CUD TD	**RX-3-PK**
Z-58-2001	8105 Rhiannon Rd	0777873148	CUD TD	**RX-3-PK**
Z-58-2001	8107 Rhiannon Rd	0777873156	CUD TD	**RX-3-PK**
Z-58-2001	8109 Rhiannon Rd	0777873165	CUD TD	**RX-3-PK**
Z-58-2001	8111 Rhiannon Rd	0777873173	CUD TD	**RX-3-PK**
Z-58-2001	8113 Rhiannon Rd	0777873191	CUD TD	**RX-3-PK**
Z-58-2001	8120 Rhiannon Rd	0777872164	CUD TD	**RX-3-PK**
Z-58-2001	8121 Rhiannon Rd	0777873095	CUD TD	**RX-3-PK**
Z-58-2001	8122 Rhiannon Rd	0777872142	CUD TD	**RX-3-PK**
Z-58-2001	8123 Rhiannon Rd	0777873074	CUD TD	**RX-3-PK**
Z-58-2001	8124 Rhiannon Rd	0777872121	CUD TD	**RX-3-PK**
Z-58-2001	8125 Rhiannon Rd	0777873062	CUD TD	**RX-3-PK**
Z-58-2001	8126 Rhiannon Rd	0777872100	CUD TD	**RX-3-PK**
Z-58-2001	8127 Rhiannon Rd	0777873040	CUD TD	**RX-3-PK**
Z-58-2001	8128 Rhiannon Rd	0777871089	CUD TD	**RX-3-PK**
Z-58-2001	8129 Rhiannon Rd	0777863939	CUD TD	**RX-3-PK**
Z-58-2001	8130 Rhiannon Rd	0777871077	CUD TD	**RX-3-PK**
Z-58-2001	8131 Rhiannon Rd	0777863928	CUD TD	**RX-3-PK**
Z-58-2001	8133 Rhiannon Rd	0777863906	CUD TD	**RX-3-PK**
Z-58-2001	8135 Rhiannon Rd	0777862994	CUD TD	**RX-3-PK**
Z-58-2001	8137 Rhiannon Rd	0777862972	CUD TD	**RX-3-PK**
Z-58-2001	8139 Rhiannon Rd	0777862960	CUD TD	**RX-3-PK**
Z-58-2001	8141 Rhiannon Rd	0777862849	CUD TD	**RX-3-PK**
Z-58-2001	8143 Rhiannon Rd	0777862837	CUD TD	**RX-3-PK**
Z-58-2001	8145 Rhiannon Rd	0777862815	CUD TD	**RX-3-PK**
Z-58-2001	8147 Rhiannon Rd	0777862804	CUD TD	**RX-3-PK**
Z-58-2001	8149 Rhiannon Rd	0777861892	CUD TD	**RX-3-PK**
Z-58-2001	8151 Rhiannon Rd	0777861870	CUD TD	**RX-3-PK**
Z-58-2001	8153 Rhiannon Rd	0777861758	CUD TD	**RX-3-PK**
Z-58-2001	8155 Rhiannon Rd	0777861747	CUD TD	**RX-3-PK**
Z-58-2001	8157 Rhiannon Rd	0777861725	CUD TD	**RX-3-PK**
Z-58-2001	8159 Rhiannon Rd	0777861713	CUD TD	**RX-3-PK**
Z-58-2001	8161 Rhiannon Rd	0777861702	CUD TD	**RX-3-PK**
Z-58-2001	8163 Rhiannon Rd	0777860780	CUD TD	**RX-3-PK**
Z-58-2001	8201 Rhiannon Rd	0777860668	CUD TD	**RX-3-PK**
Z-58-2001	8203 Rhiannon Rd	0777860657	CUD TD	**RX-3-PK**
Z-58-2001	8205 Rhiannon Rd	0777860635	CUD TD	**RX-3-PK**
Z-58-2001	8207 Rhiannon Rd	0777860623	CUD TD	**RX-3-PK**
Z-58-2001	8209 Rhiannon Rd	0777860612	CUD TD	**RX-3-PK**
Z-58-2001	8211 Rhiannon Rd	0777769690	CUD TD	**RX-3-PK**
Z-58-2001	8213 Rhiannon Rd	0777769588	CUD TD	**RX-3-PK**
Z-58-2001	8510 Silhouette Pl	0777862908	CUD TD	**RX-3-PK**
Z-58-2001	8511 Silhouette Pl	0777861818	CUD TD	**RX-3-PK**
Z-58-2001	8512 Silhouette Pl	0777861999	CUD TD	**RX-3-PK**
Z-58-2001	8513 Silhouette Pl	0777860899	CUD TD	**RX-3-PK**
Z-58-2001	8514 Silhouette Pl	0777871070	CUD TD	**RX-3-PK**
Z-58-2001	8515 Silhouette Pl	0777860980	CUD TD	**RX-3-PK**
Z-58-2001	8516 Silhouette Pl	0777871052	CUD TD	**RX-3-PK**
Z-58-2001	8517 Silhouette Pl	0777860962	CUD TD	**RX-3-PK**
Z-58-2001	8518 Silhouette Pl	0777871043	CUD TD	**RX-3-PK**
Z-58-2001	8519 Silhouette Pl	0777860953	CUD TD	**RX-3-PK**
Z-58-2001	8520 Silhouette Pl	0777871025	CUD TD	**RX-3-PK**
Z-58-2001	8521 Silhouette Pl	0777860935	CUD TD	**RX-3-PK**
Z-58-2001	8523 Silhouette Pl	0777860926	CUD TD	**RX-3-PK**
Z-60-2004	6400 Amber Bluffs Cres	1736636768	CUD O&I-1	**R-4**
Z-60-2004	6404 Amber Bluffs Cres	1736636874	CUD O&I-1	**R-4**
Z-60-2004	5400 Onyx Mill Ct	1736637885	CUD O&I-1	**R-4**
Z-60-2004	5401 Onyx Mill Ct	1736639951	CUD O&I-1	**R-4**
Z-60-2004	5404 Onyx Mill Ct	1736637797	CUD O&I-1	**R-4**
Z-60-2004	5408 Onyx Mill Ct	1736638783	CUD O&I-1	**R-4**
Z-60-2004	5409 Onyx Mill Ct	1736639885	CUD O&I-1	**R-4**
Z-60-2004	5413 Onyx Mill Ct	1736639757	CUD O&I-1	**R-4**
Z-60-2004	6312 Sparkling Brook Dr	1736730916	CUD O&I-1	**R-4**
Z-60-2004	6316 Sparkling Brook Dr	1736740050	CUD O&I-1	**R-4**
Z-60-2004	6320 Sparkling Brook Dr	1736740095	CUD O&I-1	**R-4**
Z-60-2004	6324 Sparkling Brook Dr	1736741131	CUD O&I-1	**R-4**
Z-9-2005	2721 Millbrook Village Pl	1726139558	CUD O&I-1	**RX-3**
Z-1-2007	0 Acc Blvd	0768765530	CUD TD	**IX-3-PK**
Z-1-2007	0 Acc Blvd	0768765641	CUD TD	**IX-3-PK**
Z-1-2007	7601 Acc Blvd	0768753766	CUD TD	**IX-3-PK**
Z-1-2007	7611 Sumter Heights Ct	0768668274	CUD TD	**RX-3-PK**
Z-42-2008	8005 Brier Creek Pkwy	0768463694	CUD SC	**CX-5**

Addendum to Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Z-106-1985 CUD TD *to* CX-3-PK

- Last remaining property from an old Airport Assemblage
- County owned open space
- Conditions no longer relevant
- Recommendation made to match adjacent recommendations
- *Future Land Use*: Private Open Space

Z-145-1985 CUD R-15 *to* R-10 & RX-3

- Conditions met, no longer needed
- *Future Land Use*: Moderate Density Residential, Medium Density Residential, Public Parks & Open Space

Z-16-1986 CUD R-15 *to* R-4

- City-owned park land
- Conditions no longer relevant
- *Future Land Use*: Public Parks & Open Space

Z-87-1986 CUD TD *to* IX-3

- Last remaining property from an old Airport Assemblage
- County owned open space
- Conditions no longer relevant
- Recommendation made to match adjacent recommendations
- *Future Land Use*: Public Parks & Open Space

Z-12-1987 CUD TD & CUD IND-1 *to* IX-3 & IX-5

- Height & Use controls in conditions met with UDO standards
- *Future Land Use*: Office & Residential Mixed Use, Community Mixed Use

Z-25-1987 CUD R-15 *to* RX-3

- Conditions met or no longer relevant
- *Future Land Use*: Medium Density Residential

Z-34-1987 CUD SC *to* OX-3 & NX-3-PL

- Conditions met or no longer relevant
- Recommendation made to match adjacent recommendations
- *Future Land Use*: Neighborhood Mixed Use, Institutional

Z-20-1988 CUD O&I-1 *to* R-10

- City owned open space
- *Future Land Use*: Institutional

Z-42-1988 CUD TD *to* R-4

- City owned open space (greenway property)
- *Future Land Use*: Public Parks & Open Space

Z-64-1988 CUD TD *to* R-10, RX-3, & RX-3-PK

- Part of group of CUD TD cases over a built out neighborhood (Cornerstone Park)
- General Use zoning reflective of built conditions recommended
- *Future Land Use*: Moderate Density Residential, Public Parks & Open Space

Z-33-1989 CUD TD *to* R-10 & RX-3-PK

- Part of group of CUD TD cases over a built out neighborhood (Cornerstone Park)
- General Use zoning reflective of built conditions recommended
- *Future Land Use*: Moderate Density Residential

Z-35-1989 CUD TD *to* R-4, R-6, R-10, & RX-3-PK

- CUD TD case representing a built out neighborhood (Riverside)
- General Use zoning reflective of built conditions recommended
- *Future Land Use*: Low Density Residential, Moderate Density Residential, Public Parks & Open Space

Z-59-1990 CUD R-15 *to* RX-3

- Condition no longer relevant
- *Future Land Use*: Moderate Density Residential, Public Parks & Open Space

Z-10-1991 CUD O&I-1 & CUD SC *to* OX-3 & CX-3

- Conditions no longer relevant
- *Future Land Use*: Community Mixed Use, Moderate Density Residential

Z-29-1991 CUD O&I-1 & CUD R-4 *to* R-4

- Case largely replaced by North Hills East PD
- CUD R-4 segment built out
- *Future Land Use*: Regional Mixed Use, Low Density Residential

Z-21-1993 CUD BUS *to* OX-3-DE

- Condition met with UDO Use standards
- *Future Land Use*: Office & Residential Mixed Use

Z-7-1994 (partial removal) CUD R-15 *to* R-4

- Conditions removed from portion of case intended to be R-4
- Conditions retained for remainder of case, translated to RX-3-CU
- *Future Land Use*: Low Density Residential

Z-8-1994 CUD O&I-1 *to* R-10

- Built out neighborhood (Leesville Townes)
- *Future Land Use*: Moderate Density Residential

Z-13-1994 CUD O&I-1 *to* R-6

- General use R-6 replicates conditions, allowing removal
- *Future Land Use*: Low Density Residential, Public Parks & Open Space

Z-36-1994 CUD O&I-1 *to* OX-3

- Conditions no longer relevant
- *Future Land Use*: Neighborhood Mixed Use

Z-37-1994 CUD O&I-1 & CUD R-15 *to* OX-3-UL & RX-3

- Conditions met or no longer relevant
- *Future Land Use*: Office & Residential Mixed Use, Medium Density Residential

Addendum to Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Z-44-1994 CUD TD *to* R-10 & RX-3

- Part of group of CUD TD cases over a built out neighborhood (Cornerstone Park)
- General Use zoning reflective of built conditions recommended
- *Future Land Use*: Moderate Density Residential

Z-88-1994 CUD O&I-1 *to* OX-3 & OX-3-UL

- Condition no longer relevant
- *Future Land Use*: Office & Residential Mixed Use

Z-10-1995 CUD NB *to* NX-3

- Conditions no longer relevant
- *Future Land Use*: Neighborhood Mixed Use

Z-24-1995 CUD TD *to* R-6

- Conditions no longer relevant
- *Future Land Use*: Private Open Space, Public Parks & Open Space

Z-35-1995 (partial removal) CUD O&I-1 *to* R-4

- Conditions removed from portion of case developed with adjacent, R-4 zoned, neighborhood (Madison Park)
- Conditions retained for remainder of case, translated to OX-3-PL-CU
- *Future Land Use*: Low Density Residential

Z-62-1995 (partial removal) CUD TD *to* R-4, R-6, & R-10

- Conditions removed from portion of case developed as residential neighborhoods (Park at Perry Creek & Addison Reserve) and County school (Wildwood Forest Elem)
- Conditions retained for remainder of case
- *Future Land Use*: Low Density Residential, Moderate Density Residential

Z-69-1995 (partial removal) CUD TD *to* R-6, R-10, RX-3-PK, OX-3-PK, CX-3-PK, & CX-5-PK

- Conditions removed from portion of case currently zoned CUD TD, replaced with general use districts as built and reflective of the Future Land Use Map
- Conditions retained for remainder of case (currently R-6-CU)
- *Future Land Use*: Neighborhood Mixed Use, Commercial Mixed Use, Institutional, Public Facilities, Office & Residential Mixed Use, Moderate Density Residential, Public Parks & Open Space

Z-80-1995 CUD O&I-1 *to* OX-3-PL

- Case straddles border of multiple parcels, making for difficult interpretation
- Future widening of Six Forks Road makes building setback condition burdensome; -PL frontage carries forward condition with some flexibility
- *Future Land Use*: Moderate Density Residential, Office & Residential Mixed Use

Z-85-1995 CUD R-15 *to* RX-3

- Conditions met or no longer relevant
- *Future Land Use*: Moderate Density Residential

Z-88-1995 CUD R-20 *to* RX-3

- Conditions met or no longer relevant
- *Future Land Use*: Medium Density Residential, Public Parks & Open Space

Z-95-1995 CUD O&I-1 *to* OX-3-UL

- Conditions no longer relevant
- *Future Land Use*: Office & Residential Mixed Use

Z-101-1995 CUD IND-1 *to* IX-3

- Conditions no longer relevant
- *Future Land Use*: Business & Commercial Services

Z-11-1996 CUD IND-1 *to* IX-3

- Conditions no longer relevant
- *Future Land Use*: Moderate Density Residential

Z-38-1996 CUD O&I-2 *to* CX-7-PL

- Conditions no longer relevant
- *Future Land Use*: Regional Mixed Use, Public Parks & Open Space

Z-65-1996 CUD TD *to* R-4, R-6, R-10, RX-3-PK, RX-4-PK, OX-3, OX-3-PK, OX-5, OP-5-PK, OP-5-PL, OP-7, NX-3-PK, CX-3, CX-3-PK, CX-3-PL, CX-5, CX-5-PK, CX-7-PL, & IX-3-PK

- Conditions met or no longer relevant
- Replaced with general use districts reflecting the built context and the Future Land Use Map
- *Future Land Use*: Low Density Residential, Moderate Density Residential, Medium Density Residential, Office & Residential Mixed Use, Office/Research & Development, Business & Commercial Services, Regional Mixed Use, Public Facilities, Private Open Space, Public Parks & Open Space

Z-89-1996 CUD R-15 *to* RX-3

- Conditions no longer relevant
- *Future Land Use*: Moderate Density Residential

Z-101-1996 (partial removal) CUD SC *to* NX-3

- Condition removed from portion of case currently zoned CUD SC, replaced with general use district reflective of the Future Land Use Map
- Conditions retained for remainder of case (currently R-6-CU)
- *Future Land Use*: Neighborhood Mixed Use

Z-102-1996 CUD SC *to* NX-3, NX-4, & CX-3

- Condition no longer relevant
- Replaced with general use districts reflecting the built context and the Future Land Use Map
- *Future Land Use*: Neighborhood Mixed, Community Mixed Use

Z-103-1996 CUD TD *to* CX-3-PK

- Condition no longer relevant
- *Future Land Use*: Community Mixed Use

Addendum to Table 1: Conditional Use Districts Recommended for Rezoning to General Use Districts

Z-116-1996 CUD SC *to* CX-3-PL

- Conditions no longer relevant
- *Future Land Use*: Community Mixed Use

Z-126-1996 CUD O&I-1 *to* OX-3

- Conditions no longer relevant
- *Future Land Use*: Office/Research & Development

Z-66-1997 CUD NB & CUD O&I-2 *to* CX-3 & RX-3

- Conditions met or no longer relevant
- *Future Land Use*: High Density Residential

Z-75-1997 CUD O&I-1 *to* RX-3

- Conditions no longer relevant
- *Future Land Use*: Moderate Density Residential

Z-116-1997 CUD IND-1 w/SHOD-2 *to* IX-3 & IH w/SHOD-1

- Conditions no longer relevant
- Remaining relevant condition replaced by exchanging SHOD-2 with SHOD-1
- *Future Land Use*: Business & Commercial Services, Public Parks & Open Space

Z-2-1998 CUD O&I-1 *to* OX-3

- Condition no longer relevant
- *Future Land Use*: Office & Residential Mixed Use

Z-15-1998 CUD SC *to* IX-3-PK

- Condition no longer relevant
- *Future Land Use*: Community Mixed Use, Moderate Density Residential, Public Parks & Open Space

Z-20-1998 CUD NB *to* NX-3-UL

- Conditions no longer relevant
- *Future Land Use*: Neighborhood Mixed Use

Z-86-1998 CUD TD *to* R-4, R-6, & R-10

- Conditions met or no longer relevant
- This case filled in gaps left by Z-65-1996 in Brier Creek
- *Future Land Use*: Low Density Residential, Private Open Space, Public Parks & Open Space

Z-109-1998 CUD NB *to* IX-3-PL

- Conditions no longer relevant
- *Future Land Use*: Community Mixed Use

Z-13-1999 (partial removal) CUD O&I-2 *to* R-4

- Conditions removed from portion of case (generally referred to as Area B in conditions) developed with adjacent, R-4 zoned, neighborhood (Ashworth Estates)
- *Future Land Use*: Low Density Residential

Z-19-1999 CUD O&I-1 *to* OP-5-GR

- Conditions no longer relevant
- *Future Land Use*: Office/Research & Development

Z-67-1999 CUD O&I-2 *to* OX-3

- Condition no longer relevant
- *Future Land Use*: Office & Residential Mixed Use

Z-94-2000 CUD NB & CUD R-6 *to* R-6

- Conditions met or no longer relevant
- Entire area developed as part of the Brighton Subdivision
- *Future Land Use*: Low Density Residential, Private Open Space

Z-11-2001 CUD TD *to* R-6

- Conditions met or no longer relevant
- This case filled in gaps left by Z-65-1996 in Brier Creek
- *Future Land Use*: Low Density Residential

Z-31-2001 CUD TD *to* R-10 & RX-3-PK

- Part of group of CUD TD cases representing a built out neighborhood (Cornerstone Park)
- General Use zoning reflective of built conditions recommended
- *Future Land Use*: Moderate Density Residential

Z-58-2001 CUD TD *to* RX-3-PK

- Conditions met or no longer relevant
- Recently developed neighborhood (Long Lake Terrace Townhomes)
- *Future Land Use*: Community Mixed Use

Z-60-2004 (partial removal) CUD O&I-1 *to* R-4

- Conditions removed from portion of case developed with adjacent, R-4 zoned, neighborhood (Stone Ridge)
- *Future Land Use*: Low Density Residential

Z-9-2005 CUD O&I-1 *to* RX-3

- Conditions met or no longer relevant
- *Future Land Use*: High Density Residential

Z-1-2007 CUD TD *to* RX-3-PK & IX-3-PK

- Conditions met or no longer relevant
- *Future Land Use*: Medium Density Residential, Private Open Space

Z-42-2008 CUD SC *to* CX-5

- Conditions met or no longer relevant
- *Future Land Use*: Regional Mixed Use

ORDINANCE NO. (1985) 639 ZC 169
Effective: 9/17/85

Z-106-85 U.S. 70 West, south side, between Airport Road and the Durham County Line, being numerous parcels as defined on a map entitled "Perimeter Survey Map - Harlon Group/ Airport Assemblage", prepared December 1, 1984, by Murphy Yelle and Associates, approximately 1726.8 acres rezoned to City of Raleigh Thoroughfare Conditional Use District, per map on file in the City of Raleigh Planning Department which includes minor amendments to Exhibits I & J with the condition that a master land use plan be prepared, submitted to the Planning Director and approved by the City Council prior to submittal of any site plans required under the Thoroughfare District.

CR #5788

CERTIFIED RECOMMENDATION OF THE CITY OF RALEIGH PLANNING COMMISSION

TO: RALEIGH CITY COUNCIL

SUBJECT: Z-106-85 - US 70 WEST, SOUTH SIDE, BETWEEN AIRPORT ROAD AND THE DURHAM COUNTY LINE

REQUEST: Approval to rezone approximately 1,726.8 acres from Wake County Residential-30, Heavy Commercial, Highway District, and Airport District-1 and 2 to City of Raleigh Thoroughfare-Conditional Use District.

Z-106-85

RECOMMENDATION: That Z-106-85 be approved as amended according to the attached minor amendments to Exhibits I and J of the rezoning application with the condition that a master land use plan, in accordance with the attached memorandum from the Assistant Planning Director, dated September 4, 1985, revised September 10, 1985, be prepared, submitted to the Planning Director and approved by the City Council prior to submittal of any site plans required under the Thoroughfare District.

FINDINGS AND REASONS UPON WHICH THIS RECOMMENDATION IS BASED:

1. The rezoning contains a mixture of allowable uses which provides for a range of retail, residential, and office/research, manufacturing uses appropriate for this site.

2. Development in close proximity to the airport is already controlled by the recently-adopted City Airport District, which limits building heights and restricts residential uses.

3. The amount and general location of the proposed open space uses will help protect the floodway areas and provide potential for future recreation uses for residents in the area.

4. The condition of a master plan, to be approved by the City Council, will allow the Council the opportunity to monitor general location and concentration of the different land use categories in the application; and to determine that adequate services, including streets and utilities, are available in conjunction with development of the site.

ADDITIONAL NOTES: There has been a meeting with the petitioners, City representatives, and residents in the area to explain the application and answer any questions.

This is a true and accurate statement of the findings and recommendations of the Planning Commission, by a 7-0 vote.

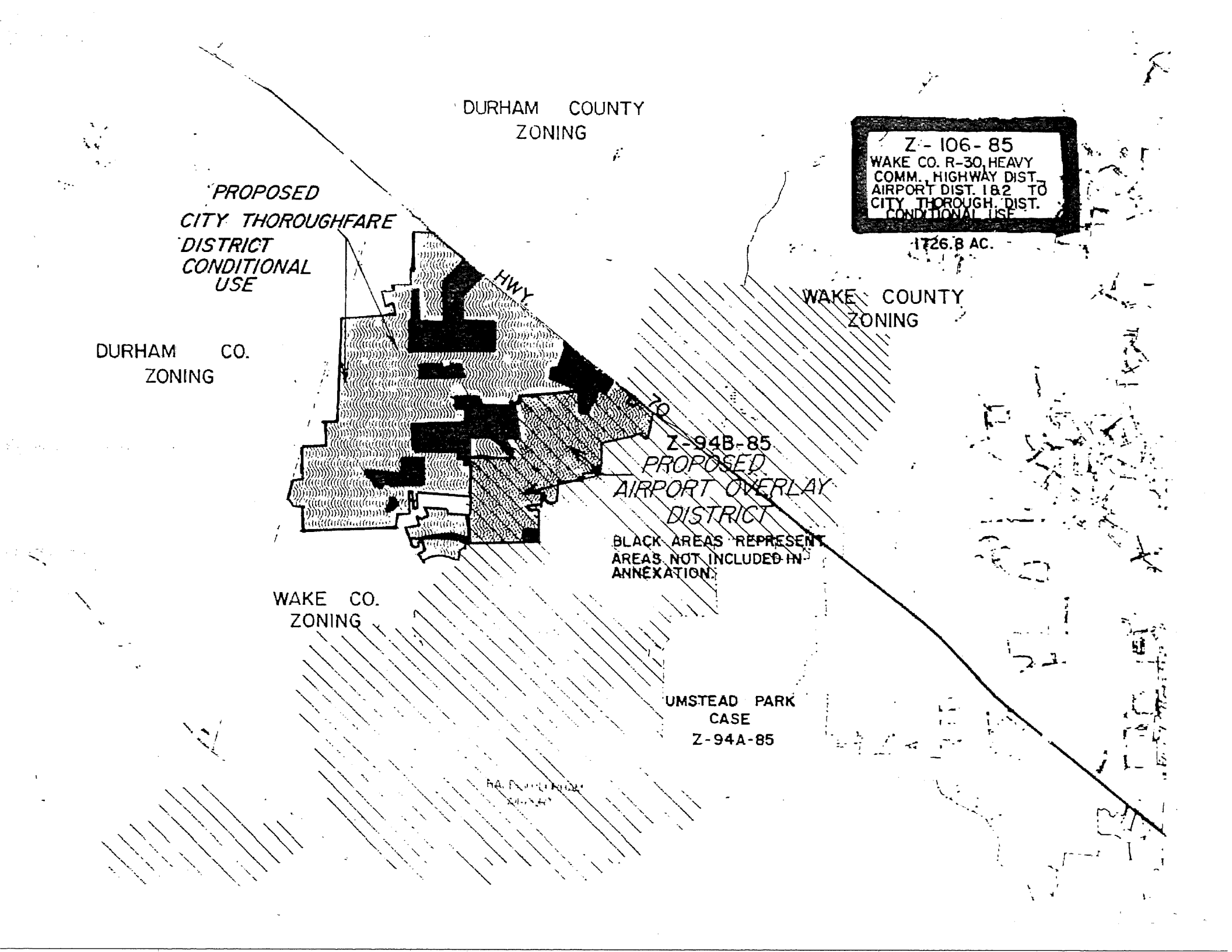
TO CITY COUNCIL: September 17, 1985 SIGNED: _____ Vice Chairman

STATUS: 9/17/85 - Upheld approval as amended (xp)

DATE: September 9, 1985

RECOMMENDATION: 5788

z10685


DURHAM COUNTY
ZONING
Z-106-85
WAKE CO. R-30, HEAVY
COMM., HIGHWAY DIST.
AIRPORT DIST. 1&2 TO
CITY THOROUGH. DIST.
CONDITIONAL USE
1726.8 AC.
PROPOSED
CITY THOROUGHFARE
DISTRICT
CONDITIONAL
USE
HWY
WAKE COUNTY
ZONING
DURHAM CO.
ZONING
70
Z-94B-85
PROPOSED
AIRPORT OVERLAY
DISTRICT
BLACK AREAS REPRESENT
AREAS NOT INCLUDED IN
ANNEXATION
WAKE CO.
ZONING
UMSTEAD PARK
CASE
Z-94A-85

THE HARLON GROUP

September 6, 1985

Mr. George Chapman
Director of Planning & Zoning
City of Raleigh
Post Office Box 590
Raleigh, North Carolina 27602

Re: Rezoning Petition Z-106-85

Dear George:

Pursuant to the various discussions with our company and Julian Bryan, planning consultant, we offer the attached minor amendments to Exhibits I and J of the above captioned rezoning petition. We further agree that a master land use plan will be prepared and submitted to you and your staff prior to the submittal of any site plan as required under the Thoroughfare Zoning District.

These minimal changes are the result of our ongoing site investigations and are also in response to comments of the various City Departments as set forth in the letter to Julian Bryan of September 3, 1985, from William R. Breazeale.

Our representatives will be in attendance at the Planning Commission Meeting on Monday morning, September 9, and would be pleased to answer any questions that may arise concerning these changes.

Sincerely,

Gene C. Anderson
Vice President

GCA:clm

Enclosure

cc: Julian Bryan
Steve Stroud
Mike Hager

2700 Wycliff Rd., Suite 202, Raleigh, North Carolina 27607 / (919) 781-4892

REZONING EXHIBIT - I

"LAND USE BY AREA"

Area	Total Acres	Residential	Living Units	Office/ Institutional	Business/ Commercial	Technology/ Distribution/ Assembly	Open Space[2]
A	445.15	195 AC	2925[1]	130 AC[3]	85 AC[3]	45 AC[3]	85 AC[2]
B	256.99	20 AC	300[1]	125 AC[3]	60 AC[3]	80 AC[3]	30 AC
C	352.98	0	N/A	180 AC[3]	120 AC[3]	65 AC[3]	80 AC
D	218.92	0	N/A	120 AC[3]	40 AC[3]	90 AC[3]	25 AC
E	433.38	125 AC	1875[1]	90 AC[3]	65 AC[3]	220 AC[3]	55 AC
	1707.42 AC	340 AC	5100[1]	645 AC[3]	370 AC[3]	500 AC[3]	275 AC[2]

1 - Denotes maximum units allowed by area.

2 - Open space acreage is minimum reserved by area.

3 - Acres shown are maximum allowed by zone.

4 - For uses allowed by category, see Exhibit "J".

5 - See Exhibit "K" for area delineation of open space.

Harlon
LANDEVCO, JTB
July 1985
Revised September 6, 1985

REZONING EXHIBIT - J

GENERAL REGULATIONS (CONDITIONAL USE REQUIREMENTS)

1. All restrictions such as setbacks, site coverage, etc., as set forth in City of Raleigh "Thoroughfare" Zoning District shall apply.

2. The above lists are only restrictions on use and do not supersede any other sections of the City Code of Ordinances.

3. It is specifically understood that off-street parking, signage and landscape regulations as they presently exist or may be amended from time to time, shall apply.

4. Acreages and number of living units shown are the maximum allowed within that geographic area.

5. Additional restrictions as set forth in the "Airport Overlay District" shall apply on lands presently zoned AD-I or AD-II by Wake County.

6. Residential units may be developed to a maximum density of 40 units per acre, however in no case may they exceed a total of 5100 units over the entire tract as defined by this submittal.

7. The following uses shall be allowed in all areas but their attendant acreage counted against the O & I District:

    a. Day Care Centers
    b. Churches
    c. Schools
    d. Fire Stations
    e. Police and EMS Units
    f. Government Buildings and Facilities

Harlon
LANDEVCO, JTB
July 1985
Revised September 6, 1985

REZONING EXHIBIT - J

GENERAL REGULATIONS (CONDITIONAL USE REQUIREMENTS)

1. All restrictions such as setbacks, site coverage, etc., as set forth in City of Raleigh "Thoroughfare" Zoning District shall apply.

2. The above lists are only restrictions on use and do not supersede any other sections of the City Code of Ordinances.

3. It is specifically understood that off-street parking, signage and landscape regulations as they presently exist or may be amended from time to time, shall apply.

4. Acreages and number of living units shown are the maximum allowed within that geographic area.

5. Additional restrictions as set forth in the "Airport Overlay District" shall apply on lands presently zoned AD-I or AD-II by Wake County.

6. Residential units may be developed to a maximum density of 40 units per acre, however in no case may they exceed a total of 5100 units over the entire tract as defined by this submittal.

7. The following uses shall be allowed in all areas but their attendant acreage counted against the O & I District:

    a. Day Care Centers
    b. Churches
    c. Schools
    d. Fire Stations
    e. Police and EMS Units
    f. Government Buildings and Facilities

Harlon
LANDEVCO, JTB
July 1985
Revised September 6, 1985

Form 304-8

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO: Planning Director **ROOM:** 307

FROM: Assistant Planning Director **DATE:** 9/10/85

SUBJECT: Z-106-85

MESSAGE:

It is recommended that consideration be given to a master plan for the zoning case Z-106-85 which shows allocation of land uses in greater detail than the zoning case. A master plan could satisfy some concerns expressed by Staff related to concentration of high traffic generating uses, phasing of development related to services, and the exact nature and location of open spaces. In addition, since individual site plans would not normally go to City Council for approval in the Thoroughfare District, the Council could obtain a better perspective on the proposed development.

The following would be the requirements of a master plan:

1. A master plan will be submitted for all property contained in Z-106-85 to be reviewed by the Planning Commisison and approved by the Council prior to review of any site plans for Z-106-85 and issuance of any grading for public streets or individual building sites or building permits.

2. The plan should include: designation of the location of each land use type as described in Exhibit J which allocates the total acreages to general locations defined by a proposed street pattern, natural features or similar means. If any individual site plan is determined to vary substantially from the location as indicated on the master plan as determined by the Planning Director, the City Council must approve an amendment to the master plan.

3. Designation of the location of all freeways, thoroughfares, and collector streets, including any grade-separated interchanges, and specification of the cross-section of each, if of a higher standard than that which would be required by the City Code. Upon adoption of the master plan, any subdivision or site plan subsequently submitted must incorporate these higher standards as part of the submittal.

4. The location and minimum size of all water lines that would be required in any freeway, thoroughfare, or collector street, and the location and minimum size of any sewer outfalls of 12 inches or greater.

5. A description of the boundaries of the open space land use area, as described in Exhibit J of Z-106-85, which shall include one or both of the following:

   a. A surveyed boundary of the open space; or

   b. Boundaries (which can be surveyed at a later date) which may include streets, streams, topographic elevations, transmission lines, and other natural features; distances referencing natural features; easements, deed descriptions, or boundaries on recorded maps.

6. General phasing of construction of thoroughfares and collector streets in conjunction with approval of site plans within any one subarea, consistent with the City Code.

The City Council may deny the mast plan or any portion therof due to the:

   a. Lack of adequate public or private facilties shown on the plan to serve the proposed uses, including but not limited to the transportation, recreation, and utilities services;

   b. Any arrangement of uses which would potentially create unsafe traffic movements or congestion;

   c. Inconsistencies with the City Comprehensive Plan.

The City cannot reduce, as part of the master plan, the allowable total acreages allocated to any one individual land use type as approved in this zoning case.

William R. Breazeale

WRB/rp

Form 304-4

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO: Planning Director **ROOM:** 307

FROM: Assistant Planning Director **DATE:** September 4, 1985

SUBJECT: Z-106-85

MESSAGE:

It is recommended that consideration be given to a master plan for the zoning case Z-106-85, which shows allocation of land uses in greater detail than the zoning case. A master plan could satisfy some concerns expressed by staff, related to concentration of high traffic generating uses, phasing of development related to services, and the exact nature and location of open spaces. In addition, since individual site plans would not normally go to City Council for approval in the Thoroughfare District, the Council could obtain a better perspective on the proposed development.

The following would be the requirements of a master plan:

1. Within six (6) months of City Council action on Z-106-85, a master plan will be submitted for all property contained in Z-106-85. The master plan will be reviewed by the Planning Commission and approved by the City Council, prior to review of any site plans for Z-106-85 and issuance of any grading or building permits.

2. The Plan should include: designation of the location of each land use type as described in Exhibit J, which allocates the total acreages to general locations defined by a proposed street pattern, natural features or similar means. If any individual site plan is determined to vary substantially from the location as indicated on the master plan as determined by the Planning Director, the City Council must approve an amendment to the master plan.

3. Designation of the location of all freeways, thoroughfares, and collector streets, including any grade-separated interchanges, and specification of the cross-section of each, if of a higher standard than that which would be required by the City Code. Upon adoption of the master plan, any subdivision or site plan subsequently submitted must incorporate these higher standards as part of the submittal.

4. The location and minimum size of all water lines that would be required in any freeway, thoroughfare, or collector street, and the location and minimum size of any sewer outfalls of 12 inches or greater.

5. A description of the boundaries of the Open Space land use area, as described in Exhibit J of Z-106-85, which shall include one or both of the following:

   a. A surveyed boundary of the Open Space; or

   b. Boundaries (which can be surveyed at a later date) which may include streets, streams, topographic elevations, transmission lines, and other natural features; distances referencing natural features; easements, deed descriptions, or boundaries on recorded maps.

   The Open Space shall include no less than 275 acres, and shall include all areas designated "floodway" and defined in Part 10, Chapter 4, Section 4002 of the City Code.

   Uses permitted in the areas designated as Open Space will include those permitted in the Conservation/Buffer zoning district, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas are permitted. No more than 7.5% of this Open Space may be used as rights-of-way for public streets.

6. General phasing of construction of thoroughfares and collector streets in conjunction with approval of site plans within any one subarea, consistent with the City Code.

The City Council may deny the master plan or any portion thereof due to the:

a. Lack of adequate public or private facilities shown on the plan to serve the proposed uses, including but not limited to the transportation, recreation, and utilities services;

b. Any arrangement of uses which would potentially create unsafe traffic movements or congestion;

c. Inconsistencies with the City Comprehensive Plan.

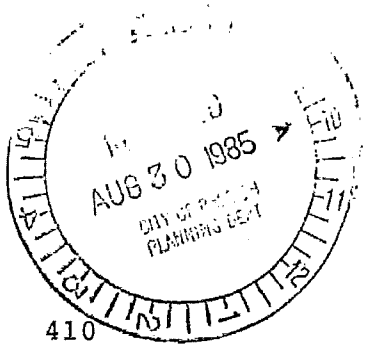
The City cannot reduce as part of the master plan the allowable total acreages allocated to any one individual land use type as approved in this zoning case.

W.R. Breazeale

WRB/agp

Form 304-8

CITY OF RALEIGH
NORTH CAROLINA



INTER-OFFICE CORRESPONDENCE

TO: Zoning Administrator **ROOM:** 410

FROM: Transportation Services Engineer **DATE:** 8/29/85

SUBJECT: Z-106-85 - Harlon Property in Western Wake County

MESSAGE:

Preliminary analysis indicates that over 400,000 trips per day will be generated from this land area when fully developed. The traffic impact from this development would be greater than 10 Crabtree Valley Malls. A development this large will place demands on the transportation network beyond our currently planned road system's capability. This may require development of major roads not shown on our current plans and roadway widths beyond our current thoroughfare standards.

In a meeting with Mr. Julian Bryant (representing Harlon) on August 9, we discussed several transportation-related topics dealing with this zoning case. I expressed my concerns in several areas and, in some cases, Mr. Bryant appeared to agree. The areas we would like to see addressed in this rezoning case are as follows:

Access to U.S. 70

Minimize direct access to this major regional highway. Mr. Bryant seemed to agree and suggested that access be limited to three public street entrances and four driveways along their property frontage. Even less access would be preferable, but some access condition should be added to the application.

Construction and Dedication of Thoroughfares

The streets currently serving this area are rural, two-lane paved or dirt facilities. Right-of-way dedication and street improvements should be required for any thoroughfares or collectors traversing or adjoining the property to be required for any site plan approval. Mr. Bryant did not expressly agree with this but conceded that there were potential problems with our current regulations creating an uneven road system.

The Southern Parkway - U.S. 70 Interchange

The State Department of Transportation is proposing to eventually build an interchange at the intersection of these facilities. I would recommend that the land for this interchange be reserved or deleted from this rezoning case. Mr. Bryant has not agreed with this suggestion.

Shopping Areas

There is great concern over the potential size and spacing of commercial areas. Extremely large shopping centers could create traffic beyond the currently planned roadway system's capacity. We would recommend the following size and location criteria:

(1) That shopping areas have frontage on two separate public streets;

(2) That shopping areas less than 250,000 square feet be at least 3,000 feet away from other commercial areas;

(3) That shopping areas 250,000 to 500,000 square feet be at least 5,000 feet from other commercial areas; and

(4) That shopping areas greater than 500,000 square feet not be allowed.

Mr. Bryant has not agreed with this suggestion.

In order to meet the extraordinary demands this development will place on the public street system, a greater than usual commitment will be required of the developer. Please discuss these concerns with the developer for possible inclusion in the rezoning request. Thank you.

Calvin W. Leggett, P.E.

emw/27B

Form 304-8

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO:	Assistant Planning Director Breazeale	**ROOM:**	307
FROM:	Parks Director Duncan & Senior Planner Mosher	**DATE:**	8/29/85
SUBJECT:	Zoning Case Conditional Zoning Case Z-106-85		

MESSAGE:

We have reviewed the conditional use zoning Case Z-106-85 proposed by Harlon of North Carolina and have the following comments.

1. The City's current standard for parkland is 10 acres for every 1,000 residents. We would suggest that consideration be given by the zoning applicants to reserving and making available useable park land using this standard within the zoning case site. We would also suggest that this land be developable for active recreation facilities and that it be located near the concentration of residential units (Area E) and adjacent to the proposed greenway and bikeway system.

2. Consideration should be given to reserving and making land available for greenways along Brier and Little Brier Creeks. They should connect residential, parks, school, and office facilities and should be at least 100 feet wide from each bank of the creek, (a total of 200 feet). Where major roads cross greenway areas we would recommend that a safe pedestrian/bicycle access be provided.

3. A bikeway system along major and minor thoroughfares should be planned and constructed as an essential component of this area's transportation system. These bikeways should be designed according to Federal, State, and City bikeway standards.

These are our comments and we would encourage the developer and the City to address these in this conditional use zoning application.

Bob

Bob Mosher

cc: Planning Director
Zoning Administrator
Greenway Planner

Form 304-6

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO: Assistant Planning Director **ROOM:**

FROM: Public Utilities Director **DATE:** September 4, 1985

SUBJECT: Conditional Use Zoning - Harlon - Tract

MESSAGE:

The Public Utilities Department will have the right to review and approve all connections to the utility system for those water users which have a projected water demand greater than 100,000 gpd. Decisions may be appealed to the City Council.

If you have any questions, please advise.

Carl M. Simmons

CMS/wmn

ORDINANCE NO. (1985) 691 ZC 177
Effective: 12-17-85

Z-145-85 Fox Road, north side, at its intersection with the proposed Northern Wake Expressway, south of the Berkshire Downs Subdivision, being Parcel 5, Tax Map 355, rezoned to Residential-15 Conditional Use District.

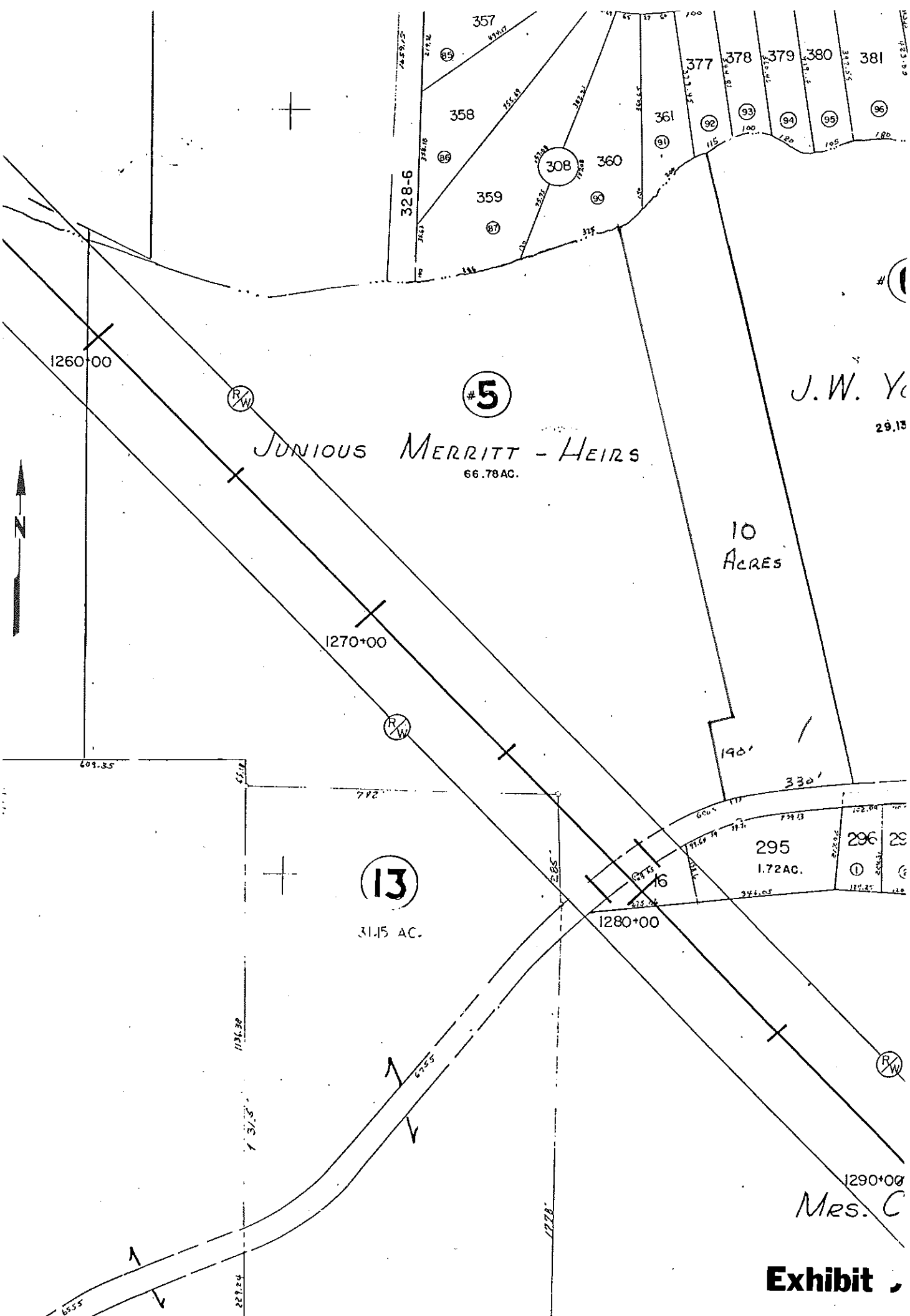
Conditions as follows:

1. The owners will dedicate to the City of Raleigh land for the right-of-way for Raleigh's Outer Belt Loop in accordance with the preliminary location shown on map available in the Planning Department. The right-of-way dedication will be subject to the reservation of a sixty (60) foot access easement and utility easements to service the portion of the property which will remain on the southwest side of the Outer Belt Loop right-of-way. The sixty (60) foot access easement mentioned above shall be terminated if alternate access in the form of a public street is provided to the property.

2. That ten (10) acres of the property, as indicated on the attached map and located along the eastern edge of the subject property, shall have no more than six (6) units per acre located within the ten (10) acre area.

3. The designated floodway, as shown on the Corps of Engineers Map 370243, Panel 0020, and located along the north portion of the request shall be dedicated as greenway easement to the City of Raleigh.

4. The provisions for density transfer as provided for under Ordinance No. (1985) 678 TC 255 (TC-22-85) will not be utilized on the property covered by this petition.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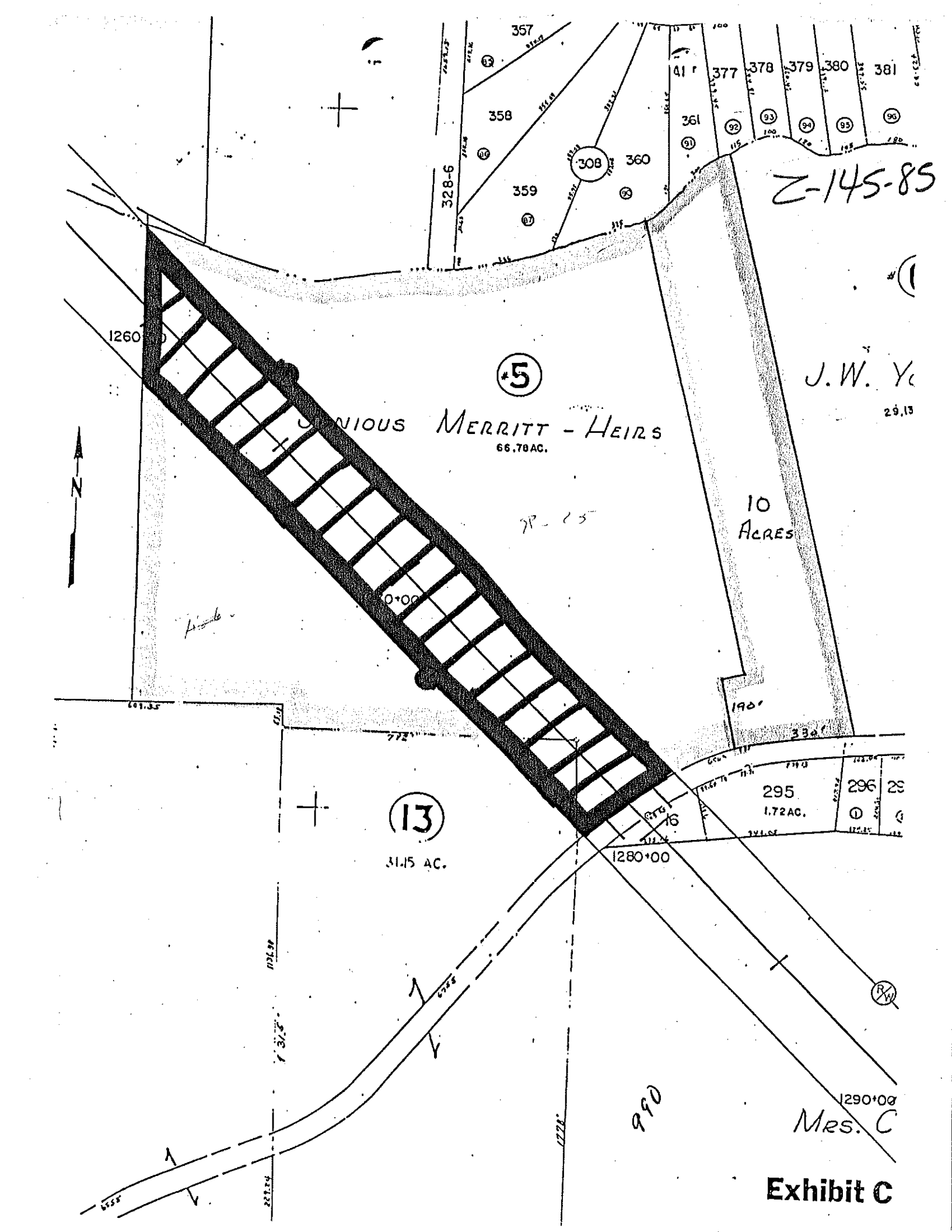
J.W. Y
Mrs. C
Exhibit



Z-145-85
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Mrs. C

Exhibit C

ORDINANCE NO. (1986) 793 ZC 190
Effective: 5/20/86

Z-16-86 Raleigh Beach Road (S.R. 2216), north side, extending eastward to City of Raleigh jurisdiction (Neuse River) being parcels 5, 70, 64, 71 and a portion of 6, Tax Map 499, rezoned to Residential-15 Conditional Use District.

Conditions are as follows:

1. The Petitioner will dedicate 150 feet of the subject property along the eastern (Neuse River) border to the City Raleigh for greenway purposes.

2. The Petitioner will dedicate 100 feet of the subject property along the northeastern border that abuts a tributary of the Neuse River to the City of Raleigh for greenway purposes.

3. A minimum street yard of 25 feet in depth measured from the right-of-way line of S.R. 2216 shall be landscaped so as to meet or exceed the Street Yard Landscaping Requirements proposed by the Raleigh Appearance Commission, being TC-21, dated August 1, 1985.

4. A minimum buffer and set back of 29 feet sha11 be maintained adjacent to tax parcels 499-75 (Deed reference Book 2132, Page 81, Wake County Registry), 499-61 (Book 2302, Page 582), 499-67 {Book 2160, Page 102, 499-68 (Book 2150, Page 15), 499069 (Book 2146, Page 356). The developer shall not construct or maintain any building or other improvements upon such buffer except for streets, utility, water sewer, storm drainage or other such improvements as may be authorized or required by the City of Raleigh or other governmental authority. This buffer area shall be landscaped so as to meet or exceed the Transitional Protective Yard Regulations proposed by the Raleigh Appearance Commission, being TC-21 dated August 1, 1985.

5. A minimum buffer and setback of 100 feet shall be maintained adjacent to tax parcels 499-76 (Deed reference Book 2146, Page 308, Wake County Registry), 499-83 (Book 2552, Page 49). The developer shall not construct or maintain any building or other improvements upon such buffer except for streets, utility, water and sewer, storm drainage, or other such improvements as may be authorized or required by the City of Raleigh or other governmental authority. This buffer area shall be landscaped so as to meet or exceed the Transitional Protective Yard Regulations proposed by the Raleigh Appearance Commission, being TC-21, dated August 1, 1985.

6. The Petitioner will include in all site plans the proposed Lake Woodard Road, which is a proposed street collector (west-east) that will intersect with Allen Drive.

ORDINANCE NO. (1988) 236 ZC 237
Effective: 9/6/88

Z-87-86 U.S. 70 West and vicinity, south side, between Airport Road and the Durham County Line, being numerous parcels on Tax Maps 254, 274, 275, 276, 318 and 296, rezoned to Thoroughfare Conditional Use District, according to map on file in the Planning Department.

Conditions:

CONDITIONS REFERENCED TO PA-141-85

All conditions, definitions and land use designations for property subject to this rezoning petition comply with conditions included in the plan approval case PA-141-85, The Airport Assemblage Master Plan.

GENERAL

A. The division of parcels or tracts shall be subject to the existing subdivision regulations governing other parcels or tracts in the City of Raleigh jurisdiction.

B. All site plans submitted for site plan review shall show allocations of Land Use types by Exhibit M.

C. All subdivisions shall indicate boundaries and acreages of zoning (land use) categories in Exhibit M.

D. The City Planning Director shall be permitted to administratively approve site plans which reflect minor variances with the Master Plan but remain consistent with the intent of, the Master Plan. Minor modifications include but are not limited to:

1. The expansion of land use area boundaries beyond the limits illustrated on the Master Plan except expansions which extend beyond Thoroughfares, Collectors or Open space areas (as illustrated on the Master Plan).

2. Minor adjustments to the sizes and alignment of utility lines and roads illustrated on the Master Plan which maintain the same overall level of service.

3. Adjustments to Open Space sub-area and parcel boundaries and acreages consistent with the intent to maintain minimum dimensions of such areas between certain Land Use Categories and along floodways.

4. Any approval by City Council of a preliminary subdivision or other plan which is at variance with this Master Plan shall constitute an amendment of the Master Plan

LAND USE

A. Business/Commercial Land Use Areas

1. BC2 Land Use Area to be maximum of 15 acres.

2. All BC Land Use Areas except for BC1 and BC2 to be a maximum of 25 acres.

3. Any expansions of BC Land Use Areas beyond specified limits to be approved by Raleigh City Council.

B. Mixed Land Uses: Technology/Distribution/Assembly and Office/Institutional uses are allowed in Business/Commercial land use areas. Residential land uses of no more than 15 units per acre shall be allowed in locations outside of the areas designated Residential on the Master Plan without City Council approval of a change in the Master Plan. All uses are subject to site plan approval as required by the Thoroughfare District Zoning.

C. Technology/Distribution/Assembly category - attendant office and retail uses shall mean accessory use in the City of Raleigh Zoning Code. Where a use may not be clearly defined in Exhibit L as restricted to one category, it shall be allocated to the least restrictive category for which it would be allowed.

OPEN SPACE

A. Open Space boundaries illustrated are approximate and are subject to adjustment during the subdivision/site plan approval processes.

B. The Open Space boundaries shall be defined by the limits of floodway (unless otherwise indicated) as determined in part 10, chapter 4, section 4005 of the City Code.

C. For all Open Space corridors which follow stream or drainageway alignments, the distance from the boundary of the corridor to the centerline of the stream shall be a minimum of fifty (50) feet.

ROADS

A. Access to highway US 70.

1. One right-turn-in/right-turn-out access point will be permitted along parcels having more than 700 feet of frontage on US 70 included within BC1.

2. Access to US 70 between Southern Parkway & Raleigh Outer Loop

a. Limit access to one right-turn-in/right-turn-out access point along parcels having more than 1000 feet of frontage on US 70 between the Southern Parkway and Raleigh Outer Loop.

b. A strip of land 20 feet wide shall be reserved along the entire frontage of the property along US 70 for its eventual widening until such time as it is determined that the strip is not needed to accommodate anticipated improvements.

B. Access to Southern Parkway.

1. Access to Southern Parkway from BC1 to be limited to one major intersection with median-cut on Parkway plus two additional right-turn-in/right-turn-out access points.

2. Site plans for no more than twenty (20) acres in BC1 with vehicular access to the Southern Parkway (exclusive of open space) will be approved until assurances are made pursuant to 10-3012(e) of the Raleigh City Code, if the road is to be completed by a private entity that the Southern Parkway will be improved to a four lane road section.

C. Median cuts on Thoroughfares and Collectors: Median cuts shall be at least 600 ft. apart on Collectors and 800 ft apart on Thoroughfares.

D. Condition deleted no longer applicable)

EXHIBIT M
LAND USE BY PARCEL

Parcel No.	***Total Acres***	***Residential***	***Business/ Commercial***	***Office/Hi-Tech/ Distri/ Assembly***	***Minimum Open Space***	***Location on Master Land Use Plan***
254/29 254/33	21.95		X			BC-1
274/1	58.545			X		OD-14
254/9	3.230		X			BC-1
			X			BC-1
			X			BC-2
		X				R-4
		X				R-6
					4 AC	
275/12 275/28 275/41 275/42 275/49	6.312	X				R-6
				X		OD-14
275/34	0.816	X				R-6
275/37	0.618	X				R-6
275/47 275/48	6.539	X				R-6
275/31	1.374	X				
296/53 296/25	26.41			X		
296/14	24.03			X		
					1.5 AC	
276/21	3.277	X				R-8
					1.5 AC	
318/3	8.17			X		OD-5
Total	**197.23**				**7 AC**	

EXHIBIT L
ALLOWED USES BY GENERAL DISTRICT

RESIDENTIAL (R)

All Uses allowed in a Residential District.

Specifically excluded from this district are mobile homes, libraries, museums, and hospitals.

BUSINESS/COMMERCIAL:

All uses allowed in the Shopping Center District including banks with drive-in facilities (such as banks are also allowed in an O&I District and their attendant acreage must be counted against that district).

Uses not allowed ln the Business/Commercial District include adult establishments residential dwellings, hospitals and offices and studios of professional and service occupations and agencies.

OFFICE/ HI-TECH/ DISTRIBUTION/ ASSEMBLY (O/D)

A. Office and Institutional
All uses allowed in an Office and Institutional District including hospitals, except for residential dwellings, hotels, motels, libraries and museums.

B. Technology/Distribution/Assembly
All industrial uses allowed in the Thoroughfare District including research and development laboratories, however, attendant office and retail uses must also be counted as T/D/A areas rather than office or business uses.

OPEN SPACE (OS)

All uses permitted in a Conservation Buffer District, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas shall be permitted. No more than 7.5% of this Open Space may be used as right-of-ways for public streets. The Open Space shall include all areas designated "floodway" and defined in Part 10 Chapter 4, Section 4002 of the City Code. That portion of the open Space not included with the "floodway" shall be located at the discretion of the owner, and whenever practical, adjacent to the "floodway". Open Space may also include, at the discretion of the owner, lakes ponds, streams, and other water features not included in the "floodway.

PA-141-85
Z-87-86

CERTIFIED RECOMMENDATION OF THE CITY OF RALEIGH PLANNING COMMISSION

TO: RALEIGH CITY COUNCIL

SUBJECT: PA141-85 AIRPORT ASSEMBLAGE

Located on 70 west, south side, between Airport Road and the Durham County line, inside the city limits.

REQUEST: Request to approve a Master Plan for approximately 1700 acres included in the recently approved Z-106-85, Thoroughfare District Conditional Use. A condition of the rezoning is that the applicant submit a Master Plan for City Council approval.

RECOMMENDATION: The Committee recommends approval according to a map entitled "Airport Assemblage, Master Plan, Land Use, Open Space, Utilities and Roads", dated 10/31/85, drawn by Hager, Smith and Huffman, Architects, owned by Airport Assemblage, Ltd., of the Master Plan as it meets the conditions of Z-106-85. It is understood that approval of this master plan does not constitute approval of surrounding road network alignments.

DESCRIPTION OF MASTER PLAN:

Land Use: General locations are shown for land use types approved in the rezoning: Residential; Business; Commercial; Office/High Tech/Assembly; Open Space (see attached "Airport Assemablage Master Plan, Land Use by Area). Concentrations of Business/Commercial uses are limited to no more than 25 acres, except one area of 35 acres close to the Airport and one major commercial area along U.S.70. The Master Plan allows for administratively approved minor changes, and allows for flexibility in location of certain uses.

OPEN SPACE: The Master Plan reserves a minimum of 125 acres for eventual aquisition by the City; at least 50 acres will be suitable for active recreation. The boundries and approximate sizes of tracts for Open Space uses are delineated - generally along floodplains; at least 275 acres must be devoted to Open Space (conservation buffer) uses under the rezoning.

UTILITIES: Preliminary sizings of all major lines are shown; construction of all internal sewer facility to the pump station, and a 16" water line along U.S.70, and along Airport Road on the airport property.

ROADS: Preliminary locations of thoroughfares are shown on the Plan, including the Southern Parkway, and proposed Durham Loop Connection. Access limitations are places on U.S.70; additional row is reserved for improvements along U.S.70. Standards are set for cross-section for "median" type boulevards, as well as median cuts. Criteria is set for phasing of development is relation to completion of road improvements. The City will specify within one year the possible location of interchanges on U.S. 70 and the proposed Durham Loop for future reservation.

PA-141-85 AIRPORT ASSEMBLAGE

This is a true and accurate statement of the findings and recommendations of the Planning Commission, by a 6-0 vote.

TO CITY COUNCIL: November 19, 1985 SIGNED: Hal McNeil
Chairman

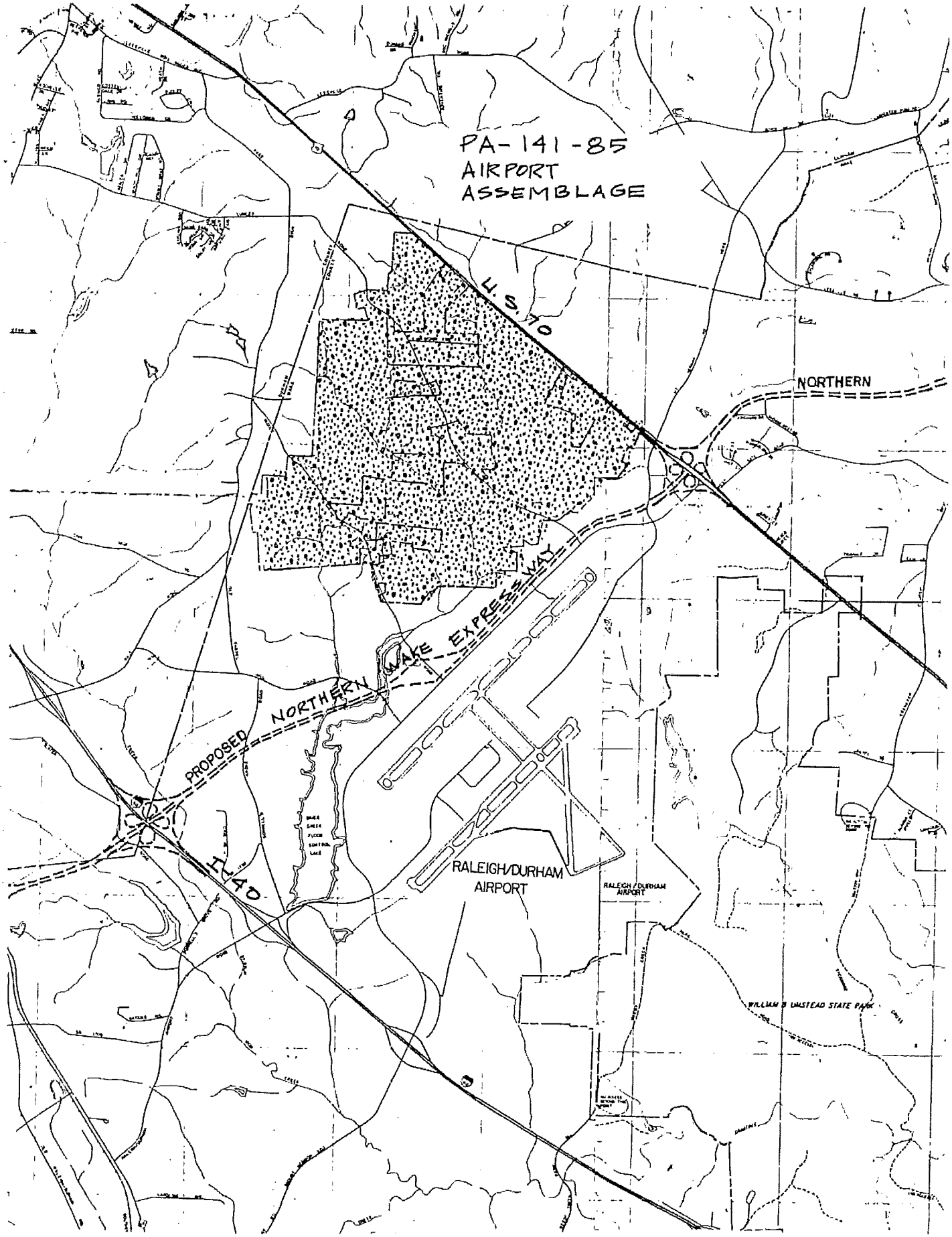
STATUS: _____

DATE: November 8, 1985

_____

_____ RECOMMENDATION: CR-5897

pal4185r


PA-141-85
AIRPORT
ASSEMBLAGE
U.S. 70
NORTHERN
WAKE EXPRESSWAY
PROPOSED NORTHERN
I-40
RALEIGH/DURHAM
AIRPORT
RALEIGH/DURHAM
AIRPORT
WILLIAM B UMSTEAD STATE PARK

AIRPORT ASSEMBLAGE
MASTER PLAN
"LAND USE BY AREA"
10-22-85

AREA	TOTAL AREAS	LIVING UNITS		OFFICE/HI-TECH DIST./ASSEMBLY		BUSINESS/ COMMERCIAL		OPEN SPACE [2]	
	Allowed by Zoning	Allowed by Zoning	As Illustrated	Allowed by Zoning	As Illustrated	Allowed by Zoning	As Illustrated	Required by Zoning	As Illustrated
A	445.15	2925 [1]	2925 [1]	175 AC[3]	80	85 AC[3]	85	85 AC[2]	85
B	256.99	300 [1]	300 [1]	205 AC[3]	145	60 AC[3]	40	30 AC	30
C	352.98	N/A	N/A	245 AC[3]	195	120 AC[3]	50	80 AC	80
D	281.92	N/A	N/A	210 AC[3]	150	40 AC[3]	10	25 AC	25
E	433.38	1875 [1]	1875	310 AC[3]	220	65 AC[3]	15	55 AC	55
	1707.42AC	5100 [1]	5100	1145 AC[3]	790 AC	370 AC[3]	200 AC	275 AC[2]	275 AC

1 - Denotes maximum units allowed by area.

2 - Open space acreage is minimum reserved by area.

3 - Acres shown are maximum allowed by zone.

Bueteh

ORDINANCE NO. (1985) 639 ZC 169

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same is hereby amended as follows:

(a) U.S. 70 West, south side, between Airport Road and the Durham County Line, being numerous parcels as defined on a map entitled "Perimeter Survey Map - Harlon Group/ Airport Assemblage", prepared December 1, 1984, by Murphy Yelle and Associates, approximately 1726.8 acres rezoned to City of Raleigh Thoroughfare-Conditional Use District, per map on file in the City of Raleigh Planning Department which includes minor amendments to Exhibits I & J with the condition that a master land use plan be prepared, submitted to the Planning Director and approved by the City Council prior to submittal of any site plans required under the Thoroughfare District. (Z-106-85)

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. That this ordinance shall become effective immediately upon its adoption.

Adopted: 9/17/85

Effective: 9/17/85

Distribution: City Council
City Manager
City Attorney
Planning (5)
Inspections (3)
Applicant

Form 304-1

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO: Planning Director **ROOM:** 307

FROM: Assistant Planning Director **DATE:** September 4, 1985

SUBJECT: Z-106-85

MESSAGE:

It is recommended that consideration be given to a master plan for the zoning case Z-106-85, which shows allocation of land uses in greater detail than the zoning case. A master plan could satisfy some concerns expressed by staff, related to concentration of high traffic generating uses, phasing of development related to services, and the exact nature and location of open spaces. In addition, since individual site plans would not normally go to City Council for approval in the Thoroughfare District, the Council could obtain a better perspective on the proposed development.

The following would be the requirements of a master plan:

1. Within six (6) months of City Council action on Z-106-85, a master plan will be submitted for all property contained in Z-106-85. The master plan will be reviewed by the Planning Commission and approved by the City Council, prior to review of any site plans for Z-106-85 and issuance of any grading or building permits.

2. The Plan should include: designation of the location of each land use type as described in Exhibit J, which allocates the total acreages to general locations defined by a proposed street pattern, natural features or similar means. If any individual site plan is determined to vary substantially from the location as indicated on the master plan as determined by the Planning Director, the City Council must approve an amendment to the master plan.

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4. The location and minimum size of all water lines that would be required in any freeway, thoroughfare, or collector street, and the location and minimum size of any sewer outfalls of 12 inches or greater.

5. A description of the boundaries of the Open Space land use area, as described in Exhibit J of Z-106-85, which shall include one or both of the following:

   a. A surveyed boundary of the Open Space; or

   b. Boundaries (which can be surveyed at a later date) which may include streets, streams, topographic elevations, transmission lines, and other natural features; distances referencing natural features; easements, deed descriptions, or boundaries on recorded maps.

   The Open Space shall include no less than 275 acres, and shall include all areas designated "floodway" and defined in Part 10, Chapter 4, Section 4002 of the City Code.

   Uses permitted in the areas designated as Open Space will include those permitted in the Conservation/Buffer zoning district, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas are permitted. No more than 7.5% of this Open Space may be used as rights-of-way for public streets.

6. General phasing of construction of thoroughfares and collector streets in conjunction with approval of site plans within any one subarea, consistent with the City Code.

The City Council may deny the master plan or any portion thereof due to the:

a. Lack of adequate public or private facilities shown on the plan to serve the proposed uses, including but not limited to the transportation, recreation, and utilities services;

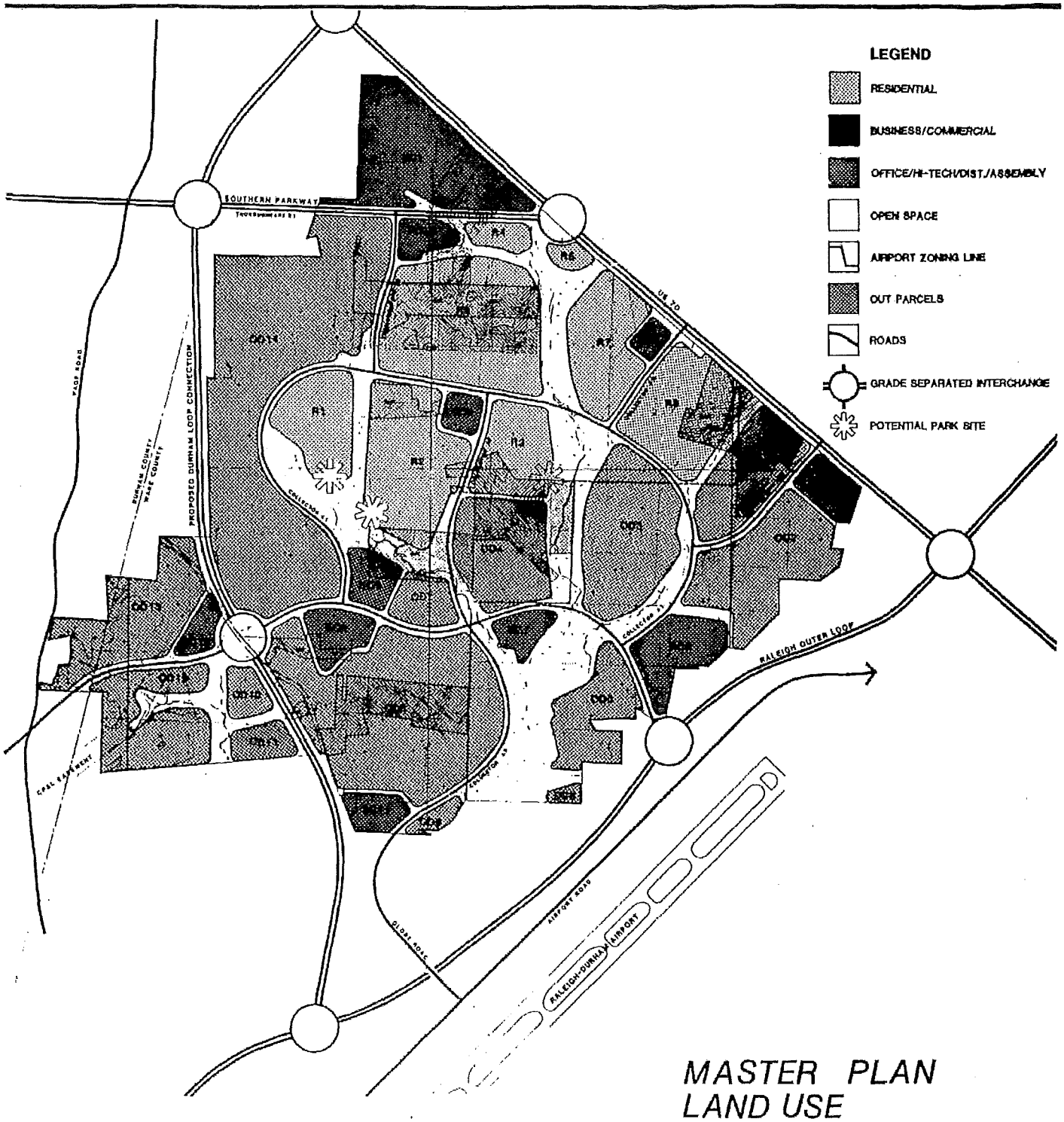
b. Any arrangement of uses which would potentially create unsafe traffic movements or congestion;

c. Inconsistencies with the City Comprehensive Plan.

The City cannot reduce as part of the master plan the allowable total acreages allocated to any one individual land use type as approved in this zoning case.

W.R. Breazeale

WRB/agp



MASTER PLAN
LAND USE

AIRPORT ASSEMBLAGE
RALEIGH NORTH CAROLINA

AIRPORT ASSEMBLAGE MASTER PLAN NOTES 31 October 1985

GENERAL

A. The division of parcels or tracts shall be subject to the existing subdivision regulations governing other parcels or tracts in the City of Raleigh jurisdiction.

B. All site plans submitted for site plan review shall show allocations of Land Use types by Exhibit I - Revised Sept. 6, 1985.

C. All subdivisions shall indicate boundaries and acreages of zoning (land use) categories in Exhibit I - Revised Sept. 6, 1985.

D. This master plan shall apply with regards to roads and utilities to all 'out-parcels' as official city council policy only to be superceded by the Comprehensive Plan or other council action.

E. The City Planning Director shall be permitted to administratively approve site plans which reflect minor variances with the Master Plan but remain consistent with the intent of the Master Plan. Minor modifications include but are not limited to:
   a. The expansion of land use area boundaries beyond the limits illustrated on the Master Plan except expansions which extend beyond Thoroughfares, Collectors or Open Space areas (as illustrated on the Master Plan).
   b. Minor adjustments to the sizes and alignment of utility lines and roads illustrated on the Master Plan which maintain the same overall level of service.
   c. Adjustments to Open Space sub-area and parcel boundaries and acreages consistent with the intent to maintain minimum dimensions of such areas between certain Land Use categories and along floodways.
   d. Any approval by City Council of a preliminary subdivision or other plan which is at variance with this Master Plan shall constitute an amendment of the Master Plan.

LAND USE

A. Business/Commercial Land Use Areas
   1. BC2 Land Use Area to be maximum of 15 acres.
   2. BC6 Land Use Area to be maximum of 35 acres.
   3. All BC Land Use Areas except for BC1, BC2 and BC6 to be a maximum of 25 acres.
   4. Any expansions of BC Land Use Areas beyond specified limits to be approved by Raleigh City Council.

B. Mixed Land Uses: Technology/Distribution/Assembly and Office/ Institutional uses are allowed in Business/Commercial land use areas. Residential land uses of no more than 15 units per acre shall be allowed in locations outside of the areas designated Residential on the Master Plan without City Council approval of a change in the Master Plan. All uses are subject to site plan approval as required by the Thoroughfare District Zoning.

C. Technology/Distribution/Assembly category - 'attendant office and retail uses' shall mean 'accessory' use in the City of Raleigh Zoning Code. Where a use may not be clearly defined in Exhibit J as restricted to one category, it shall be allocated to the least restrictive category for which it would be allowed.

OPEN SPACE

A. Active recreation - Potential locations for a park site for active recreation totaling at least fifty (50) acres which will be available for acquisition by the City of Raleigh are indicated by asterisks (*) on the Master Plan. With regard to a site for active recreation uses:
   1. A map designating the boundaries of one of the three (3) locations shown on the Master Plan for a fifty (50) acre park site, as determined jointly by the owner and the City Parks and Recreation Director shall be filed with City of Raleigh Parks and Recreation Department prior to approval of site plans for more than 2,000 dwelling units.
   2. The fifty (50) acre active recreation site shall be reserved for acquisition by the City for a period of two (2) years from date of acceptance of the map by the Parks and Recreation Director. The Parks and Recreation Director shall have two (2) weeks after the date of submission of the map to respond to the owner as to the acceptability of the site. Failure of the Parks and Recreation Director to respond within two (2) weeks shall constitute acceptance of the site.
   3. The active recreation site shall contain no less than fifty (50) acres of land not designated as floodway land, and shall be contiguous to the Open Space system.

B. Greenways - A minimum of seventy-five (75) acres within the Open Space system designated as Floodway land will be made available to the City of Raleigh for inclusion in the City's Greenway system.

C. Open Space boundaries illustrated are approximate and are subject to adjustment during the subdivision/site plan approval processes.

D. The Open Space boundaries shall be defined by the limits of floodway (unless otherwise indicated) as determined in part 10, chapter 4, section 4005 of the City Code.

(OPEN SPACE-cont'd)

E. The total acres in each Open Space parcel can be allocated to different areas of the respective zoning sub-areas, but the sum total acreage of all Open Space parcels in each zoning sub-area shall be provided. No more than 80% of the acreage within each zoning sub-area, as shown on Exhibit I, revised September 6, 1985, and Exhibit D, shall be given site plan approval until all the minimum Open Space for each zoning sub-area is delineated on either approved preliminary subdivisions or site plans.

F. For all Open Space 'corridors which follow stream or drainageway alignments, the distance from the boundary of the corridor to the centerline of the stream shall be a minimum of fifty (50) feet.

G. Acreage figures shown do not include Open Space areas delineated in out-parcels.

AIRPORT ASSEMBLAGE MASTER PLAN NOTES 31 October 1985

ROADS

A. Access to highway US-70.
   1. Access to BC1 along US-70 to be limited to one (1) major intersection with median-cut on US-70 plus one (1) right-turn-in/ right-turn-out access point exclusive of the out-parcels. One additional right-turn-in/right-turn-out access point will be permitted upon the owner's acquisition of out-parcels having more than 700 feet of frontage on US 70 included within BC1.
   2. Access to US-70 between Southern Parkway & Raleigh Outer Loop -
      a. Limit access to two (2) major intersections with median cuts on US 70 and one (1) right-turn-in/right-turn-out access point exclusive of the out-parcels between the Southern Parkway and Raleigh Outer Loop. One additional right-turn-in/right-turn-out access point will be permitted upon the owner's acquisition of out-parcels having more than 1,000 feet of frontage on US 70 between the Southern Parkway and Raleigh Outer Loop.
      b. A strip of land 20 feet wide shall be reserved along the entire frontage of the property along US-70 for its eventual widening until such time as it is determined that the strip is not needed to accommodate anticipated improvements.

B. Access to Southern Parkway.
   1. Access to Southern Parkway from BC1 to be limited to one major intersection with median-cut on Parkway plus two additional right-turn-in/right-turn-out access points.
   2. Site plans for no more than twenty (20) acres in BC1 with vehicular access to the Southern Parkway (exclusive of open space) will be approved until assurances are made pursant to 10-3012(e) of the Raleigh City Code, if the road is to be completed by a private entity, that the Southern Parkway will be improved to a four lane road section.

(ROADS-cont'd)

C. Collector A2.
   1. Two 30' by 500' strips, outside the 20 foot reservation noted in ROADS A.2. b., shall be reserved for future access ramps along US-70 at the intersection of Collector A2 and US-70.
   2. Additional right-of-way shall be reserved to allow Collector A2 to be upgraded from a 90 ft. right-of-way to a 130 ft. Thoroughfare right-of-way.

D. Completion of roads: Site plans for no more than 50% of the total frontage of any one side of a section of a Collector or Thoroughfare street (shown on the master plan) between two intersections which provide access from two completely different directions will be approved until a committment is made to the City pursant to 10-3012(e) of the Raleigh City Code guaranteeing completion of that section of the street to a cross-section width equal to or greater than the existing completed sections of the street. Open Space shall not be included in the total road frontage.

E. Median cuts on Thoroughfares and Collectors: Median cuts shall be at least 600 ft. apart on Collectors and 800 ft. apart on Thoroughfares.

F. Public access to out-parcels: If any 'out-parcels' have not been acquired at time of subdivision of adjoining tract(s) and the 'out-parcel' is affected by the relocation of a street, the subdivision must indicate equal or better access to the adjoining 'out-parcel'.

(ROADS-cont'd)

G. Grade separated interchanges: For a period of one (1) year from the date of acceptance of this Master Plan by the City Council, the owner will not submit for site plan approval any plan within a radius of 750 feet from the centerpoint of the grade separated interchanges illustrated on the Master Plan. Within one (1) year from the date of acceptance of this Master Plan by the City Council, the City will submit to the owner a plan of the design of the interchanges, sufficient in detail to delineate the area required for the interchanges and any restrictions to access of adjoining parcels. The owner retains the right to extend the time limits established above at his discretion.

ORDINANCE NO. (1987) 941 ZC 209
Effective: 3-17-87

Z-12-87 Poole Road, south side, between Sunnybrook Road and the Beltline, being Parcels 52-57, 128, 141, 142 and portions of Parcels 4 and 11, Tax Map 581, rezoned to Conservation Buffer (0.6 acre), Residential-10 (4.3 acres), Office and Institution-II (3.3 acre), Shopping Center (22.3 acres), Thoroughfare Conditional Use (17.6 acres) and Industrial-I Conditional Use (26.6 acres).

CONDITIONS

1. No buildings containing more than five stories will be allowed in the Thoroughfare Conditional District, and

2. No uses shall be allowed in the Industrial-I Conditional District other than those uses allowed in the Thoroughfare District.

ORDINANCE NO. (1987) 974 ZC 211
Effective: 4-21-87

Z-25-87 Fox Road, north side, between Spring Forest Road and Louisburg Road, being the northwestern portion of Parcel 13, Tax Map 355, rezoned to Residential-15 Conditional Use District, according to map on file in the Planning Department.

CONDITIONS:

1) Those uses permitted in a Residential-15 District

2) The owner will reserve and dedicate to the City of Raleigh the right-of-way for Raleigh's Outer Belt Loop in accordance with the preliminary location shown on the attached map.

3) The provision for density transfer as provided for under Ordinance No. (1985) 678 TC 255 (TC-22-85) will not be utilized on the property covered by this petition.

4) The owners will dedicate an additional 10' of right-of-way along Fox Road (to be renamed Old Wake Forest Road) thereby providing one-half (40 feet) of the proposed 80 foot right-of-way for the street to be classified a Minor Thoroughfare.

CR # 6627

CERTIFIED RECOMMENDATION OF THE CITY OF RALEIGH PLANNING COMMISSION

TO: RALEIGH CITY COUNCIL

SUBJECT: Z-25-87 - FOX ROAD, CONDITIONAL USE

The site is located on Fox Road, north side, between Spring Forest Road and Louisburg Road.

REQUEST: This is a request for approval to rezone approximately 13.5 acres from Rural Residential to Residential-15 Conditional Use.

RECOMMENDATION: That this request be approved according to the following conditions:
1) Those uses as permitted in a Residential-15 district.
2) The owners will reserve and dedicate to the City of Raleigh the right-of-way for Raleigh's Outer Belt Loop in accordance with the preliminary location shown on the attached map.
3) The provisions for density transfer as provided for under Ordinance No.(1985) 678 TC 255 (TC-22-85) will not be utilized on the property covered by this petition.
4) The owners will dedicate an additional 10' of right-of-way along Fox Road (to be renamed Old Wake Forest Road) thereby providing one-half (40 feet) of the proposed 80 foot right-of-way for the street to tbe classified a Minor Thoroughfare.

FINDINGS AND REASONS UPON WHICH THIS RECOMMENDATION IS BASED:

1) This property lies adjacent to meduim and high density residential zoning on four sides.
2) This property lies adjacent to Fox Road (to be renamed Old Wake Forest Road), classified as a minor thoroughfare under the new Thoroughfare Plan.
3) The applicant proposes to dedicated right-of-way for the North Wake Expressway and Fox Road, while not utilizing the provisions for density transfer.

ADDITIONAL NOTES:

This is a true and accurate statement of the findings and recommendations of the Planning Commission, by a 9-0 vote.

TO CITY COUNCIL: April 21, 1987

SIGNED: _____
Chairman

STATUS: approved 4-21-87

DATE: March 25, 1987

RECOMMENDATION: CR-6627

z2587cr
15

8. At the time of filing a request for conditional use district zone, the Petitioner must specify the actual use or uses including the maximum number of dwelling or rooming units.

9. At the time of filing a petition for a Conditional Use District Zone, the Petitioner must describe the conditions proposed in narrative form. No site plan is required. (A site plan may be required after any conditional use district zone approvals before any development may occur, however.)

TO BE COMPLETED BY PETITIONER

A. Conditional Use District Zone requested: R-15

B. Uses and/or maximum number of dwelling or rooming units to be allowed:

Those uses as permitted in a Residential 15 district.

C. Narrative of conditions being requested:

1. The owners will reserve and dedicate to the City of Raleigh the right-of-way for Raleigh's Outer Belt Loop in accordance with the preliminary location shown on the attached map. (See attached survey).

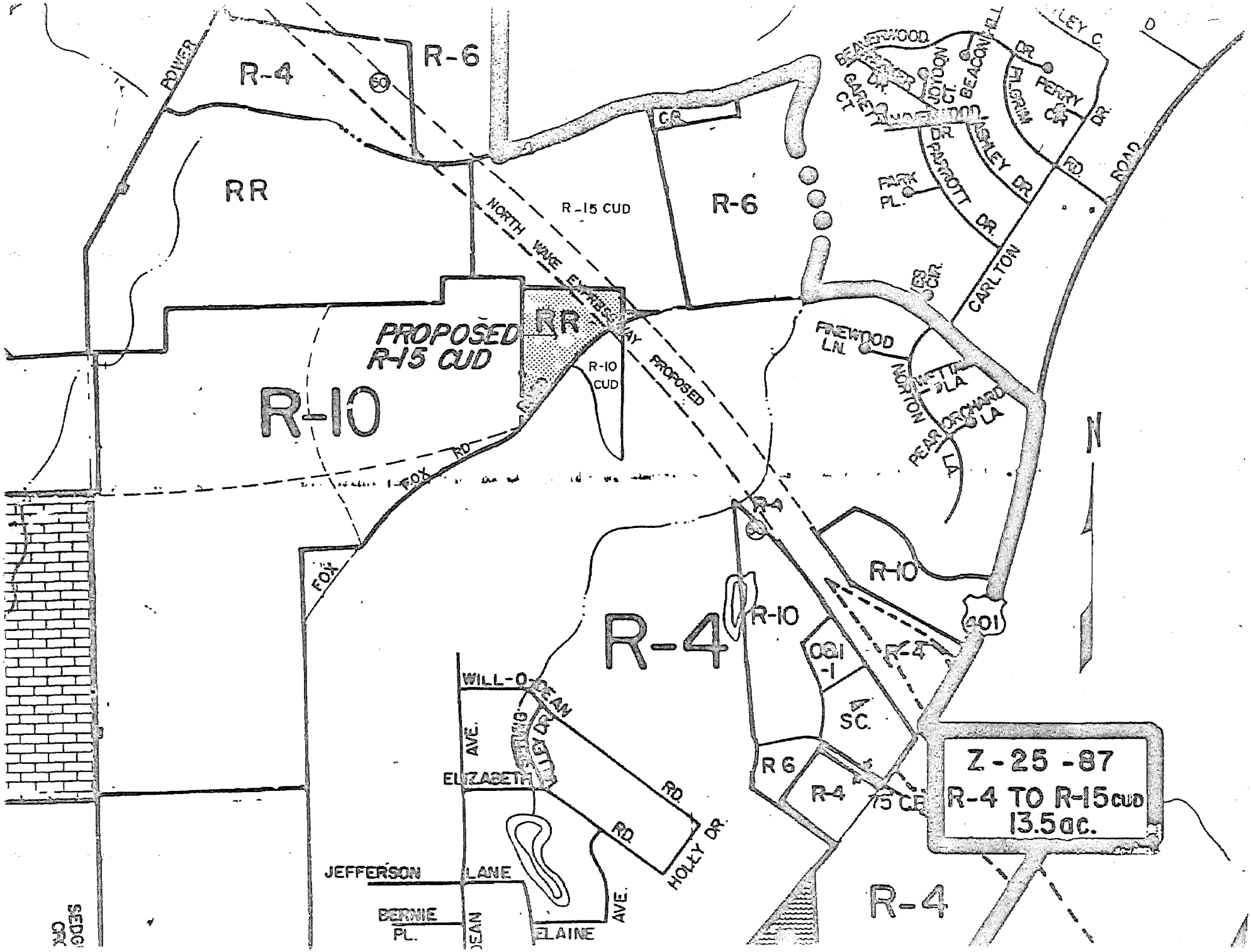
2. The provisions for density transfer as provided for under Ordinance No. (1985) 678 TC 255 (TC-22-85) will not be utilized on the property covered by this petition.

3. The owners will dedicate an additional 10 feet of right-of-way along Fox Road (to be renamed Old Wake Forest Road), thereby providing one-half (40 feet) of the proposed 80 foot Right-of-Way for the street to be classified a Minor Thoroughfare.

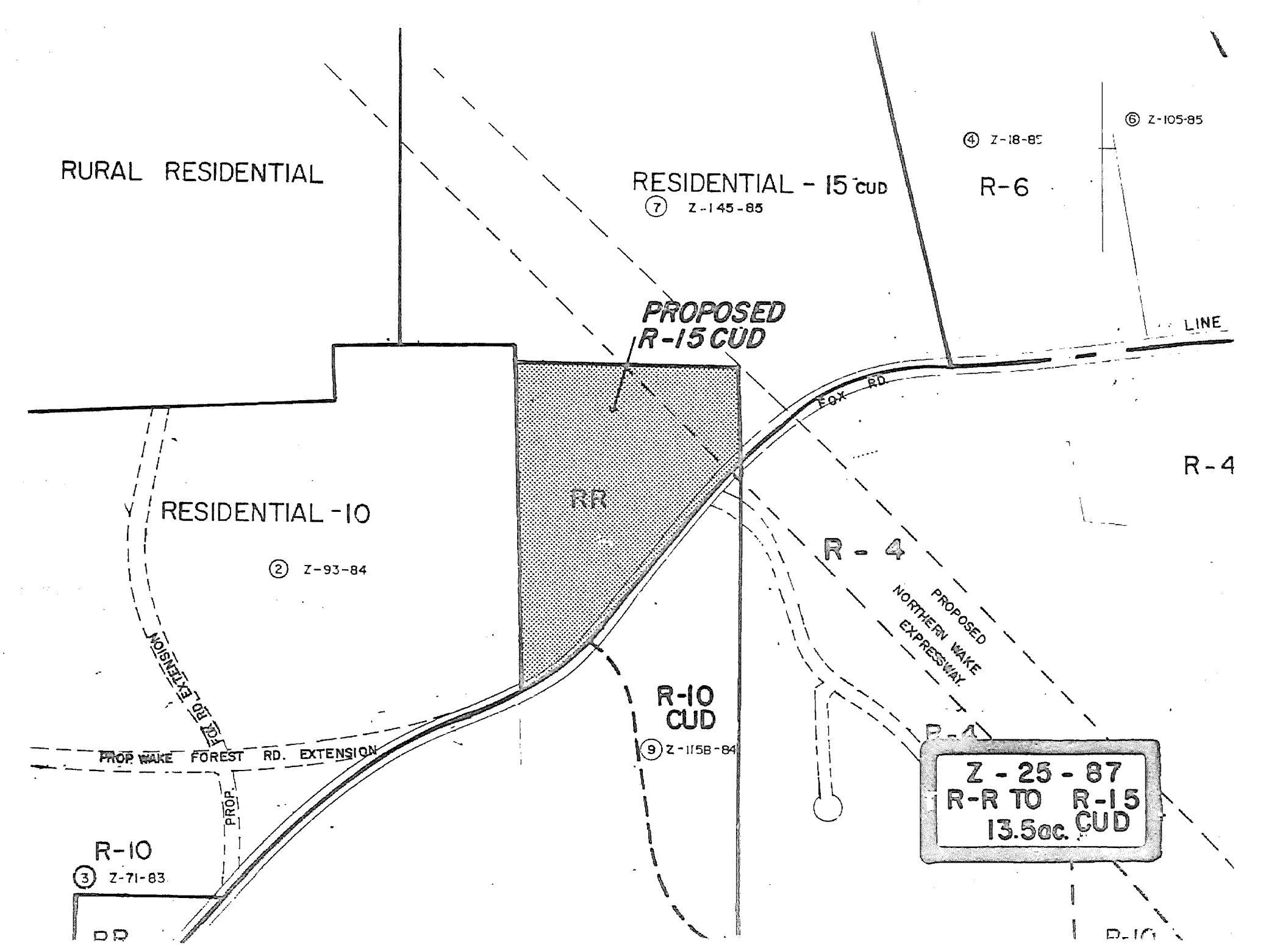
I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated above.

January 30, 1987
Date

Signature(s) of the current property owner(s)



R-4
R-6
RR
R-15 CUD
R-6
PROPOSED
R-15 CUD
RR
R-10
R-10
CUD
R-10
R-4
R-10
R-4
R-4
R 6
R-4
R-4
Z-25-87
R-4 TO R-15 CUD
13.5 ac.
NORTH WAKE EXPRESSWAY PROPOSED
FOX RD
FOX
POWER
CARLTON
ROAD
PARK PL.
PARROTT DR.
ASHLEY DR.
PERRY CIR.
DR.
FINEWOOD LN.
NORTON
PEAR
ORCHARD LA
LA
401
SC.
75 CB
WILL-O-DEAN
AVE.
ELIZABETH
RD.
HOLLY DR.
JEFFERSON
LANE
BERNIE PL.
ELAINE
AVE.
N


RURAL RESIDENTIAL
RESIDENTIAL - 15 CUD
⑦ Z-145-85
④ Z-18-85
R-6
⑥ Z-105-85
LINE
PROPOSED
R-15 CUD
EQX RD
R-4
RESIDENTIAL-10
② Z-93-84
RR
R-4
PROPOSED
NORTHERN WAKE
EXPRESSWAY
R-10
CUD
⑨ Z-115B-84
WAKE FOREST RD EXTENSION
PROP. WAKE FOREST RD. EXTENSION
PROP.
Z-25-87
R-R TO R-15
13.5ac. CUD
R-10
③ Z-71-83

ORDINANCE NO. (1987) 974 ZC 211
Effective: 4-21-87

Z-34-87 Avent Ferry Road, south side, between Gorman Street and Orchards Drive, being a portion of Parcel 178, Tax Map 576, rezoned to Shopping Center Conditional Use District, according to map on file in the Planning Department.

CONDITIONS:

1) All uses permitted.

2) No more than one entrance to this shopping center zoning area from Avent Ferry Road.

3) Petitioner shall attempt to obtain cross access agreements from the existing shopping center.

ORDINANCE NO. (1988) 149 ZC 231
Effective: 4/19/88

Z-20-88 Trailwood Drive, east side, at its northeast intersection with Crump Road, being a portion of Parcel 105, Tax Map 603, rezoned to Office and Institution-1 Conditional Use.

Conditions:

a) Maximum of 10 dwelling units housing a total average occupancy of 25 people.

ORDINANCE NO. (1988) 261 ZC 240
Effective: 10/18/88

Z-42-88 Louisburg Road (U.S. Highway 401), south side, between Perry Creek Road and the Neuse River, being Parcel 60, Tax Map 329, rezoned to Thoroughfare District Conditional Use.

Conditions:

1. Thoroughfare District Conditional Use to permit only outdoor recreational uses, facilities for golf course, driving range, archery range, baseball, softball, or tennis; including accessory facilities related to the primary recreational uses, which can include food and product sales, toilet facilities, and storage; not to exceed 3,500 square feet of enclosed heated area, not including separate storage facilities. Firing ranges shall be prohibited.

2. Flood and display lighting shall be shaded, shielded or directed so that the light intensity or brightness will not disturb surrounding premise(s) and shall not exceed four-tenths (0.4) maintained foot candle illumination for a residential or mobile home zoning district.

3. Any outdoor speakers or public address facilities shall not exceed the loudness specifications as per section 12-5003 as listed for Residential District.

4. It is agreed that the reimbursement value of any additional right-of-way that may be required for the future widening of U.S. Highway 401 (Louisburg Road) shall remain at values existing prior to rezoning.

5. For a period of twelve (12) months from the effective date of rezoning, the property owner shall reserve one hundred fifty (150) feet of the subject property along the bank of the Neuse River for acquisition by the City of Greenway, to be reimbursed at residential-floodplain property value.

6. At the time of Site Plan Approval, the owner shall submit a plan and implementation schedule for long-term reforestation of appropriate portions of the one hundred fifty (150) feet immediately adjacent to the Neuse River which shall be acceptable to the City Greenway Planner.

ORDINANCE NO. (1989) 298 ZC 244
Effective: 1/3/89

Z-64-88 U.S. Highway 70 West, north side, at its northeast intersection with Ebenezer Church Road, being parcels 11, 118, 136, Tax Map 320, rezoned to Thoroughfare District Conditional Use District.

Conditions: 12/21/88

1. Maximum of 1195 living units.

2. Property to be divided into six (6) parcels, as shown upon Exhibit B, dated 8-30-88 and revised 12-19-88, each of which shall be restricted as follows:

Parcel	Acres*	Max. Units	Max. Building Height	Allowed Uses**
A	21.3	0	As Allowed in T.D.	Shopping Center
B	12.77	255	52'	R-20
C	19.37	290	39'	R-15
D	19.30	386	52'	R-20, Office & Institution-1
E	14.34	143	26'	R-10
F	12.18	121	26'	R-10

*Does not include acreage shown in the right-of-way of those roads shown on Exhibit B.
**Defined as those uses allowed for parcels so zoned under the Zoning Code of the City of Raleigh.

3. Parcels A-F are shown upon the attached Exhibit B. Parcel A may not exceed 21.3 acres, however, the areas of and number of units of parcels B-F may not increase by more than 5% and may not contain in the aggregate more than 1195 living units.

4. Vehicular access onto U.S. 70 shall be limited to no more than one right in - right out curb cut only, the general location of which is shown on Exhibit B, however, in no case shall it be less than 400' from the Easterly edge of pavement of Ebenezer Church Road.

5. Vehicular access onto Ebenezer Church Road shall be limited to no more than one private drive from Parcel A and two public streets, the general location of which is shown on Exhibit B, however, in no case shall the private drive be closer than 400' from the North edge of pavement of U.S. Highway 70.

6. Interior streets, as shown on Exhibit B shall be caused to be constructed by the Petitioner or their successors in interest. Their final alignment may vary as long as the resultant change does not alter the area of adjacent parcels beyond that described in #3 above.

7. Vehicular access to parcel A shall be limited to not more than five locations as generally shown on Exhibit B.

8. Parcel B shall contain a "Conservation Area" of at least 2.6 acres including a pond of approximately one acre to be used for storm water management purposes. Said pond and its required sedimentation and erosion control measures shall be installed prior to any other land disturbing activities on the property and be subject to City approval. Water shall not be released from the entire property at a rate exceeding that from the property if developed as R-4 residential.

9. A minimum 100' wide Greenway easement shall be dedicated without reimbursement over Parcel F in the location of the present natural drainage-way as recommended in the adopted Umstead District Plan.

10. Along the entire U.S. Highway 70 frontage a 50' deep landscaped buffer shall be planted according to the following standards. In those portions of such buffer where vegetation presently does not exist or where development requires its removal, the same shall be revegetated according to these standards. For each 50 linear feet of revegetated area there shall be:

Type of Material	Quantity	Size Minimums
Canopy Tree	8	3" caliper, 16' height
Understory Tree	8	7.5' height
Shrubs	36	One gallon container

It shall be the purpose of this revegetation scheme to achieve a natural Piedmont woodland appearance by using native plant species and trees.

11. A minimum 150' protective yard shall be required adjacent to the Eastern boundary of Parcel F as shown upon Exhibit B.

12. A Mixed Use Development Master Plan (Sec. 10-2092 of the Raleigh City Code) shall be approved by the City Council prior to the issuance of a building permit on the site.

13. The Westerly edge of said natural buffer described in #11 above will contain a continuous 3' high earth berm. Along the top of the berm a continuous row of evergreen shrubs of approximately 42" in height will be installed. Such shrubs will be maintained in a living condition and replaced as necessary.

14. All storm drainage installed upon Tract F shall be directed in a westerly direction away from the buffer area established in #11 above.

15. Parking lot lighting installed upon Tract F, and potentially visible to residents to the East, shall be directed away from the Eastern property line ant be of a maximum height of 12' and a maximum illumination as set forth in Sec. 10-2045.2(3)a of the Raleigh City Code.

CR #7246

CERTIFIED RECOMMENDATION OF THE CITY OF RALEIGH PLANNING COMMISSION

TO: RALEIGH CITY COUNCIL

SUBJECT: Z-64-88 - U. S. Highway 70 West

The site is located on U. S. Highway 70 West, north side, at its northeast intersection with Ebenezer Church Road.

REQUEST: This is a request to rezone approximately 110.7 acres from Thoroughfare District Conditional Use to Thoroughfare District Conditional Use.

RECOMMENDATION: That this request be approved as amended with revised conditions attached and dated .

FINDINGS AND REASONS UPON WHICH THIS RECOMMENDATION IS BASED:

(1) The conditions attached to this case are more detailed and superior to the conditions recently approved via Z-91-86.
(2) The proposed conditions divide the acreage into six sub-areas and specify permitted uses and maximum building heights within each sub-area. In addition, driveway cuts are limited, a one acre pond is proposed for stormwater management, run-off rates are limited to Residential-4 rates, greenway easements are provided, a re-vegetation plan is proposed for U.S. 70, and a "mixed-use development master plan shall be approved by the City Council prior to issuance of a building or development permit".
(3) The most recent conditions, agreed to by adjacent neighbors on Ironwood Drive, include a 150' natural buffer and a minimum 3' berm topped with a minimum 42" hedge row along the entire eastern boundary of tract "F". All development related run-off will be diverted westerly, away from the existing subdivision and lighting will be low-intensity and low altitude adjacent to the 150' buffer and berm.
(4) The basic request, including some 21 acres of commercial uses proposed at the major intersection of US 70 and Ebenezer Church Road, conforms with the recently adopted Umstead District U.S. 70 Corridor Plan.

ADDITIONAL NOTES: This request was reviewed by the Planning Commission Thoroughfare Sub-Committtee.

This is a true and accurate statement of the findings and recommendations of the Planning Commission, by a 8-0 vote.

TO CITY COUNCIL: January 3, 1988

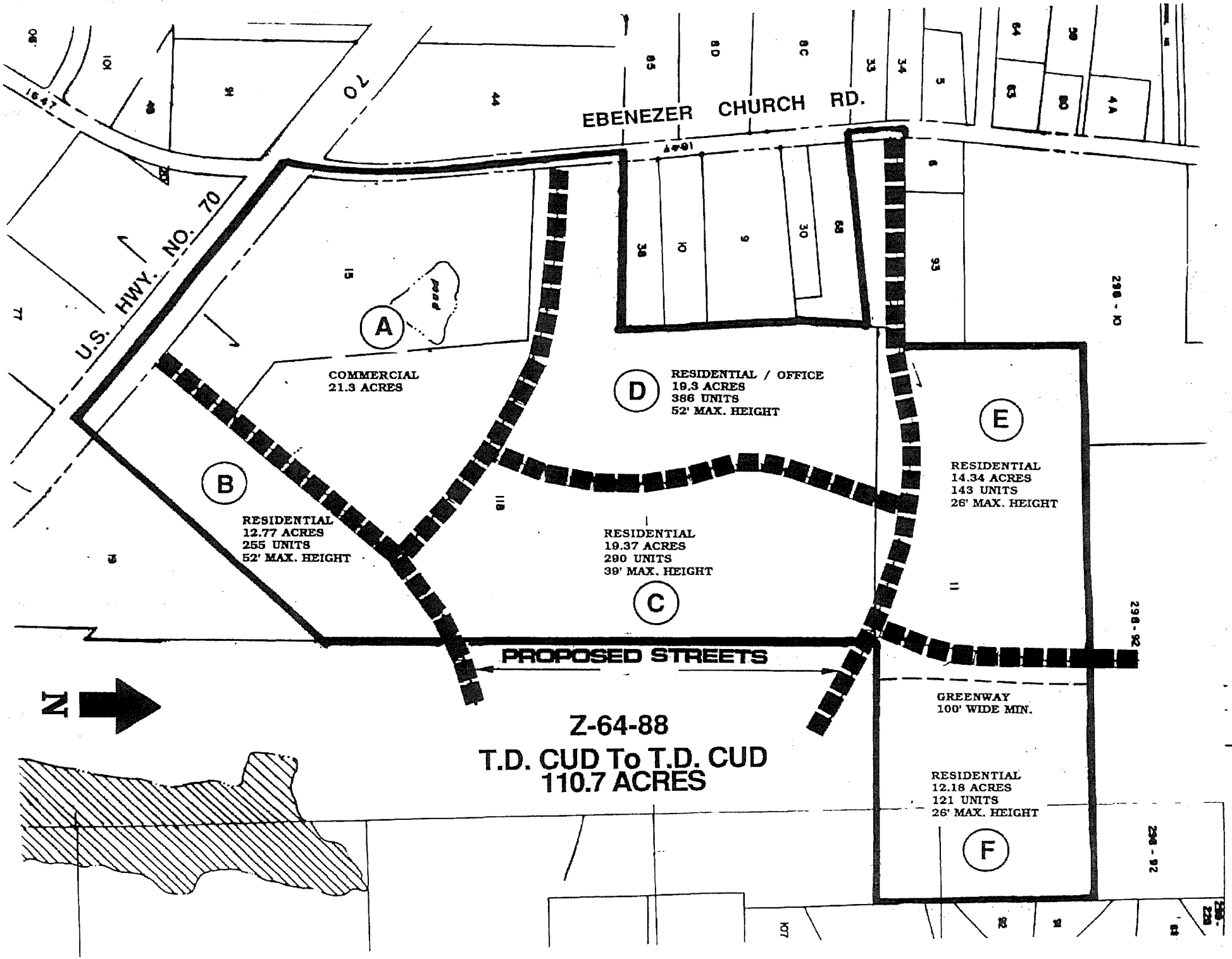
SIGNED: _____ Chairman

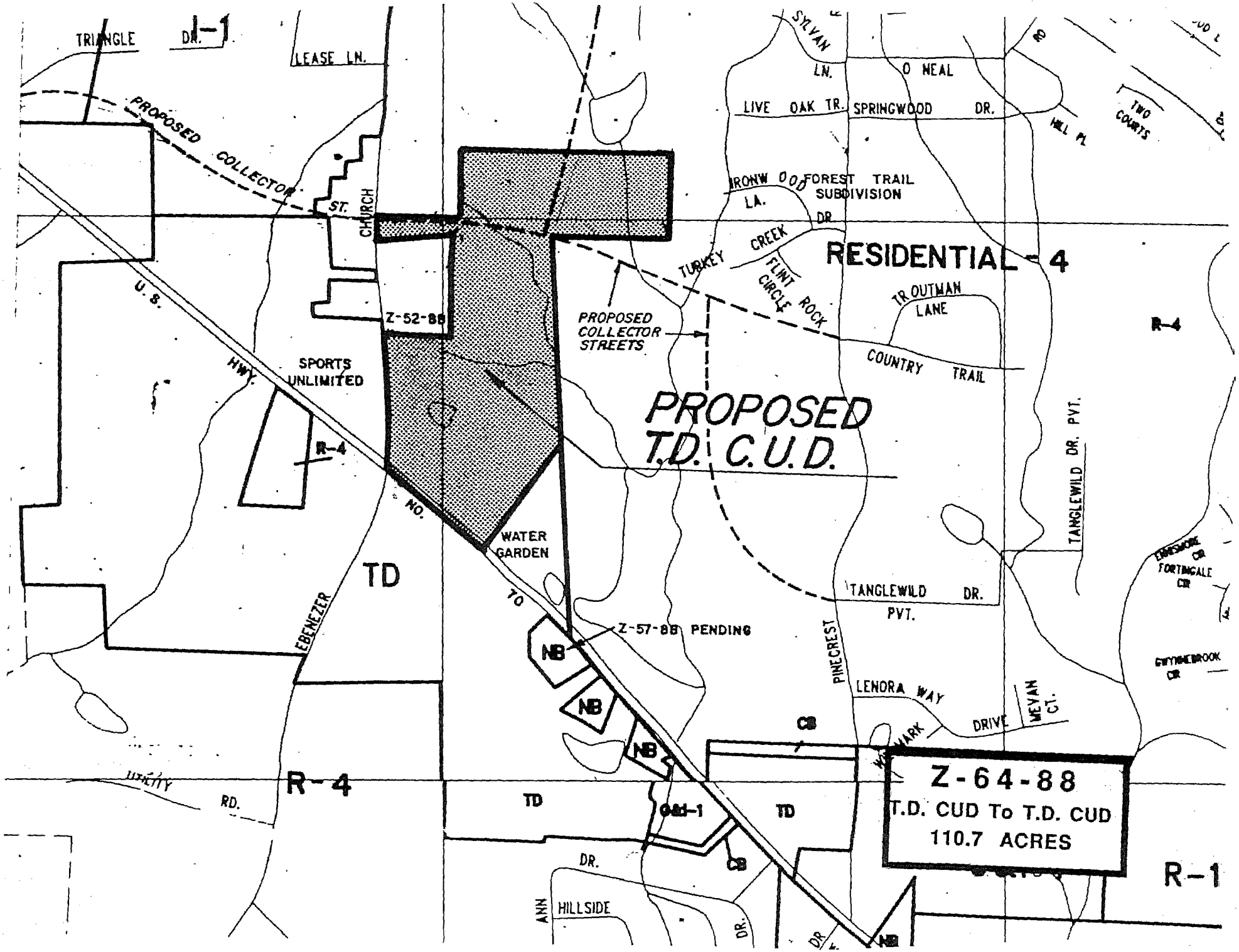
STATUS: CC. appvl 1-3-89

DATE: December 14, 1988

RECOMMENDATION: CR-7246

z6488/28


EBENEZER CHURCH RD.
U.S. HWY. NO. 70
A
COMMERCIAL
21.3 ACRES
B
RESIDENTIAL
12.77 ACRES
255 UNITS
52' MAX. HEIGHT
C
RESIDENTIAL
19.37 ACRES
290 UNITS
39' MAX. HEIGHT
D
RESIDENTIAL / OFFICE
19.3 ACRES
386 UNITS
52' MAX. HEIGHT
E
RESIDENTIAL
14.34 ACRES
143 UNITS
26' MAX. HEIGHT
F
RESIDENTIAL
12.18 ACRES
121 UNITS
26' MAX. HEIGHT
PROPOSED STREETS
GREENWAY
100' WIDE MIN.
N
Z-64-88
T.D. CUD To T.D. CUD
110.7 ACRES



TRIANGLE DR.
I-1
LEASE LN.
PROPOSED COLLECTOR ST.
CHURCH
SYLVAN LN.
O NEAL
LIVE OAK TR.
SPRINGWOOD DR.
HILL PL
TWO COURTS
IRONWOOD LA.
FOREST TRAIL SUBDIVISION
DR
TURKEY CREEK
FLINT ROCK CIRCLE
RESIDENTIAL - 4
TR OUTMAN LANE
COUNTRY TRAIL
R-4
U.S. HWY.
Z-52-88
PROPOSED COLLECTOR STREETS
SPORTS UNLIMITED
PROPOSED T.D. C.U.D.
R-4
NO. 70
WATER GARDEN
TANGLEWILD DR. PVT.
TD
EBENEZER
TANGLEWILD DR. PVT.
ENNISMORE CIR
FORTINGALE CIR
Z-57-88 PENDING
NB
NB
NB
PINECREST
GWYNNEBROOK CIR
LENORA WAY
DRIVE
MEVAN CT.
CB
WARMARK
Z-64-88
T.D. CUD To T.D. CUD
110.7 ACRES
UTILITY RD.
R-4
TD
G&d-1
TD
CB
DR.
ANN
HILLSIDE
DR.
DR
NB
R-1

Z-64-88
AMENDED

Exhibit C *(See Instructions, page 8)*

Petition No. Z-64-88
Date Filed DEC. 21, 1988

Conditional Use District Zone Request

1) **Conditional Use District Zone requested:** Thoroughfare

2) **Narrative of conditions being requested (If additional pages are needed, please reference additional pages and include owner's signature and date.):**

1. Maximum of 1195 living units.
2. Property to be divided into six (6) parcels, as shown upon Exhibit B, dated 8-30-88 and revised 12-19-88, each of which shall be restricted as follows:

PARCEL	ACRES*	MAXIMUM UNITS	MAXIMUM BUILDING HEIGHT	ALLOWED USES**
A	21.3	0	As Allowed in T.D.	Shopping Center
B	12.77	255	52'	R-20
C	19.37	290	39'	R-15
D	19.30	386	52'	R-20, Office & Institutional-1
E	14.34	143	26'	R-10
F	12.18	121	26'	R-10

*Does not include acreage shown in the right-of-way of those roads shown on Exhibit B.
**Defined as those uses allowed for parcels so zoned under the Zoning Code of the City of Raleigh.

3. Parcels A-F are shown upon the attached Exhibit B. Parcel A may not exceed 21.3 acres, however, the areas of and number of units of parcels B-F may not increase by more than 5% and may not contain in the aggregate more than 1195 living units.

4. Vehicular access onto U.S. 70 shall be limited to no more than one right in - right out curb cut only, the general location of which is shown on

CONTINUED AS EXHIBIT C

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on page 8.

	12-19-88
	12-15-88
Signature(s) of the current property owner(s)	**Date**

Z-64-88
AMENDED

EXHIBIT C (CONTINUED)

Exhibit B, however, in no case shall it be less than 400' from the Easterly edge of pavement of Ebenezer Church Road.

5. Vehicular access onto Ebenezer Church Road shall be limited to no more than one private drive from Parcel A and two public streets, the general location of which is shown on Exhibit B, however, in no case shall the private drive be closer than 400' from the North edge of pavement of U.S. Highway 70.

6. Interior streets, as shown on Exhibit B shall be caused to be constructed by the Petitioner or their successors in interest. Their final alignment may vary so long as the resultant change does not alter the area of adjacent parcels beyond that described in #3 above.

7. Vehicular access to parcel A shall be limited to not more than five locations as generally shown on Exhibit B.

8. Parcel B shall contain a "Conservation Area" of at least 2.6 acres including a pond of approximately one acre to be used for storm water management purposes. Said pond and it's required sedimentation and erosion control measures shall be installed prior to any other land disturbing activities on the property and be subject to City approval. Water shall not be released from the entire property at a rate exceeding that from the property if developed as R-4 residential.

9. A minimum 100' wide Greenway easement shall be dedicated without reimbursement over Parcel F in the location of the present natural drainage-way as recommended in the adopted Umstead District Plan.

10. Along the entire U.S. Highway 70 frontage a 50' deep landscaped buffer shall be planted according to the following standards. In those portions of such buffer where vegetation presently does not exist or where development requires it's removal, the same shall be revegetated according to these standards. For each 50 linear feet of revegetated area there shall be:

Type of Material	Quantity	Size Minimums
Canopy Tree	8	3" caliper, 16' height
Understory Tree	8	7.5' height
Shrubs	36	One gallon container

It shall be the purpose of this revegetation scheme to achieve a natural Piedmont woodland appearance by using native plant species and trees.

11. A minimum 150' protective yard shall be required adjacent to the Eastern boundary of Parcel F as shown upon Exhibit B.

12. A Mixed Use Development Master Plan (Sec. 10-2092 of the Raleigh City Code) shall be approved by the City Council prior to the issuance of a building permit on the site.

13. The Westerly edge of said natural buffer described in #11 above will contain a continuous 3' high earth berm. Along the top of the berm a continuous row of evergreen shrubs of approximately 42" in height will be installed. Such shrubs will be maintained in a living condition and replaced as necessary.

E-64-88
AMENDED

EXHIBIT C (CONTINUED)

14. All storm drainage installed upon Tract F shall be directed in a Westerly direction away from the buffer area established in #11 above.

15. Parking lot lighting installed upon Tract F, and potentially visible to residents to the East, shall be directed away from the Eastern property line and be of a maximum height of 12' and a maximum illumination as set forth in Sec. 10-2045.2(3)a of the Raleigh City Code.

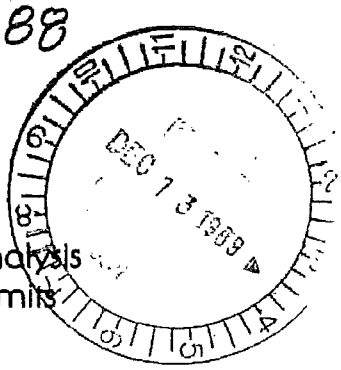
Property Owners _____ DATE 12-14-88

_____ DATE _____

_____ DATE _____

Z-64-88

LANDEVCO
LAND DEVELOPMENT CONSULTANTS
urban design - site planning - rezonings - property analysis
market feasibility - governmental processing & permits



December 13, 1988

Mr. Thurston Hicks
Zoning Administrator
City of Raleigh
Post Office Box 590
Raleigh, North Carolina

Re: Zoning Case Z-64-88 (110.7 Acres, Ebenezer Church Road and U.S. 70)

Dear Mr. Hicks:

In response to meetings with concerned homeowners adjacent to this case, the following additional conditions are offered:

1. Along the Easterly line of Tract F a 150' wide natural buffer will be retained, free of any development.

2. The Westerly edge of said natural buffer described in #1 above will contain a continuous 3' high earth berm. Along the top of the berm a continuous row of shrubs of approximately 42" in height will be installed. Such shrubs will be maintained in a living condition and replaced as necessary.

3. All storm drainage installed upon Tract F shall be directed in a Westerly direction away from the buffer in #1 above. Proper silt fences and erosion control measures shall be maintained along the Western edge of the buffer during the course of site development.

4. Parking lot lighting installed upon Tract F, and potentially visible to residents to the East, shall be directed away from the Eastern property line and be of a low intensity and height.

260 Crandon Blvd., Suite 14
Key Biscayne, FLA. 33149

6040A Six Forks Rd., Suite 156
Raleigh, N.C. 27609

Should you have any questions on this matter, please feel free to call.

Sincerely,

Julian T. Bryan, III
for Haral Associates,
Almo Properties,
Stroud & Midyette

JTB:clm

cc: Stroud & Midyette
Harlon Companies
Almo Properties

Z-33-89 Ebenezer Church Road, east side, between U. S. Highway 70 and Westgate Road, being Parcels 9, 10, 30 and 68, Tax Map 320, rezoned to Thoroughfare Conditional Use District.

Conditions:

1. A maximum of 186 dwelling units permitted on the site.

2. Only those uses allowed in a Residential-20 or Office & Institution-1 zoning district.

3. A maximum building height of 52'.

4. The storm drainage system should be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were developed Residential-4.

5. The reimbursement value for any required additional right-of-way for Ebenezer Church shall remain at Residential-4 value.

6. The subject property shall be included as part of the master plan for the adjacent 110.7 acre tract and shall be approved by City Council prior to the issuance of a building permit on the site. A maximum of two vehicular access points at least 400' apart shall be allowed along the Ebenezer Church Road frontage.

Z-35-89 Perry Creek Road, 3200 feet north of the right-of-way between U.S. Highway 1 and Neuse River, being portions of Parcels 307-11 and 328-99, rezoned to Thoroughfare District Conditional Use District, according to map on file in the Planning Department.

Conditions:

1) Any development of the property will comply with the provisions of Certified Recommendation 7107 of the City of Raleigh Planning Commission regarding stormwater runoff.

2) Reimbursement value of any required right-of-way shall remain at values in existence for the respective parcels prior to rezoning (Wake County R-30).

3) For all the property's boundary with the Neuse River, dedication without reimbursement of a greenway easement extending 150 feet westwardly from the west bank of the Neuse River.

4) No portion of property can be used for the display of billboards.

5) A master plan, pursuant to City Code Section 10-2092, will be submitted for tracts of land designated for non-residential use which includes a portion of this property and which exceed fifty acres, and for any residential tracts designated for use at R-10 density or above.

6) No portion of the property under consideration in this case Z-35-89 shall be used for any combination of retail, hotel or motel uses.

ORDINANCE NO. (1990) 663 ZC 280
Effective: 10-16-90

Z-59-90 Hoyle Drive, west side, between Brockton Drive and Matt Drive, behind Green Road Park, being Parcel 474, Tax Map 409, rezoned to Residential-15 Conditional Use.

Condition:

Upon development, the rate of stormwater runoff will comply with CR 7107.

ORDINANCE NO. (1991) 880 ZC 301
Effective: 11-19-91

Z-10-91 Southall Road Extension, east and west sides, south of the intersection of the proposed Raleigh Boulevard, being portions of Parcels 140 and 403, Tax Map 468, and a portion of Parcel 343, Tax Map 498, rezoned to Shopping Center Conditional Use District and Office and Institution-1 Conditional Use District, according to map on file in the City of Raleigh Planning Department.

CONDITIONS:

A. Shopping Center CUD & O&I-1 CUD

1. "Reimbursement of right-of-way for Raleigh Blvd. (110 feet) and Southall Road (90 feet) shall remain at existing zoning (R-4 & R-10).

2. Upon development, the rate of stormwater runoff will comply with C.R. 7107.

B. O&I-1 CUD

1. All buildings shall be restricted to a maximum of 3 stories in height.
2. "No more than one (1) access point shall be permitted off of Raleigh Blvd. For the proposed Office and Institution-1 parcel located south of Raleigh Blvd.

C. Shopping Center CUD

1. "No more than one (1) access point shall be permitted off of Raleigh Blvd. and no more than two (2) access points, shall be permitted off of Southall Road from the proposed Shopping Center parcel.

ORDINANCE NO. (1991) 866 ZC 299
Effective: 10-15-91

Z-29-91 Saint Albans Drive, western end, north side of I-440, southern end of Lambeth Drive, being Parcel 2, Tax Map 436, rezoned to Residential-4 Conditional Use District and Office and Institution-1 Conditional Use District.

CONDITIONS:

O&I CONDITIONS

1. Buildings to be constructed on the portion of the property that is on the northeast side of, the "height limit boundary" as shown on the "Illustration of Conditions" map ZN-1 shall not exceed three (3) stories in height (45 ft.).

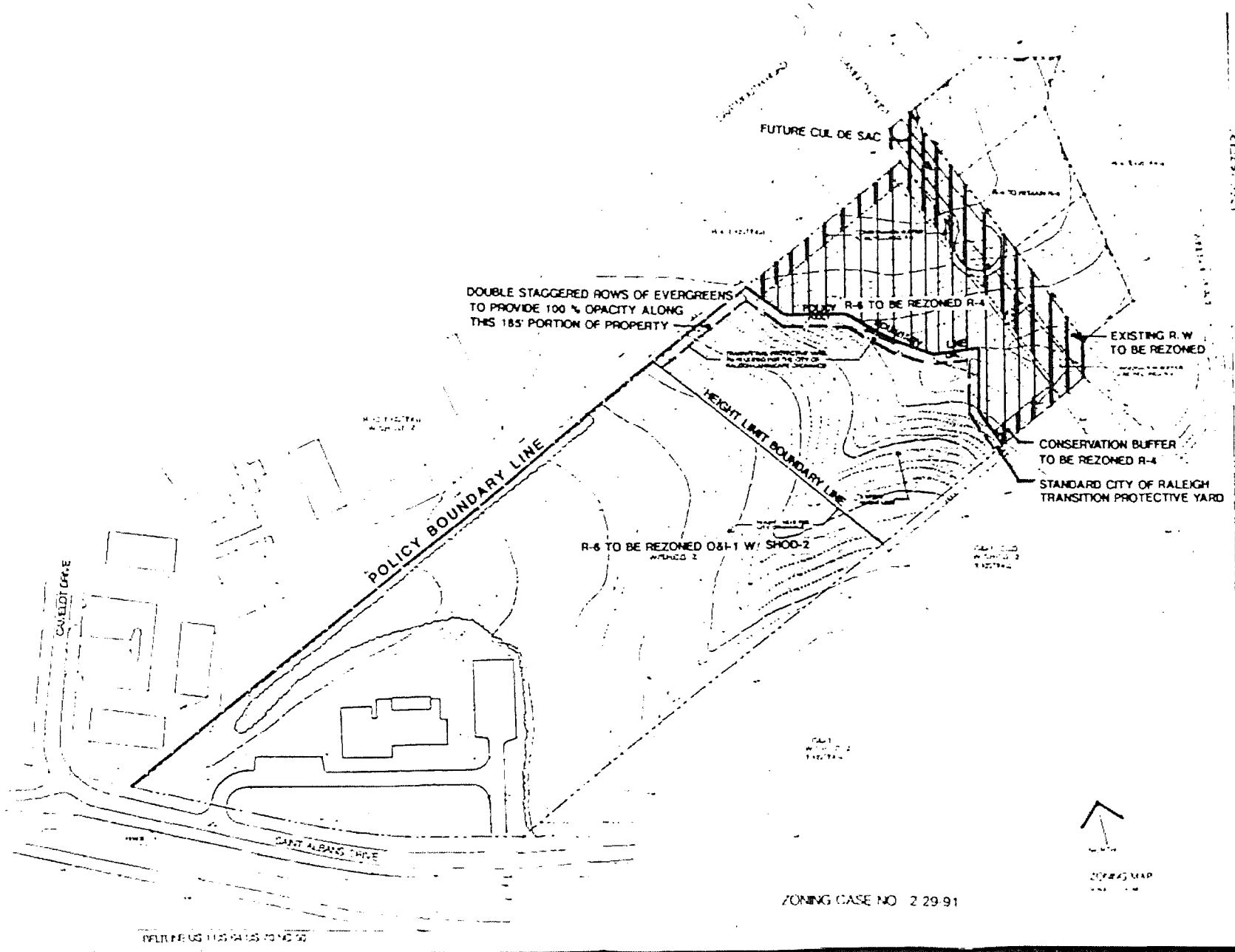
2. Staggered double row of evergreen shrubs to create a 100% opaque screen shall be installed along the northwestern property line for 185 feet +/- from the point where the "height limit boundary" intersects that line northeastward to where it is intersected by the proposed R-4 zoning line. This screen will be installed at the time of the development of the lot that encompasses the location for the screen.

3. Upon development, the rate of stormwater runoff will comply with CR 7107.

R-4 CONDITION

1. A petition by the affected Property Owners will be submitted to close the unconstructed, plotted portion of Lambeth Drive and if approved, a cul-de-sac as illustrated on the accompanying "Illustration of Conditions" Map ZN-1, will be built by the Developer as required for the development of these residential lots or as required by the preliminary Subdivision for this parcel.

Z-29-91


FUTURE CUL DE SAC
DOUBLE STAGGERED ROWS OF EVERGREENS TO PROVIDE 100 % OPACITY ALONG THIS 185' PORTION OF PROPERTY
R-6 TO BE REZONED R-4
EXISTING R.W TO BE REZONED
CONSERVATION BUFFER TO BE REZONED R-4
STANDARD CITY OF RALEIGH TRANSITION PROTECTIVE YARD
HEIGHT LIMIT BOUNDARY LINE
POLICY BOUNDARY LINE
R-6 TO BE REZONED O&I-1 W/ SHOD-2
CAVELOT DRIVE
SAINT ALBANS DRIVE
ZONING CASE NO 2 29 91
11 JULY 1991
ZN4

Ordinance No. (1993) 205 ZC 328
Effective: 6-1-93

Z-21-93 Willard Place, north side, between Glenwood Avenue and North Boylan Avenue, being Parcel 16, Block D-54, Zone Map D-15, Tax Map 551, rezoned to Business District Conditional Use.

CONDITIONS.

(1) There will be no adult establishment on this property.

Ordinance (1994) 496 ZC 354
Effective: 10-19-94

Z-7-94 Duraleigh Road, southwest side, north of Lake Drive, being Map 0785.15, Block 54, Parcel 5872, rezoned to Residential-15 Conditional Use District

Conditions:

1. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per C.R. 7107.

2. There will be an 80 foot transitional protective yard contiguous to the Lightfoot group's property (PIN # 0785.10-45-6411), except for the land area indicated in Exhibit "A" which is conditioned to R-4 pursuant to Condition 4. This transitional protective yard area will be planted as if the subject property was developed with fifteen or more dwelling units per acre.

3. No more than one full access driveway will be permitted on Duraleigh Road directly across from Charles Root Wynd as shown on Exhibit A, to be approved by the North Carolina Department of Transportation. Prior to the completion of the now pending widening of the section of Duraleigh Road adjacent to the subject property, the driveway referred to in this condition shall be a right-in, right-out driveway, to be approved by the N.C. Department of Transportation.

4. The land area as shown on Exhibit "A" which is attached and made part of this condition, shall be conditioned to single family, detached housing units, at R-4 density.

5. For purposes of reimbursement, the right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.

Existing R-10 Zoning

Existing SC Zoning

Charles Root Wynd Drive

Duraleigh Road

Edwards Mill Road

Existing O&I-1-CU Zoning

Kaiser Permanente Drive

Edwards Mill Road Extension
115 ft. R/W Dedication

80 ft. Transition Protective Yard

Proposed St.

Open Space

Z-7-94 R-15-CU

Note:

Street connections and lot lines as per approved subdivision on Lightfoot Investments property. Subdivision currently not developed.

CP&L Easement

PIN # 0785.10-45-6411
Lightfoot Investments
Existing R-6 Zoning

Existing O&I-1 CU Zoning

Z-37-94
R-15-CU / SC-CU

Area conditioned to O&I-1.

Existing O&I-1-CU Zoning

Proposed St.

Area conditioned to R-4 density single-family units

North

Scale: 1" = 100'

LEGEND

- Denotes Full Access Driveways
- Area cnditioned to R-4 density, single-family units
- Area conditioned to O&I-1

EXHIBIT "A"

ORDINANCE NO. (1994) 346 ZC 343
Effective: 3/1/94

Z-8-94 Leesville Road, west side, south of Lynn Road and east of Pickwick Village Subdivision, being a portion of Map 0787.20, Block 81, Parcel 1843, rezoned to Office and Institution-1 Conditional Use, according to map on file in the Planning Department.

Conditions:

All uses allowed in R-10 plus "recreational uses restricted to membership-commercial," but limited to only those type of recreational facilities listed in "Recreational Uses Related to Residential Development," as defined by code Section 10-2002.

ORDINANCE (1994) 339 ZC 342
Effective: February 15, 1994

Z-13-94 Creech Road, northeast side, west side of Colony Drive, being Map 1712.15, Block 73, Parcel 2249 rezoned to Office & Institution-1. See attached conditions.

1. All uses permitted in the R-6 district plus commercial cemetery and authorized accessory uses.

2. Building height not to exceed 30 feet.

3. A 50-foot buffer of existing mixed hardwoods and pines will be left for a distance of 150 feet from the southeast corner of the property west down Creech Road, and north along the eastern property line for a distance of 150 feet.

4. Upon development, the rate of stormwater runoff will comply with CR 7107.

Ordinance No. (1994) 412 ZC 347
Effective: 6-7-94

Z-36-94 Poole Road, south side, east side of Williams Road, being Map 1723.14, Block 44, Parcel 3858, rezoned to Office and Institution-1 Conditional Use District.

CONDITIONS:

a. Upon development, the rate of stormwater runoff will comply with CR 7107.

b. Reimbursement for additional right-of-way for the widening of Poole Road will remain at R-6 value.

c. No additional driveway cuts will be allowed onto Poole Road.

Ordinance (1994) 496 ZC 354
Effective: 10-19-94

Z-37-94 Duraleigh Road, southwest side, north of Lake Drive, being Map 0785.15, Block 64, Parcels 5742 and 8575, Parcel 5742 rezoned to Residential-15 Conditional Use District and Parcel 8575 rezoned to Office & Institution-1 Conditional Use District.

Conditions:

Parcel 5742 - R-15 CU

1. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per CR 7107.

2. For purposes of reimbursement, right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.

3. If Edwards Mill Road extension has not been constructed by the time this property is submitted for site plan approval, the owner of the property shall be permitted to construct a two lane roadway in the right-of-way of Edwards Mill Road extension, said roadway to be used for access until such time that the completion of Edwards Mill Road extension has occurred.

4. The 115' right-of-way proposed for Edwards Mill Road extension will be dedicated to the City of Raleigh thirty days after the property has received site plan approval or subdivision approval, whichever first occurs, from the City of Raleigh.

5. The alignment of Edwards Mill Road extension through the property will be as shown on Exhibit "A" which is attached and made a part of this condition. Said alignment is as approved by the North Carolina Department of Transportation.

6. No more than one full access driveway will be permitted on Edwards Mill Road extension as indicated on Exhibit "A" which is attached and made part of this condition.

Parcel 8575 - O&I-1 CU

1. No more than one driveway access will be permitted on Duraleigh Road. This driveway will be a full access driveway located across from the driveway to Kaiser Permanente as shown on Exhibit A to be approved by the North Carolina Department of Transportation.

2. No more than one full access driveway will be permitted on Edwards Mill Road extension as indicated on Exhibit A which is attached and made part of this condition.

3. For purposes of reimbursement, right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.

4. If Edwards Mill Road extension has not been constructed by the time this property is submitted for site plan approval, the owner of the property shall be permitted to construct a two lane roadway in the right-of-way of Edwards Mill Road extension, said roadway to be used for access until such time that the completion of Edwards Mill Road extension has occurred.

5. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per CR 7107.

Existing R-10 Zoning

Existing SC Zoning

Charles Root Wynd Drive

Duraleigh Road

Edwards Mill Road

Existing O&I-1-CU Zoning

Kaiser Permanente Drive

Edwards Mill Road Extension
115 ft. R/W Dedication

80 ft. Transition Protective Yard

Proposed St.

Open Space

Z-7-94 R-15-CU

Note:

Street connections and lot lines as per approved subdivision on Lightfoot Investments property. Subdivision currently not developed.

CP&L Easement

PIN # 0785.10-45-6411
Lightfoot Investments
Existing R-6 Zoning

Existing O&I-1 CU Zoning

Z-37-94
R-15-CU / SC-CU

Area conditioned to O&I-1.

Existing O&I-1-CU Zoning

Proposed St.

Area conditioned to R-4 density single-family units

North

Scale: 1" = 100'

LEGEND

- Denotes Full Access Driveways
- Area cnditioned to R-4 density, single-family units
- Area conditioned to O&I-1

EXHIBIT "A"

Ordinance (1995) 534 ZC 356
Effective: 1-3-95

Z-44-94 U. S. 70 West, north side, and Ebenezer Church Road, east side, being Parcel 8759, Block 77, Tax Map 0777.02 to be rezoned to Thoroughfare Conditional Use.

Conditions:
1. Maximum of 509 living units.

2. Property to be divided into four (4) parcels, as shown upon that illustrative map entitled "70 West Center" dated March 8, 1994, last revised December 21, 1994 (the "illustrative map"), each of which shall be restricted as follows:

Parcel	Acres	Maximum Units	Maximum Building Height	Allowed Uses***
A	18.69	0	As Allowed in TD	Retail/Commercial
B	6.4		0	52' O&I-1 and a Conservation Area of at least 2.6 acres (including a pond of approximately 1 acre)
C	2.6		52	52' R-20 and/or O&I-1
D	30.51 58.2	457	39'	R-15

*Does not include acreage shown in the right-of-way of those roads shown on the illustrative map.
**Defined when applicable as those uses allowed for parcels so zoned under the Zoning Code of the City of Raleigh.

3. Parcels A-D are shown upon the illustrative map. Parcel A may not exceed 18.69 acres and Parcel B may not exceed 6.4 acres (including a "Conservation Area" of at least 2.6 acres [including a pond of approximately one acre to be used for storm water management purposes as further described in Paragraph 8]). The areas of and number of units of Parcels C and D may not increase by more than five (5%) percent and may not contain in the aggregate more than 509 living units.

4. Vehicular access onto U.S. 70 shall be limited to no more than one right in-right out curb cut only, the location of which is shown on the illustrative map.

5. Vehicular access onto Ebenezer Church Road shall be limited to no more than two public streets, the general location of which is shown on the illustrative map.

6. The interior streets, as shown on the illustrative map, shall be caused to be constructed by the Petitioner or their successors in interest unless otherwise approved by the City of Raleigh. Their final alignment may vary so long as the resultant change does not alter the area of adjacent parcels beyond that described in Paragraph 3 above.

7. Vehicular access to Parcel A shall be limited to not more than four (4) location as generally shown on the illustrative map.

8. Parcel B shall contain a "Conservation Area" of at least 2.6 acres [including a pond of approximately one acre to be used for storm water management purposes]. Said point and its required sedimentation and erosion control measures shall be installed prior to any other land disturbing activities on the property and be subject to City approval. Water shall not be released from the entire property at a rate exceeding that established by Certified Recommendation 7107 of the Raleigh Planning Commission.

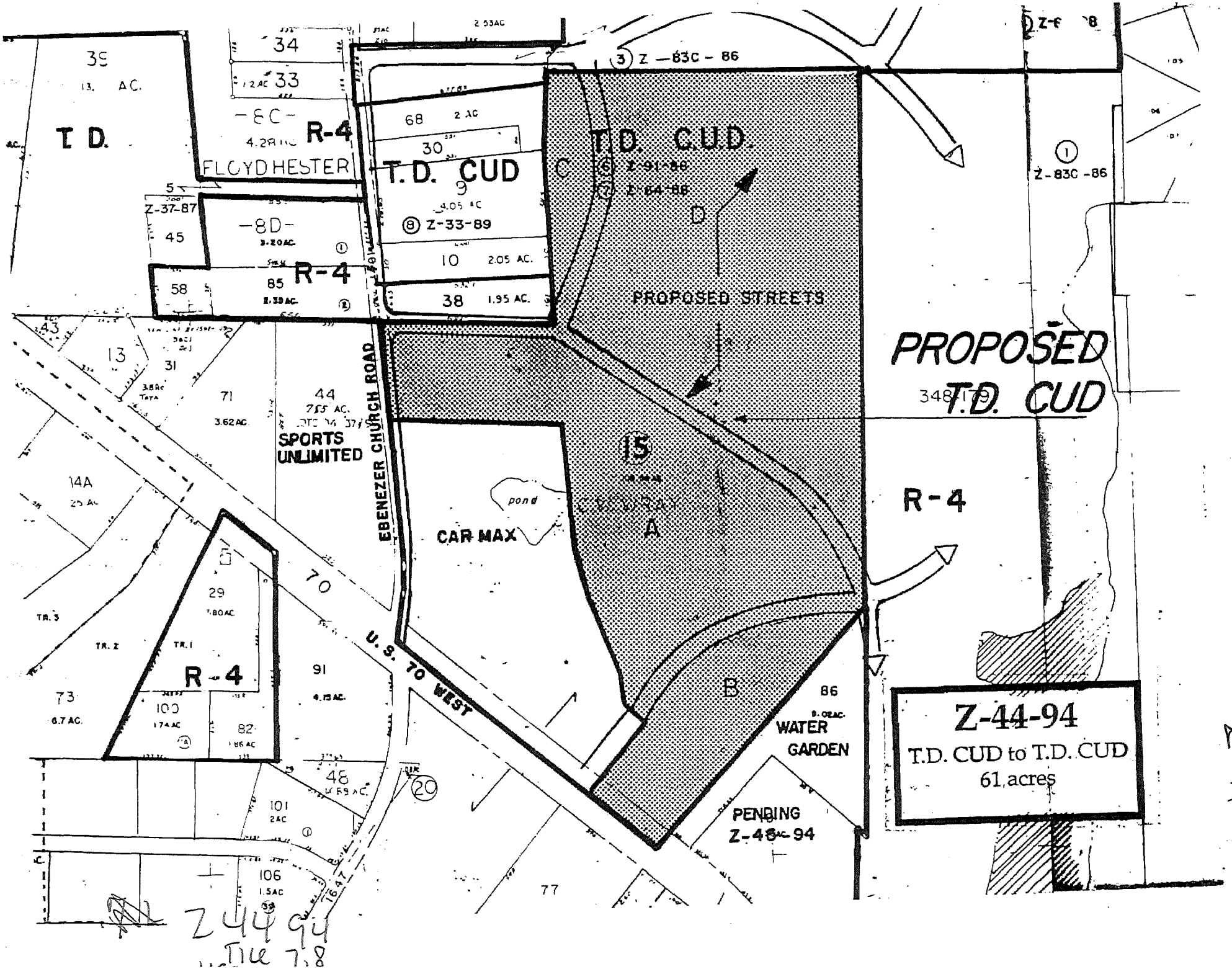
9. Along the entire U.S. Highway 70 frontage a 50' deep landscaped buffer shall be planted according to the following standards. In those portions of such buffer where vegetation presently does not exist or where, development requires its removal, the same shall be revegetated according to these standards. For 50 linear feet of revegetated area there shall be:

Type of Material	Quantity	Size Minimums
Canopy Tree	8	3" caliper, 16' height
Understory Tree	8	7.5' height
Shrubs	36	One gallon container

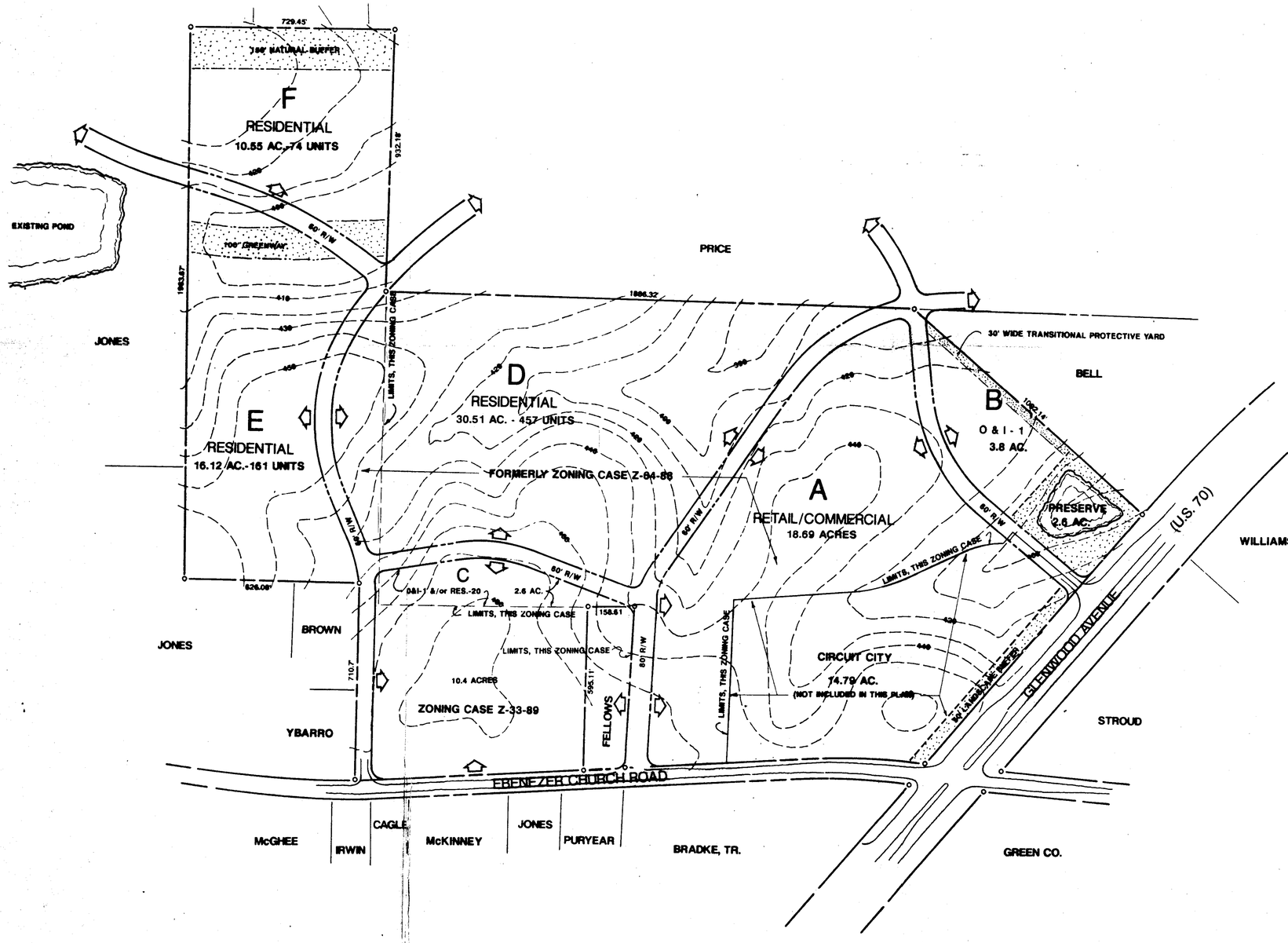
It shall be the purpose of the revegetation scheme to achieve a natural Piedmont woodland appearance by using native plant species and trees.

10. The southernmost interior public street providing vehicular access onto Ebenezer Church Road shall abut the southern line of the lot identified as "Fellows" upon the illustrative map, shall have a right of way width of 80 feet for the portion thereof abutting the "Fellows" lot (a distance of approximately 585.17 feet) and one location for vehicular access into the Fellows lot shall be provided therefrom, opposite a vehicular access point from said interior public street into Parcel A, generally as shown upon the illustrative map, but not less than 200 feet from the east right of way line of Ebenezer Church Road.

11. There will be a 30-foot width transitional protective yard along the southeast property line of Parcel B contiguous to the Bell property (PIN #0777 02-86-1245), except said yard shall not extend along the portion of said property line within the Conservation Area identified in Condition 8. Notwithstanding any provision in this condition 11 to the contrary, if all or a portion of Parcel B is combined with all or a portion of the adjacent Bell property, the requirements of this condition for a transitional protective yard shall not apply to the portions of Parcel B so combined, nor shall the transitional protective yard requirements herein apply to the extent that low-impact uses as defined in Code Section 10-2082.9(e)(3) are developed upon the Bell property or portions thereof adjacent to Parcel B.



T.D.
R-4
FLOYD HESTER
T.D. CUD
Z-33-89
T.D. C.U.D.
Z-91-88
Z-84-88
PROPOSED STREETS
PROPOSED
T.D. CUD
Z-83C-86
Z-37-87
SPORTS UNLIMITED
EBENEZER CHURCH ROAD
CAR MAX
pond
U.S. 70 WEST
WATER GARDEN
PENDING Z-48-94
Z-44-94
T.D. CUD to T.D. CUD
61 acres
Z 44 94



NORTH

SITE DATA

104.88 ACRES (61.0 ACRES, THIS ZONING CASE)

509 UNITS (TOTAL ON 61.0 AC.)

2.6 AC. = PRESERVE

3.8 AC. = OFFICE & INSTITUTIONAL - 1

9.81 AC. = ROAD R/W

2.6 AC. = OFFICE / RESIDENTIAL

30.51 AC. = RESIDENTIAL

18.69 AC. = RETAIL/COMMERCIAL

PARCEL 8759, TAX MAP 0777.02

REVISIONS	BY
9-3-94 VARIOUS	JTB
6-20-94 REZ. BRIEF	JTB
11-2-94 VARIOUS	JTB
12-9-94 VARIOUS	JTB
12-21-94 SBC TO O&I-1	JTB

MASTER SITE PLAN / EXHIBIT TO T.D. C.U.D. ZONING CASE

70 WEST CENTER

A PROPOSED MIXED-USE DEVELOPMENT

ALMO PROPERTIES

RALEIGH, NORTH CAROLINA

DRAWN JTB III
CHECKED
DATE 3-8-94
SCALE 1"=200'
JOB NO.
SHEET
OF SHEETS

JBA Julian Bryan & Associates urban design site planning rezonings property analysis market feasibility governmental processing

BOCA RATIONAL BLUEPRINT, INC

Ordinance (1994) 514 ZC 355
Effective: 12-13-94

Z-88-94 Lake Boone Trail, north side, at its eastern intersection with Lake Drive and opposite Atrium Drive to the south, being Parcel 7216, Block 62, Tax Map 0785.19, rezoned to Office and Institution-1 Conditional Use.

Condition:

That water run-off meet standards set by CR 7107.

Ordinance (1995) 554 ZC 358
Effective: 2-7-95

Z-10-95 Poole Road, south side, at its western intersection with Williams Road, being Parcel 2904, Block 44, Tax Map 1723.14. Approximately .37 of an acre rezoned Neighborhood Business Conditional Use.

Conditions:

1. Upon development at the rate of storm water run-off will comply with CR-7107.

2. Adult establishments defined by Raleigh City Code 10-2002 shall be prohibited. ;

3. Reimbursement for additional right-of-way for the widening of Poole Road will remain at R-6 value.

Z-24-95 Perry Creek Road, north side, between Capital Boulevard and Louisburg (US 401), opposite Berkshire Downs Drive, being Parcel 8744, Tax Map 1737.10 rezoned to Thoroughfare District Conditional Use District.

CONDITIONS:

1. All permitted uses allowed in the Residential-6 Zoning District, plus only the following uses permitted as a General Use in the Thoroughfare Zoning District:

Recreation Land Use
Non-Governmental
Not for Profit and Commercial
Utility services and substation

2. Any development of the property will comply with the provisions of Certified Recommendation 7107 regarding stormwater runoff.

3. Dedication without reimbursement of a greenway easement extending 150 feet from the west bank of the Neuse River and 50 feet from the north bank of Perry Creek.

ORDINANCE (1995) 712 ZC 370
Effective: 9/5/95

Z-35-95 Six Forks Road, east side, between Featherstone Drive and Strickland Road, being numerous parcels as shown on map on file in the Planning Department. Approximately 25.2 acres rezoned to O&I-1 CUD

Conditions: (Dated 7/13/95)

1. Stormwater control shall be in accordance with Raleigh Planning Commission CR 7107.

2. Right-of-way dedication on Six Forks Road, if requested in site plan/subdivision approval, shall be reimbursed at R-4 Residential value.

3. To supplement yard space otherwise required by the Code.

a. At the time each parcel identified as Wake County Tax PIN 1708.18 40 6930, 1708.18 41 5265, 1708.18 40 5605 and 1708.18 41 5271 is developed other than single family residential, a 50' wide transitional protective yard shall be provided and thereafter maintained along the common property line of each developed parcel with adjacent land identified as Wake County Tax PIN 1708.18 40 8529. In addition, a six (6) food wooden closed fence will be installed and maintained near the common boundary lines of each developed property and Parcel numbered 1708.18 40 8529. After installation of said fence, Leyland cypress trees (six and one-fourth inches in circumference (two (2) inches in diameter) measured at one-half foot above grade) shall be planted at 6-foot intervals along said fence. Except where necessary to install the above described fence, plant additional vegetation, remove diseased or nuisance vegetation, and install roads and/or utilities approved by the City of Raleigh, the protective yard shall remain undisturbed.

b. At the time each parcel identified as Wake County Tax PIN 1708.18 40 1759, 1708.18 40 1166, and 1708.18 41 5271 is developed other than single family residential, a 75' wide transitional protective yard shall be provided and thereafter maintained along the common property line of each developed parcel with adjacent land identified as Wake County Tax PIN 1708.18 40 3032, 1707.06 49 2946, and 1707.06 49 4905. In addition, a six (6) foot wooden closed fence will be installed and maintained near the common boundary lines of each developed property and Parcels numbered 1708.18 40 3032, 1707.06 49 2946, and 1707.06 49 4905.

After installation of said fence, Leyland cypress trees (six and one-fourth inches in circumference (two (2) inches in diameter) measured at one-half foot above grade) shall be planted at 6-foot intervals along said fence. Except where necessary to install the above described fence, plant additional vegetation, remove diseased or nuisance vegetation, and install utilities required by the City of Raleigh, the protective yard shall remain undisturbed.

c. In the event that parcels identified as Wake County Tax PIN 1708.18 41 5265 and/or 1708.18 40 5271 are developed as single family subdivision(s) as part of an overall development with the parcel identified as Wake County Tax PIN 1708.18 40 8529, the protective yard described in subparagraph 3.a. above and the building setbacks described in paragraph 4 below shall be sited to provide a protective yard between the single family residential development described herein and any subsequent nonresidential, townhomes, or residential unit ownership development of this zoned land.

4. Buildings, other than single family detached residential dwellings, shall be located in accordance with the following setbacks from the properties described as Wake County Tax PIN 1708.18 340 8529, 1708.18 40 3032, 1707.06 49 2946 and 1707.06 49 4905 (referred to collectively as "PIN Properties"):

a. No such buildings shall be located closer than 75 feet from the PIN Properties.

b. No building exceeding two stories in height (30') shall be located within 150 feet of the PIN Properties.

c. No building exceeding three stories in height (45') shall be located within 250 feet of the PIN Properties; and

d. In no event shall any construction take place in excess of four stories in height (60').

5. Freestanding exterior lighting located upon the property will not exceed twenty (20) feet in height and will be shielded or screened from parcels used for single family residential purposes. On-site lighting will not cause an illumination of more that 4/10s foot-candles at the property line.

6. The owners of all contiguous properties zoned Residential-4 shall be notified by the applicant by certified mail (return receipt requested) of any site plan for the rezoned property filed with the City of Raleigh.

7. Users shall be restricted to:

a. Office or studio of professional, business, agent, political, labor, or service associations and uses accessory or incidental thereto;
b. parking lot, parking deck, parking garage;
c. bank, if principal building and accessory parking is more than 200 feet from Residential-4 property;
d. church, synagogue or religious education building;
e. library, art gallery or museum;
f. recreational use restricted to membership (profit & non-profit);
g. single family detached, residential unit ownership of any type (condominiums), and townhouses not to exceed ten units per acre.

ORDINANCE (1995) 712 ZC 370
Effective: 9/5/95

Z-62-95 Perry Creek Road, north side, at its east intersection with Capital Boulevard, extending in part to the Neuse River. Approximately 260 acres rezoned to Thoroughfare District CUD

Conditions: (5/19/95)

1. Any development of the property will comply with the provisions of Certified Recommendation 7101 of the City of Raleigh Planning Commission regarding stormwater runoff.

2. No more than 50 acres of subject property, which shall be contiguous to the point of intersection of the northern right-of-way line of Perry Creek Road and the eastern right-of-way line of U.S. Highway #1 North shall be devoted to any combination of retail uses, hotel, or motel uses.

Such combination of uses shall be sited in such manner as not to be closer than 4000' from the west bank of the Neuse River, nor closer than 1000' from Neuse Baptist Church Road (also known as Thornton Road), nor farther that 1000' southeastwardly on Perry Creek Road from the aforesaid point of intersection.

3. Reimbursement value of any required right-of-way shall remain at values in existence for the respective parcels prior to rezoning (R-4 and Thoroughfare, respectively).

4. Dedication without reimbursement of a greenway easement extending 150 feet westwardly from the west bank of the Neuse River.

5. No portion of property can be used for the display of billboards.

6. A master plan, pursuant to City Code 10-2121, will be submitted for tracts of land designated for non-residential use which exceed fifty acres, and for any residential tracts designated for use at R-10 density or above.

ORDINANCE NO. (1995) 702 ZC 369

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP AND THE OFFICIAL EXTRATERRITORIAL JURISDICTION (ETJ) MAP OF THE CITY OF RALEIGH

WHEREAS, NCGS 160A-360(f) provides that when a city annexes an area that is being regulated by the County, the City has 60 days following the annexation to adopt a zoning ordinance while the county regulations and powers of enforcement remain in effect.

WHEREAS, 1792 acres were added to Raleigh's corporate limits by the annexation of Neuse River North in Raleigh Ordinance (1995) 700;

WHEREAS, NCGS 160A-360(b) provides that extraterritorial jurisdiction shall be adopted by ordinance to specify its boundaries and that these boundaries shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques, and shall be recorded in the office of the register of deeds of the county.

WHEREAS, the boundaries of the area in which the City of Raleigh exercises extraterritorial jurisdiction with respect to matters dealt with in Article 19 of Chapter 160A, North Carolina General Statutes, a the same now and may hereafter be constituted and numbered, are established and defined as beginning at the City's corporate boundaries as now established and hereafter modified and extending outward to a perimeter boundary line, approval of which was originally requested by the Raleigh City Council on June 19, 1972, and initially granted by the Wake County Board of Commissioners on February 5, 1973, and being shown on a map entitled, ''Extraterritorial Jurisdiction, City of Raleigh, North Carolina,'' and dated March 12, 1981, as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:

Section 1. That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same is hereby amended as follows:

(a) Z-69-95 Wakefield, US 1 (Capital Boulevard) west side, and the east side of Falls of Neuse Road, from the Neuse River to Old NC 98, being map 1830.04, Block 51, Parcel 0535, and Map 1739.02, Block 58, Parcel 8832 and a portion of Map 1830.03, Block 04, Parcel 2768, approximately 1792 acres rezoned to Thoroughfare District Conditional Use District (1131.9 acres) and Residential-6 Conditional Use District (660.8 acres).

CONDITIONS:

(1) The portion of the Thoroughfare District zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein within the Crenshaw Manor Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

Wake County PIN #

1830.01 46 0974	1830.01 37 4451	1830.01 27 9749
1830.01 37 9093	1830.01 37 3468	1830.01 27 8845
1830.01 37 9102	1830.01 37 2575	1830.01 27 7951
1830.01 37 7282	1830.01 37 1598	1830.01 27 6968
1830.01 37 6258	1830.01 37 1645	1830.01 28 6017
1830.01 37 5355	1830.01 37 0742	

(2) The portion of the R-6 zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein with the Highland Park Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

Wake County PIN #

1729.02 59 9933	1729.02 69 1191	1729.02 67 1898
1729.02 59 7793	1729.02 68 2719	1729.02 67 1742
1729.02 59 7467	1729.02 68 2613	1729.02 67 1557
1729.02 59 6681	1729.02 68 2408	1729.02 67 2490
1729.02 59 7289	1729.02 68 2204	
1729.02 59 5191	1729.02 68 1092	

Section 2. That Article 19, Chapter 160A jurisdictional boundaries as previously established by the City of Raleigh on the Extraterritorial Jurisdiction Map, City of Raleigh, dated March 12, 1981, as amended, is hereby further amended to add 1792 acres annexed as part of the Neuse River North annexation in Raleigh Ordinance (1995) 700 and also described as Z-69-95 in Section 1 of this ordinance.

Section 3. That the official zoning map of the City of Raleigh be amended to conform to Section 2 hereof.

Section 4. That this ordinance shall become effective upon adoption.

Section 5. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

Section 6. That if subsequent to the adoption of this ordinance the City Council of Raleigh, North Carolina adopted an ordinance that conflicts with provisions herein, all clauses and provisions of this ordinance, in conflict with that subsequent ordinance, are to be repealed, to the extent of such conflict, automatically without further action of the governing body.

Section 7. That this ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and City Planning Commission following a recommendation thereon of the Planning Commission.

Section 8. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

ORDINANCE (1995) 735 ZC 372
Effective: 10/3/95

Z-80-95 Six Forks Road, east side, between Crown Lakes Drive and Mourning Dove, being Map 1707.10, Block 46, Parcel 8684, a portion of Map 1707.11, Block 56, Parcel 1541; and a portion of Map 1707.10, Block 46, Parcel 8575, consisting of approximately .44 acre rezoned to Office and Institution-1 Conditional Use District, according to map on file in the Planning Department.

Conditions:

The minimum front building setback on the proposed lot shall be 70 feet.

ORDINANCE (1995) 747 ZC 375
Effective: 10/18/95

Z-85-95 Wade Avenue, north side, between Oberlin Road and Baez Street, being Map 1704.09, Block 06, parcel 2604, approximately 1 acre to be rezoned to Residential-15 Conditional Use.

Conditions: (Dated 10/12/95)

1. The petitioner shall, prior to issuance of construction permits, recombine subject property with the property bordering to the west, Z-11-94, previously rezoned R-15. Access to both properties shall be provided through a single driveway from the westernmost property only Wade Avenue.

2. Driveway access shall be limited as required by the City or State, which ever is more stringent. If the rezoned property shall obtain access from a street other than Wade Avenue, then the Wade Avenue access shall terminate immediately.

3. Stormwater runoff will comply with CR-7107.

ORDINANCE (1995) 761 ZC 376
Effective: 11/8/95

Z-88-95 Trinity Road, south side, approximately 700 feet east of its intersection with Nowell Road, being a portion of map60784.09, Block 15, Parcel 0553, rezoned to Residential 20 conditional use with the following conditions:

a) Greenway areas will be provided along RichIand Creek and Tributary B of Richland Creek as set forth in the Southwest District Plan of the Comprehensive Plan. These greenways will be used towards the 10% open space requirement to qualify for cluster housing lot reductions.

b) Upon development, stormwater from the zoned area will be controlled and released according to provisions of CR 7107 as the base zoning on the site is R-4.

ORDINANCE (1995) 791 ZC 379
Effective: December 5, 1995

Z-95-95 Blue Ridge Road, north side, at its intersection with Duraleigh Road, east side, being Map 0785.16, Block 74, Parcel 5185. Approximately 2.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (9/15/95 and 10/20/95)

1. Development will comply with CR 7107 concerning storm water run off controls.

2. Reimbursement values for any extra needed right-of-way on Blue Ridge Road or Duraleigh Road will remain at R-4 values.

ORDINANCE (1995) 791 ZC 379
Effective: December 5, 1995

Z-101-95 Southeast corner of Jones Sausage Road and Rock Quarry Road, being portions of Parcels 3433, Block 73, Map 1722.15; portions of Parcels 4650 and 4928, Block 72, Map 1722.15; and Parcel 3179, Block 72, Map 1722.19. Approximately 37.6 acres rezoned to Industrial-1 Conditional Use.

Conditions: (10/9/95)

1. To comply with CR 7107 (Stormwater Controls)

2. Any extra required rights-of-way for Jones Sausage and Rock Quarry Roads will be maintained at R-4 values for reimbursement purposes.

ORDINANCE NO. (1996) 818 ZC 382***CORRECTED COPY***
Effective: 2/6/96

Z-11-96 Capital Boulevard, east side, south of Jacqueline Lane, being Map 1727.11, Block 76, Parcel 3226, approximately .4 acre rezoned to Industrial-1 Conditional Use District.

CONDITIONS:

1. Any proposed development of this parcel will include adherence to the stormwater runoff controls as laid out in CR 7107.

2. A recombination of cross access agreement approved by the City Attorney with lot 1727.11-76-4317 be completed prior to any grading on the rezoned parcel.

ORDINANCE (1996) 849 ZC 386 CORRECTED COPY
Effective: April 2, 1996

Z-38-96 Edwards Mill Road, west side, north of Blue Ridge Road intersection, being 0795.06 49 6276 and 6481. Approximately 2.74 acres amending the existing O&I-2 Conditional Use District.

Conditions: (2/23/96)

a. That Condition No. 1 of zoning case Z-56-93 (Ordinance (1994) 326ZC340) which reads as follows: "CR 7107 Storm Water Control", remain in effect without modification.

b. That Condition No. 2 of zoning case Z-56-93 (Ordinance (1994) 326ZC340) which reads as follows: "Hotels will not be built on property", be deleted.

ORDINANCE (1994) 326 ZC 340
Effective: January 18, 1994

Z-56-93 Edwards Mill Road, west side, south of Crabtree Valley Mall, being Map 0795.06, Block 49, Parcels 6276 and 6481 rezoned to Office and Institution-2 Conditional Use.

Conditions:

1) CR7107 Storm Water Control.

2) Hotel(s) will not be built on property.

ORDINANCE (1996) 929 ZC 392
Effective: July 2, 1996

Z-65-96 Airport Assemblage, generally bounded by U.S. 70 on the northeast, property of the Raleigh Durham International Airport on the south, and the Wake County/Durham County line on the west, being various maps and parcels. Approximately 1999 acres rezoned to Thoroughfare District Conditional Use with Special Highway Overlay District-2 and Airport Overlay District.

Conditions: 6/26/96

1. Petitioner's property to be divided into four (4) areas (A, B, C & D) as shown upon map entitled "Eastern Airline Property Conditional Use Plan" dated March 15, 1996, last revised May 20, 1996 (the "Conditional Use Plan") incorporated herein by reference with land use by area as specified upon **Exhibit C-1 attached** hereto and incorporated herein by reference.

2. Allowed Land Uses are as specified upon **Exhibit C-2 attached hereto** and incorporated herein by reference shall apply to the Petitioner's property.

3. General Conditions as specified in **Exhibit C-3 attached** hereto and incorporated herein by reference shall apply to the Petitioner's property.

4. The Conditional Use Plan notes set forth in **Exhibit C-4 attached** hereto and incorporated herein by reference shall apply to Petitioner's property.

5. The Conditional Use Plan as set forth in **Exhibit C-5 attached** hereto and incorporated herein by reference shall apply to Petitioner's property.

6. The Conceptual Roads and Utility Plan as set forth in **Exhibit C-6 attached** hereto and incorporated herein by reference shall apply to Petitioner's property.

(See attachments as indicated)

Z-65-96 Exhibits:
See zoning file for Exhibits C-1, C-5 and C-6

Exhibit C-2
ALLOWED USES BY LAND USE AREA

1. RESIDENTIAL
All residential uses allowed in the Residential 30 District as indicated in Section 10-2071 of the City of Raleigh Zoning Code up to and including 30 units/acre; however, no more than 1500 dwelling units shall be allowed in Area "A", 3550 dwelling units in Area "B", 45O dwelling units in Area "C", and 1000 dwelling units in Area "D". Areas "C" and "D" may not contain single family detached residential dwelling units.

2 OFFICE, INSTITUTIONAL, CIVIC & SERVICES
All Office, Institutional, Civic and Services uses allowed m the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code also including without limitation hospitals, and multi-family (30 through 40 units per acre), and residential uses but excepting single family detached dwellings, which are excluded

3. COMMERCIAL
All Commercial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code. Also all recreation uses as indicated in Sec. 10-2071 of the City of Raleigh Zoning Code, save and except any recreation uses explicitly listed in Land Use Area 5 "Open Space/Buffers & Recreation Areas."

4. INDUSTRIAL
All industrial uses allowed in the thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code.

5. OPEN SPACE/BUFFERS & RECREATION AREAS
Open Space/Buffers &; Recreation Areas will include, at the Petitioner's discretion, floodways; public and private park areas; public and private greenways; bike trails; lakes, ponds, streams, and other water features not included in floodways; golf courses and golf related facilities and outdoor tennis facilities.

NOTE A as to above Sections 1, 2, 3, 4 and 5: Allowable uses shall include "accessory uses" and "accessory structures" as permitted in the City of Raleigh Zoning Code. Where a use is allowed and is proposed for development by a mixed-use site plan the dominant use designated by the applicant on said site plan shall determine the Land Use Area to be allocated under Exhibit C-1, Table 1. In non-mixed-use site plan proposals, the applicant shall allocate the land use acreage to a particular Land Use Area as permitted herein. All principal buildings however, which indicate the primary use as being "retail" shall be allocated to the "Commercial" category.

NOTE B as to above Sections 1, 2, 3, 4 and 5: Correctional/Penal facilities and adult establishments are prohibited.

NOTE C as to above Section 5: Land Use Area acreages used for golf courses and golf related facilities will be counted toward the minimum Open Space required and not deducted from any of the other maximum land use by area acreages.

Exhibit C-3

GENERAL CONDITIONS

1. Acreages and number of living units shown in Exhibit C-1, Table 1 are base densities and may, upon request by the Petitioner (i.e. Owner), be adjusted upward or downward by twenty-five (25%) percent by transfer to or from an adjacent Land Use Area, provided that no residential density other than Congregate Care and Congregate Living Facilities shall exceed forty (40) dwelling units or equivalent dwelling units per acre. The Land Use Areas to which and from which transfers may be made must be under the same ownership at the time of the transfers.

2. Site plans and/or subdivision plans shall be submitted for review in accordance with the requirements of the Raleigh City Code and shall show allocations of land use types by Exhibit C-1, dated March 15, 1996, last revised June 14, 1996, and Exhibit C-5 dated March 15, 1996, last revised May 20, 1996. A projection of traffic trip generation, based on guidelines described in the project's Transportation Analysis dated June 6, 1996, will be provided to the City Transportation Department at the time of site plan approval of individual parcels within the property unless waived by the City's Director of Transportation. See Note 2 of Table 1, Exhibit C-1 and Section 6 of the Transportation Report, both which are incorporated herein by reference.

3. Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

4. Any additional public road right-of-way needed from Parcels 0758.02-65-0728, 0758.04 93 5713 or 0758.04 82 4852 shall be reimbursed based upon their present zoning of R-4.

5. Recorded subdivision plats will contain reference to this zoning case as follows: “Z-65-96 Thoroughfare District CUD with Special Highway Overlay District-2 and Airport Overlay District.”

EXHIBIT C-4
CONDITIONAL USE NOTES

1. <u>GENERAL</u>

A. The City Planning Director shall be permitted to administratively approve site plans which reflect modifications to Exhibit C-1, Table 1, entitled "Land Use By Area" dated March 15, 1996, last revised June 14, 1996, Exhibit C-5 dated March 15, 1996, last revised May 20, 1996, and Exhibit C-6, the Petitioner's Conceptual Road and Utility Plan, dated June 3, 1996.

Modifications include:

1. The transfer or expansion of acres and/or uses between land use Areas A, B, C & D as requested by the Petitioner and illustrated on Exhibit C-1, Table 1, and Exhibit C-5, provided no one land use or area is adjusted by more than 25% in any given Land Use Area. The Land Use Areas to which and from which transfers may be made must be under the same ownership at the time of the transfers.

2. Adjustments to the sizes and alignments of utility lines and roads requested by the Petitioner (i.e. Owner) and illustrated on Exhibit C-6, which maintain the same overall level of service.

2. ROADS & UTILITIES (See Exhibit C-6 for Conceptual Roads and Utility Plan)

A. Access to Highway US-70.

1. Access in Area A along US 70 between Alexander Drive and the Durham County line (approximately 4,900 feet) will have no more than one intersection with a Cross-Over on US 70 plus no more than two right-turn-in/right-turn-out access points exclusive of the out-parcels owned by others and located within or contiguous to the boundaries of the rezoned property as of the date of the approval of this Petition by the Raleigh City Council. Such access and/or driveways will be subject to NCDOT review and approval.

2. Access to US-70 between T. W. Alexander Drive and Northern Wake Expressway will be limited to no more than two intersections with Cross-Overs on US-70 and no more than one right-turn-in/right-turn-out access point exclusive of the out-parcels as of the date of the approval of this Petition by the Raleigh City Council, between T.W. Alexander. Drive and Northern Wake Expressway. Such access and/or driveways will be subject to NCDOT review and approval.

a. A strip of land 20 feet wide shall be reserved along the US 70 Petitioner's frontage of the property between Alexander Drive and the Durham County line for eventual widening until such time as it is determined that the strip is not needed to accommodate the anticipated improvements. Any reservation by Petitioner of right-of-way in excess of existing right-of-way at the time of approval of this Zoning Petition can be used to meet City of Raleigh requirements for streetscape setbacks and/or buffers along US 70.

B. Access to T.W. Alexander Drive.

Access to T.W. Alexander Drive from Areas A & B will be in accordance with the agreement relating to the construction of Southern Parkway (now Alexander Drive) between NCDOT and Wachovia Bank & Trust, et al, dated December 18, 1986 and as amended June 15, 1987.

C. Brier Creek Parkway.

1. The Petitioner (i.e. Owner) will convey one hundred ten (110') feet of right of way to NCDOT for the construction of Brier Creek Parkway. An additional fifteen (15') feet of land on each side of the initial dedication will be reserved for temporary construction and drainage easements for a period of ten (10) years to accommodate widening unless and until such time as it is determined that the additional fifteen (15') feet on each side is not needed to accommodate the anticipated improvements. If the reservation is not purchased within the ten year time period, the reservation may, in the sole discretion of the Petitioner, be abandoned and if so, shall no longer exist. The dimensions of any setbacks, buffers and/or landscape yards required on properties adjacent to Brier Creek Parkway will be measured from the boundary of the original one hundred ten (110') foot right of way as conveyed by the Petitioner.

2. The one hundred ten (110') foot conveyed right-of-way for Brier Creek Parkway will qualify for reimbursement to the Petitioner by the City of Raleigh under existing City Road Right-of-Way Reimbursement Policy. Any of the additional reserved slope easements (referred to as construction and drainage easements in Paragraph C[1] above), will also qualify for reimbursement to the Petitioner by the City of Raleigh under existing City road right of way reimbursement policy.

D. Completion of Roads.

Site plans for no more than 50% of the total frontage of any one side of a section of a Collector or Thoroughfare street between two intersections as shown on Exhibit C-6, which provide access from two completely different directions will be approved until a commitment is made to the City of Raleigh pursuant to 10-3013(c)(2) of the Raleigh City Code guaranteeing completion of that section of the street to a cross-section width equal to or greater than the existing completed sections of the street unless otherwise agreed by the City of Raleigh. Open Space shall not be included in the total road frontage.

E. Cross Overs on Thoroughfares and Collectors.

Cross Overs shall be a sum of 660 feet apart on Collectors and on Thoroughfares. Cross Overs on Brier Creek Parkway will be located per the Construction Agreement between the Petitioner and the North Carolina Department of Transportation dated June 19, 1996.

F. Public access to outparcels.

If at the time of subdivision, tracts of land owned by others which adjoin Petitioner's property (sometimes referred to herein as "outparcels”), are affected by the relocation of a street, the subdivision must indicate "equivalent access" to the adjoining outparcels).

G. When US 70 is constructed as a freeway, direct access shall be limited to full service interchanges at Aviation Parkway, T.W. Alexander Drive, and Brier Creek Parkway. Prior to actual construction of such improvements to US 70, direct access to US 70 from the property will be allowed as stated in Exhibit C-4 (2)(A)(1) and Exhibit C-4(2)(A)(2) above.

H. The Petitioner will reserve land, owned by the Petitioner, for full service interchanges at the proposed intersection of Brier Creek Parkway and US 70, at the intersection of T.W. Alexander Drive and US 70, and at the proposed intersection of Aviation Parkway and US 70 for purchase by governmental authorities for up to ten (10) years from the date of final approval by the Raleigh City Council of this zoning petition.

The land reserved at Aviation Parkway and T.W. Alexander Drive will be of a size and location to accommodate the current functional interchange designs illustrated in the US 70 Corridor Study, prepared by BAKK and dated March 1992, or an alternate design mutually acceptable to the Petitioner and NCDOT. The land reserved for the Brier Creek Parkway interchange will be of a size and location to accommodate a functional design which will be developed with the design of Brier Creek Parkway.

If the reservation is not purchased within the ten-year time period, the reservation may, in the sole discretion of the Petitioner, be abandoned and if so, shall no longer exist.

3. OPEN SPACE

A. Active Recreation - A potential location(s) for park sites of no less than eight (8) acres in size for active recreation totaling no more than fifty acres which will be available for acquisition by the City of Raleigh will be located within the property. With regard to a site for active recreation uses:

1. A map designating the boundaries of the location for the park sites, as determined jointly by the Petitioner and the City Parks and Recreation Director shall be filed with City of Raleigh Parks and Recreation Department prior to approval of site plans for more than a total of 2,000 dwelling units and equivalent dwelling units in Land Use Area B.

2. The park sites shall be reserved for acquisition by the City for a period of two years from date of acceptance of the map by the Parks and Recreation Director. The Parks and Recreation Director shall have two months after the date of submission of the map to respond to the Petitioner as to the acceptability of the site. Failure of the Parks and Recreation Director to respond in writing within two months shall constitute acceptance of the site.

If the reservation is not purchased within this two-year time period, the reservation may, in the sole discretion of the Petitioner, be abandoned and if so, shall no longer exist.

3. The park sites shall not be designated as floodway, and shall be part of the Petitioner's area(s) for Open Space/Buffers & Recreation to be designated by the Petitioner.

B. Greenways - Up to fifty acres within the Petitioner's property will be reserved to the City of Raleigh for inclusion in the City's Greenway system. If so included, this greenway acreage shall be considered part of Petitioner's area(s) for Open Space/Buffers & Recreation.

At the earlier time of either site plan approval or subdivision of areas between points E & F, F & G, E & H, I & J and K & L as indicated on the Conditional Use Plan, Greenways will be reserved for purchase from the owner by the City of Raleigh, in accordance with the applicable provisions of the Raleigh City Code. Where not included in public rights of way, the greenways will be reserved to a width as indicated in the City of Raleigh Comprehensive Plan From time of reservation (at subdivision) the City will have two (2) years to purchase the reservation. If the reservation is not purchased within this time, the reservation may, in the sole discretion of Petitioner be abandoned and if so abandoned shall no longer exist.

C. The total acreage of Open Space/Buffers & Recreation Area(s) can be allocated to different areas of the respective land use areas A, B, C and D in Exhibit C-1, Table 1, but the sum total acreage of all Open Space/Buffers & Recreation in each land use area shall be provided. No more than 80% of the acreage within each land use area, as shown on Exhibit C-1, Table 1, dated March 15, 1996, and last revised May 20, 1996 shall be given site plan approval until all the minimum Open Space/Buffers & Recreation for each zoning area is delineated on either approved preliminary subdivisions or site plans.

D. For all Open Space/Buffers & Recreation Area(s) corridors which follow stream, or drainageway alignments, the distance from the boundary of the corridor to the centerline of the stream shall be a minimum of fifty feet.

Z-65-96

City Of Raleigh
North Carolina

Mr. Lacy Reaves
Kennedy Covington Attorneys at Law
Post Office Box 1070
Raleigh, NC 27602-1070

RE: Request to Amend Rezoning Conditions (Ordinance (1996) 929 ZC 392

Dear Lacy:

This concerns your letter of September 25, 2003, requesting a change to the allocation of land uses within the Brier Creek development project. The Airport Assemblage rezoning case Z-65-96 does allow administrative approval of modifications to Exhibit C-1 of the Conditional Use zoning case, provided that no one land use quantity or area is adjusted by more than 25%. Your request, as illustrated in the revised Exhibit C-1 dated September, 2003, meets this standard.

Accordingly, this request to transfer 112 dwelling units and 7 acres for residential use from Land Use Area C to Land Use Area D; and, transfer 138 dwelling units and 3 acres for residential development from Land Use Area A to Land Use Area D is approved.

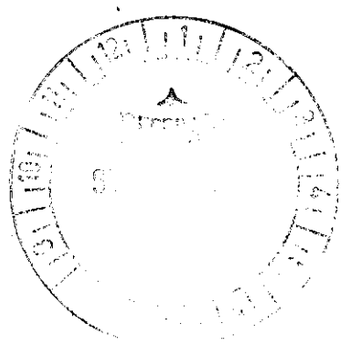
Sincerely,

George B. Chapman, FAICP
Planning Director

Z-65-96

Kennedy Covington

ATTORNEYS AT LAW



Lacy H. Reaves
919/743-7304
lreaves@kclh.com

September 25, 2003

Via Hand Delivery

Mr. George B. Chapman, Planning Director
City of Raleigh Planning Department
Raleigh Municipal Building, 4th Floor
222 West Hargett Street
Raleigh, North Carolina 27602

RE: Ordinance (1996) 929 ZC 392 - Brier Creek

Dear George:

With reference to my letter dated June 13, 2003, and based upon my conversations with Greg Hallam, I am writing to request your approval of a transfer of 112 dwelling units from Land Use Area C to Land Use Area D. We also request a transfer of seven (7) acres of property designated for residential development from Land Use Area C to Land Use Area D. We further request a transfer of three (3) acres designated for residential development from Land Use Area A to Land Use Area D. The property owner also requests your approval of the transfer of 138 residential units from Land Use Area A to Land Use Area D.

Please call me in the event that there are questions.

Very truly yours,

Lacy H. Reaves

LHR/kva

Enclosure

cc: Mr. Paul Herndon (Via Facsimile)
Mr. Greg Hallam (Via Facsimile)

EXHIBIT C-1
MARCH 15, 1996
LAST REVISED SEPTEMBER, 2003

LAND USE BY AREA							
		MAXIMUM					
LAND USE AREA	ACTUAL ACREAGE	RESIDENTIAL	DWELLING UNITS	OFFICE/ INSTITUTION/ CIVIC/SERVICE	COMMERCIAL	INDUSTRIAL	MINIMUM OPEN SPACE/ BUFFERS & RECREATION
A	148	37	1,362	62.5	100	40	5
B	942	670	3,550	187.5	125	100	150
C	298	23	338	100	100	200	20
D	611	50	1,250	200	125	200	25
TOTALS	1,999*	780	6,500**	550	450	540	200

* "Actual Acreage" includes all public road rights-of-way internal to Petitioner's property. Allowable maximum acreages do not include public road rights-of-way.

** The total number of dwelling units is not to exceed 6,500 including congregate care facilities.

Notes:

1. When 75% of the total acreage in any land use area (A, B, C, D above) has been developed, additional analysis of the transportation facilities may be required for that particular land use area by the City of Raleigh.

2. The Transportation Analysis for the property, as prepared by Parsons Briackerhoof and dated June 6, 1996 (the "Report"), is on file with the City of Raleigh Transportation Department. The trip generation analysis in the Report will be used as a guide for monitoring trip generation associated with development in the separate land use areas (A, B, C, D above). When traffic generated by proposed site development in each land use area (A, B, C, D above) exceeds the threshold values indicated in Table 6 of the Report by 10% or more, additional analysis of the existing and proposed transportation facilities may be required.

Z-65-96

EXHIBIT C-1
March 15, 1996
Last Revised June 14, 1996

TABLE 1

LAND USE BY AREA

LAND USE AREA	ACTUAL ACREAGE	MAXIMUM					MINIMUM OPEN SPACE/ BUFFERS & RECREATION
		RESIDENTIAL	DWELLING UNITS	OFFICE/ INSTITUTION/ CIVIC/SERVICE	COMMERCIAL	INDUSTRIAL	
A	148	40	1,500	50	100	40	5
B	942	670	3,550	200	150	100	150
C	298	30	450	100	100	200	20
D	611	40	1,000	200	100	200	25
TOTALS	* 1,999	780	** 6,500	550	450	540	200

Projected

* "Actual Acreage" includes all public road rights of way internal to Petitioner's property. Allowable maximum acreages do not include public road rights of way.

** The total number of dwelling units not to exceed 6,500 including congregate care facilities.

Notes:

1. When 75% of the total acreage in any land use area (A, B, C, D above) has been developed, additional analysis of the transportation facilities may be required for that particular land use area by the City of Raleigh.

2. The Transportation Analysis for the property, as prepared by Parsons Brinckerhoff and dated June 6, 1996, (the "Report"), is on file with the City of Raleigh Transportation Department. The trip generation analysis in the Report will be used as a guide for monitoring trip generation associated with development in the separate land use areas (A, B, C, D above). When traffic generated by proposed site development in each land use area (A, B, C, D above) exceeds the threshold values indicated in Table 6 of the Report by 10% or more, additional analysis of the existing and proposed transportation facilities may be required.

EXHIBIT C-1

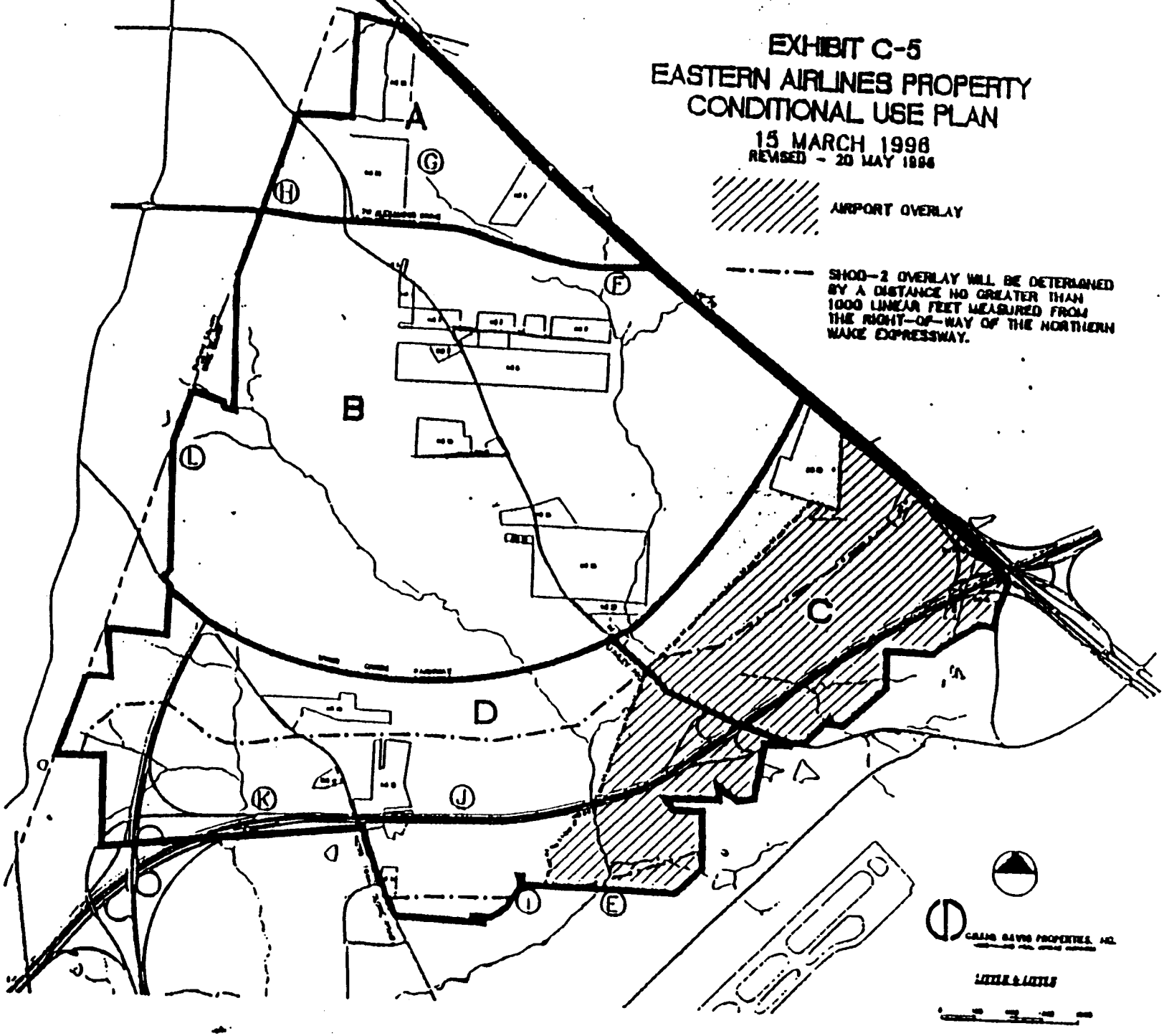


EXHIBIT C-5
EASTERN AIRLINES PROPERTY
CONDITIONAL USE PLAN
15 MARCH 1996
REVISED - 20 MAY 1996
AIRPORT OVERLAY
SHOD-2 OVERLAY WILL BE DETERMINED BY A DISTANCE NO GREATER THAN 1000 LINEAR FEET MEASURED FROM THE RIGHT-OF-WAY OF THE NORTHERN WAKE EXPRESSWAY.
A
B
C
D
E
F
G
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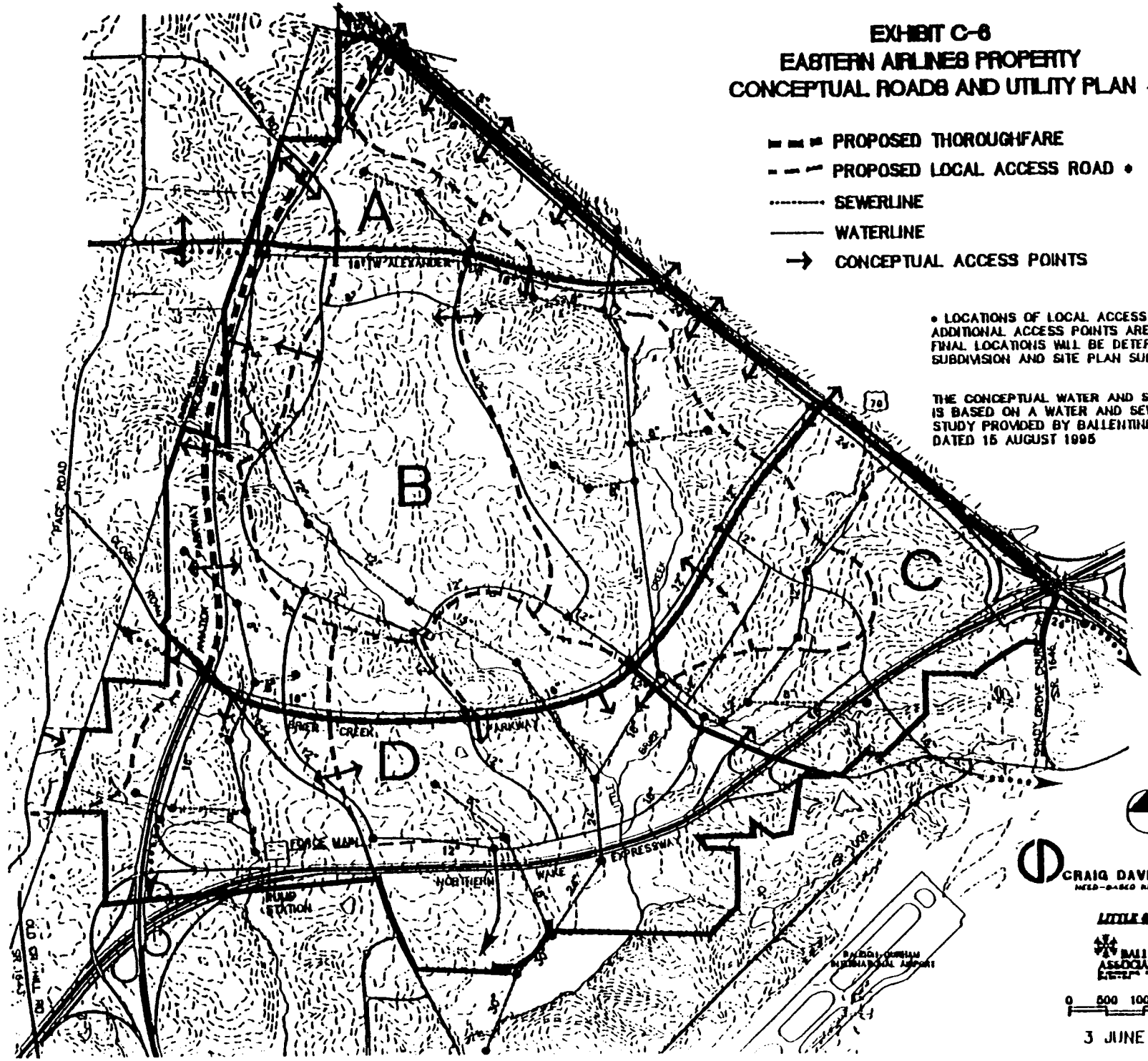
EXHIBIT C-5

EXHIBIT C-6
EASTERN AIRLINES PROPERTY
CONCEPTUAL ROADS AND UTILITY PLAN



- PROPOSED THOROUGHFARE
- PROPOSED LOCAL ACCESS ROAD •
- SEWERLINE
- WATERLINE
- CONCEPTUAL ACCESS POINTS

• LOCATIONS OF LOCAL ACCESS ROADS AND ADDITIONAL ACCESS POINTS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED DURING SUBDIVISION AND SITE PLAN SUBMITTAL PROCESS.

THE CONCEPTUAL WATER AND SEWER LAYOUT IS BASED ON A WATER AND SEWER DISTRIBUTION STUDY PROVIDED BY BALLENTINE ASSOCIATES, DATED 15 AUGUST 1995

CRAIG DAVIS PROPERTIES, INC.
NEED-BASED REAL ESTATE SERVICES

LITTLE & LITTLE

BALLENTINE ASSOCIATES P.A.

0 500 1000 1500 2000

3 JUNE 1996

EXHIBIT C-6

ORDINANCE NO. (1996) 19 ZC 401
Effective: 12/3/96

Z-89-96 Old Poole Road, north side, between Poole Road Extension and New Hope Road, being Map 1723.16 93 4497, approximately 26 acres rezoned to Residential-15 Conditional Use District.

Conditions: (7/19/96)

1. Development(s) upon this property shall comply with provisions of CR 7107 or its successor relating to stormwater management.

2. Any additional right-of-way needed for the widening of Old Poole Road shall be reimbursed at the Residential-6 value.

ORDINANCE NO. (1996) 990 ZC 397
Effective: 10/16/96

Z-101-96 Falls of Neuse Road, east side, opposite Wakefalls Drive, north of the Neuse River, being Map 1820.04 91 0667, approximately 240.2 acres rezoned to Residential-6 Conditional Use (238 ac.) and Shopping Center Conditional Use (2.24 ac.).

Conditions:

1) Any right-of-way reimbursement shall be calculated at an R-4 value for Falls of Neuse Road along this property's frontage.

ORDINANCE NO. (1996) 990 ZC 397
Effective: 10/16/96

Z-102-96 Between Capital Boulevard and Falls of Neuse Road, north of the Neuse River, being Map 1830.03 21 0070, approximately 82 acres rezoned to Shopping Center Conditional Use District.

Conditions:

1) Any future road right-of-way reimbursement will be based on the zoning of R-6 CUD.

ORDINANCE NO. (1996) 990 ZC 397
Effective: 10/16/96

Z-103-96 Capital Boulevard, west side, south of the Capital Boulevard, US 1A intersection, being Map 1739.02 58 7318, approximately 2.84 acres rezoned to Thoroughfare District Conditional Use.

Conditions:

1) Any reimbursement for additional US 1 right-of-way shall be calculated at the Thoroughfare District rate.

ORDINANCE NO. (1996) 19 ZC 401
Effective: 12/3/96

Z-116-96 Baileywick Road, southwest side, east of Harvest Oaks Drive and north of Lead Mine Road, being Map 1708.13, Block 14, Parcel 4792, approximately 1.8 acres rezoned to Shopping Center Conditional Use District.

Conditions: (9/20/96)

1. A landscaped buffer area fifty (50) feet in width shall be provided along the entire frontage of the subject property upon Baileywick Road, the width of said buffer area to be measured perpendicularly from the south right-of-way line of Baileywick (total right-of-way width equals 60 feet).

   This buffer may be crossed for utility, stormwater facilities and such other purposes as permitted by the City of Raleigh.

2. Development(s) upon the subject property shall comply with the provisions of CR 7107 or its successor relating to stormwater management.

ORDINANCE NO. (1996) 19 ZC 401
Effective: 12/3/96

Z-126-96 Jones Franklin Road, west side, between Woodsdale Road and I-40, being Map 0783.17, Block 01, Parcel 3485, approximately one acre rezoned to Office & Institution-1 Conditional Use District.

Conditions: (10/15/96)

1. Development will comply with stormwater discharge CR 7107.

2. Future right-of-way dedication shall be based on Residential-4 values.

ORDINANCE (1997) 208 ZC 421
Effective: October 8, 1997

Z-66-97 Green Road, west side, bordered by Millbrook Road, Hargrove Road and Calvary Drive. Approximately 15.8 acres rezoned to Office and Institution-2 Conditional Use and Neighborhood Business Conditional Use.

Conditions: (7-17-97)

For the purposes of these conditions, the portions of the tax map parcels listed in Schedule 2 attached hereto and proposed for rezoning in the case are referred to as the "Property".

1. Any development of the Property will comply with Certified Recommendation 7107 of the Raleigh Planning Commission, which deals with the control of stormwater.

2. No single business establishment located upon the Property shall exceed 60,000 square feet floor area gross.

3. Vehicular access to the property shall include the construction of a driveway which shall traverse the property from Millbrook Road to Green Road and shall align with existing median openings in such roadways.

4. Reimbursement for future right-of-way dedication affecting the Property shall be based on Office and Institution District-1 values.

ORDINANCE (1997) 247 ZC 425
Effective 12/2/97

Z-75-97 Wake Forest Road, east side, between Mills Street and Whitaker Mill Road, being Tax Map Parcel 1714.05 19 2684. Approximately 1.0 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: 11/10/97

1. Right-of-way reimbursement values will remain at R-10.

2. Upon the development of the property, stormwater will be controlled as if the property were developed as R-4 (CR-7107).

ORDINANCE (1997) 247 ZC 425
Effective: December 2, 1997

Z-116-97 Jones Sausage Road and Interstate-40, southeastern quadrant, extending through to Auburn Church Road, being Tax Maps 1721.07 58 7313 and 1721.10 47 1380. Approximately 91 acres rezoned to Industrial-1 Conditional Use and Special Highway Overlay District-2.

Conditions: 11/24/97

1. Application will not be made to the Board of Adjustment pursuant to section 10-2046 (b) (1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled automotive vehicles.

2. Any development of the property will comply with the provisions of Certified Recommendation 7107 of the City of Raleigh Planning Commission.

3. The reimbursement value of the additional R.O.W. along Jones Sausage Road and Auburn Church Road shall remain at Residential-4 values.

4. Any development of the property will include a fifty (50') foot wide protective yard along I-40, which will be planted as a SHOD-I area.

Ordinance (1998) 275 ZC 427
Effective: 2-3-98

Z-2-98 Brennan Drive, south side, between Creedmoor Road and Brandon Station Road, being Tax Map Parcel 0798.18 32 5298. Approximately 1 acre rezoned to Office and Institution-1 Conditional Use.

Conditions: (12-5-97)

A. Development shall comply with Planning Commission Certified Recommendation CR-7107 regarding stormwater runoff control.

Ordinance 284 ZC 428
Effective: 2-17-98

Z-15-98 New Bern Avenue (US 64 East), south side, between Freedom Drive and Rogers Lane, being a portion of Wake County Tax parcel 1734.10 25 8270, approximately 6.8 acres rezoned to Shopping Center Conditional Use District.

Conditions: (12/18/97)

1. Development will comply with Planning Commission CR 7107 regarding stormwater control.

Ordinance 284 ZC 428
Effective: 2-17-98

Z-20-98 Wake Forest Road, south side, between Brookside Avenue and Clifton Street, being Wake County Tax Parcel 1714.09 15 0810, approximately 2.8 acres rezoned Neighborhood Business Conditional Use

Conditions: (2/4/98)

1. Development will comply with Planning Commission CR 7107 regarding stormwater runoff control.

2. Reimbursement values for additional rights-of-way shall be at the prevailing rate based upon the present Residential-10 zoning.

3. There will be a minimum twenty-five (25') foot protective yard measured perpendicular from the bank or the creek (Cemetery Branch) at the east end of the property. This protective yard shall remain undisturbed, with no grading or clearing of the trees, foliage, except for:

-removal of diseased/dying trees and vegetation
-utilities approved by the city
-storm drainage facilities approved by the city
-planting of new vegetation.

Ordinance (1998) 420 ZC 442
Effective 10/6/98

Z-86-98 Lumley Road, east and west sides, being various parcels and Wake County Tax Maps. Approximately 81.5 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (09/08/98)

1. The property subject to this case may be utilized only for single family dwellings and associated infrastructure (including greenways and recreational facilities), a golf course and associated club house, and uses accessory to such gold course and club house.

2. Any reimbursement for future right-of-way dedication will be based upon Residential-4 District values.

ORDINANCE 464 ZC 446
EFFECTIVE 12/1/98

Z-109-98 Lacy Street, west side, north of Millbrook Road, and east of Old Wake Forest Road, being Wake County Tax Map Parcel 1716.15 74 1727. Approximately .34 acre rezoned to Neighborhood Business Conditional Use.

Conditions: (10/29/98)

A. Development shall comply with CR-7107, concerning stormwater run-off; and,

B. Right-of-way reimbursement shall remain at R-6 value.

ORDINANCE (2000) 809 ZC 481
Effective: 6/6/2000

Z-13-99 Ebenezer Church Road, east side, south of Westgate Road, being Wake County Tax Map Parcels 0778.04 81 4012 and 71 1080. Approximately 38.8 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: (2/13/99)

I. Developments upon the subject property shall comply with the provisions of CR 7107.

II. For reimbursement purposes, additional right-of-way required by Ebenezer Church Road shall remain at R-4 values.

III. Hotels and motels are prohibited upon this property

IV. A street yard thirty (30') feet in width is imposed along the property's frontage on Ebenezer Church Road wherein driveways and streets (with sight triangles as required by the City Code ["Code"]), utilities/stormwater services and signage may be located. The primary driveways and streets providing ingress/egress to the property shall access on Ebenezer Church Road.

V. Exterior lighting upon any portion of the subject property developed for any use, other than dwelling units, shall be designed, located and shielded so that the light source is not directly visible from any adjacent property zoned residential or developed with a dwelling.

VI. Area A of Petitioner's property described as follows - the easternmost portion of the property containing approximately 7.2 acres as measured by a distance of 400 feet +/- from the northeast corner of the property to the southwest corner of that lot identified by PIN No. 0778.04 91 0721 (Jensen), the eastern portion of the property measuring approximately 400 feet by 800 feet, shall remain zoned R-4 and is excluded from this rezoning case.

VII. In addition to Conditions I through V which apply to the westernmost portion of Petitioner's property identified as Area B and C, the portion of the property identified as Area B described as follows - the middle portion of the subject property containing approximately 16.8 acres being approximately 900 feet in length and approximately 800 feet in depth lying south of Westwind Phase III Subdivision beginning at a point which is the southwest corner of that lot identified by PIN No. 0778.04 91 0721 (Jensen) and running in a westerly direction along the north line of the property to a point identified as the southeast corner of that tract containing approximately 16.80 acres identified by PIN No. 0778.04 72 8310 (Martin Marietta), is subject to additional conditions as follows:

a. The following uses otherwise permitted in the O&I-2 zone pursuant to Code Section 10-2071 "Schedule of Permitted Uses in Zoning Districts" are prohibited within Area B of the property as follows:

1. Cemetery
2. Civic Club
3. Funeral home
4. Library, art gallery or museum - governmental and non-governmental
5. Parking facility - principal use
6. Radio and television studio
7. Schools of all types
8. Power plant utilities
9. Dance, recording, music studio
10. Telecommunications towers (all)
11. Transitional housing as follows: Emergency shelter A, B and Religious Shelter unit
12. Bank
13. Recreational use - restricted to membership - commercial of all types
14. Recreational use - non-governmental (outdoor stadium, theater, amphitheater an racetracks) of all types
15. Recreational-governmental (indoor, outdoor and rifle ranges of all types)
16. Temporary events
17. Transportation as follows - airfields, landing strips, heliports and taxi cab stands.
18. Manufacturing - specialized
19. Correctional/penal facilities
20. Residential development shall not exceed ten (10) dwelling units per acre provided however that this limitation shall not be applied to Congregate Care Structure/Congregate Living Structure, Rest Home and/or Life Care Community Services located within Area B.

b. In the event that Area B is developed for Congregate Care Structure/Congregate Living Structure, Rest Home and/or Life Care Community facilities, a natural protective yard fifty (50') feet in width is hereby established along the north line of this Area B which buffer shall be undisturbed except as follows: the removal of unsafe, dying or dead trees and vegetation, installation of underground utilities, and/or stormwater facilities, the termination/extension of Stone Mountain Road as directed by the City of Raleigh and the installation of trees/vegetation, fences and/or berms to enhance privacy and/or aesthetics. A six (6') foot closed wooden fence shall be installed along the entire length of this natural protective yard and shall be positioned no less than ten (10') feet from the north line of Area B. In the event that Area B is developed for any uses other than the senior facilities itemized herein, the natural protective yard hereby established along the north line of Area B shall be one hundred (100') feet in width.

c. No residences or buildings of any kind containing more than two occupied stories, with a maximum height of thirty-six (36') feet measured as provided in the Code shall be located closer than one hundred fifty (150') feet to the north line of Area B. All other residences or buildings within Area B shall be limited to four

occupied stories, with a maximum height of forty-eight (48') feet measured as provided in the Code.

d. All dumpsters/refuse containers within Area B shall be screened on three sides by walls, fences, berms and/or plantings of sufficient height to screen them from view from residential properties to the north and east. No dumpsters/refuse containers shall be serviced from the north or east and no dumpsters/refuse container screening shall open to the north or east.

e. Outdoor paging systems and outdoor pay telephones shall not be allowed in Area B.

f. In Area B illuminated signage, wall or ground signs shall be limited to either internally illuminated cabinet fixtures, solid letters with back lighting or detached light sources that illuminate the sign lettering from the front.

h. In Area B illuminated wall signs may not face the Westwind community. Neon lighting shall not be used or any sign or building exterior.

VIII. In addition to Conditions I through V which apply to the westernmost portion of Petitioners property identified as Areas B and C, the portion of the property identified as Area C described as follows - an area containing approximately 21 acres with a north line of approximately 900 feet in length extending along said north line from the southeast corner of PIN No. 0778.04 72 8310 (Martin Marietta) to the east right of way line of Ebenezer Church Road and a south line of approximately 1,220 feet measured in an easterly direction from the east right of way of Ebenezer Church Road along the south line of the property, is subject to additional Conditions as follows:

a. The following uses otherwise permitted in the O&I-2 zone pursuant to Code Section 10-2071 "Schedule of Permitted Uses in Zoning Districts" are prohibited within Area C of the property as follows:

1. Cemetery
2. Parking facility - principal use
3. Power plant utilities
4. Telecommunications towers (all)
5. Transitional housing as follows: Emergency shelter A, B and Religious Shelter unit
6. Transportation as follows: airfields, landing strips, heliports and taxi cab stands
7. Manufacturing - specialized
8. Correctional/penal facilities

b. A natural protective yard fifty (50') feet in width and one hundred (100') feet in length shall be located in the northeast corner of Area C commencing at the point where the east line of property identified by PIN No. 0778.04 72 8310 (Martin Marietta) intersects with said north line and running thence along and with the

south line of the Martin Marietta property in a westerly direction a distance of one hundred (100') feet. The provisions of Condition VII (b) pertaining to Area B shall be applied to this natural protective yard, including without limitation the provision for a six (6') foot closed wooden fence and the provision for increasing the natural protective yard to one hundred (100') feet in width if any uses other than senior facilities are developed in Area C.

c. All dumpsters/refuse containers within Area C shall be screened on three sides by walls, fences, berms and/or plantings of sufficient height to screen them from view from residential properties to the north and east. No dumpsters/refuse containers shall be serviced from the north and east and no dumpsters/refuse container screening shall open to the north or east.

IX. Site plans for development of the property when submitted to the City of Raleigh for approval shall at the same time be mailed to the Westwind Homeowners Association, c/o Roger Knight and E. William Kratt at Wyrick Robbins Yates and Ponton.

Ordinance 508 ZC 449
Effective 2/2/99

Z-19-99 Six Forks Road, west side, south of Forum Drive, being Wake County Tax Map Parcel 1708 31 5263. Approximately .83 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: (12/01/98)

A. For reimbursement purposed, additional right-of-way required for Six Forks Road shall remain at R-4 values.

B. Development of property shall comply with P.C. Certified Recommendation 7107.

Ordinance 631 ZC 463
Effective: 9/21/99

Z-67-99 Merton Drive, north side, east of Hayworth Drive and Six Forks Road, south of Browning Place, being Wake County Tax Map Parcel 1705 87 7125. Approximately .43 acre rezoned to Office & Institution-2 Conditional Use.

Conditions: (6/11/99)

Uses shall be limited to those permitted in the O&I-1 district. All area, density, bulk, yard and height requirements of the O&I-1 district 10-2035(d), shall apply with the exception that the maximum building lot coverage shall be thirty (30) percent.

Z-94-00 on the south side of **Louisburg Road**, between Forestville Road and the Neuse River. Approximately 35 acres to be rezoned to Residential-6 Conditional Use (4.7 ac) and Neighborhood Business Conditional Use (30.3).

Conditions: 12/13/00

The following conditions shall apply to both the NB CUD and R-6 CUD.

1. All development shall comply with C.R. 7107 based upon R-4 zoning.

2. Reimbursement for future right-of-way dedications shall be based upon R-2 zoning.

3. Natural Areas
   A. A natural protective yard with an average width of fifty (50) feet and a minimum width of 25 feet shall be established along Highway 401. This natural protective yard shall begin at the boundary of the slope easement or proposed right-of-way line of Highway 401 required by the City at the time of development.

   B. A thirty (30) foot natural protective yard shall be established adjacent to High Meadows subdivision immediately to the south of the property.

4. Vehicular and Pedestrian Circulation
   A. Vehicular circulation will be installed substantially as shown on map entitled "U.S. 401/ Forestville Road Regional Analysis," and prepared by Aiken & Yelle Associates, PA, dated September 1, 2000.

   B. Sidewalks will be installed on both sides of the East-West Collector as shown on a map entitled "U.S. 401/ Road Regional Analysis," prepared by Aiken & Yelle Associates, PA, and dated September 1, 2000.

   C. At the time of site plan approval, a bus stop shall be made available to the City along U.S. 401 generally as shown on a map entitled "U.S. 401 /Forestville Road Regional Analysis," and prepared by Aiken & Yelle Associates, PA, dated September 1, 2000.

   D. Subject to approval of the Raleigh Department of Transportation, a landscaped island shall be installed within the East-West Collector at the point of transition between R-6 CUD and NB CUD zoning. The island shall be maintained by a property owners association to be established at the time of recording of the first residential lot. The purpose of the island shall be to calm traffic and provide a visual transition between uses.

5. Residential Uses
   A. A minimum of 30 dwelling units shall be developed prior to building permits being issued for more than 60,000 square feet of permitted retail uses as defined

by the City of Raleigh Code Section 10-2071. At the time non-residential lots are first recorded, a restrictive covenant approved as to form by the City Attorney will be recorded with the Wake County Registry. The covenant shall state this limitation and allocated to the non-residential lots the first 60,000 square feet of permitted retail uses

The following conditions shall apply to NBCUD only

6. Non-residential Uses

A. The maximum building setback for retail uses fronting on the East-West Collector, generally as shown on a map entitled "U.S. 401/ Forestville Road Regional Analysis," and prepared by Aiken & Yelle Associates, PA, dated September 1, 2000, shall be 60 feet. No more than one row of parking shall be permitted between the building and the sidewalk.

B. No more than 30,000 square feet of the permitted retail uses may be designed such that the primary entrance faces Highway 401.

C. Free standing signs shall be prohibited for retail uses located with the primary entrance facing the East-West Collector.

D. Retail uses shall not exceed 80,000 square feet.

E. No single retail user shall exceed 50,000 square feet.

F. Office uses shall not exceed 180,000 square feet.

G. No more than one hotel or motel shall be permitted on site. The maximum number of lodging units in said hotel or motel shall not exceed 150.

H. All HVAC units, mechanical equipment and refuse containers shall be screened by fencing, walls or landscape materials from view of any adjacent residential zoning district or any public right-of-way.

I. At the time of the initial site plan or subdivision approval, unity of development criteria shall be established for all non-residential uses assuring complementary architectural style addressing construction materials, color scheme, roof materials and landscaping.

J. Freestanding exterior lighting shall not exceed 20 feet in height. No exposed bulbs shall be utilized and there shall be no direct beaming of light onto neighboring properties or public right-of-ways.

(The map entitled "U.S. 401/ Forestville Road Regional Analysis" can be found in the case file located in the Planning Department.)

Ordinance (2001)932 ZC 493
Effective: 2-6-01

Z-11-01 Globe Road, east and west sides, north of Northern Wake Expressway intersection, being various Wake County PINs. Approximately 28.88 acres rezoned to Thoroughfare District Conditional Use.

Conditions Dated: (12/12/00)

The parcels which are the subject of this rezoning are hereinafter referred to as the "Property."

1. Development of the Property will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.

2. Reimbursement for future right-of-way dedication shall be based upon Residential-4 values.

3. The following uses shall be prohibited upon the Property: manufacturing, riding stable, transportation terminal facility, utility services and substation, wholesaling, Emergency Shelter Type A and B, landfill, or telecommunication tower.

ORDINANCE (2001) 982 ZC 497
Effective: April 17, 2001

Z-31-01 Ebenezer Church Road, east side, north of Glenwood Avenue, being Wake County PIN 0777.02-78-0049. Approximately 1.95 acres rezoned to Thoroughfare District Conditional Use.

Conditions dated: (04/04/01)

1. A maximum of 10 dwelling units shall be permitted on the site. City Code section 10-2073(e) requires any development in a Thoroughfare District containing any dwelling, congregate care structure, or equivalent dwelling unit to be situated on a minimum tract of ten acres. Therefore, this 1.95-acre parcel must be combined with other property zoned Thoroughfare District, totaling a minimum of 10 acres.

2. Only those uses allowed in a Residential-20 or Office & Institution-1 zoning district shall be permitted.

3. Maximum building height shall be 42 feet.

4. The storm drainage system shall be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were developed as Residential-4.

5. The reimbursement value for any required additional right-of-way for Ebenezer Church Road shall remain at Residential-4 value.

6. The proposed development shall make available a 15'x20' transit easement on Ebenezer Church Road to support future transit and pedestrian connection enhancements in the area. Prior to site plan approval, the Transit Division shall review and approve the easement location.

7. A 50' natural protective yard shall be provided adjacent to Ebenezer Church Road.

ORDINANCE (2001) 101 ZC 506
Effective: 10/17/01

Z-58-01 Glenwood Avenue, north side, east of Ebenezer Church road, being Wake County Tax PIN 0777.02-76-9763. Approximately 8.73 acres rezoned to Thoroughfare District Conditional Use.

Conditions dated: (10/01/01)

A. Only those uses permitted in O&I-1 shall be allowed within the subject area. Dwelling units within the subject area shall be limited to a maximum of 120. Office uses shall be limited to no more than 285,209 square feet of floor area gross and a Floor Area Ratio (FAR) of no more than .75.

B. The zoned area shall include a +/- 2.6 acre "Conservation Area." This area shall be located along the frontage of US 70 and provided as generally indicated on Zoning Exhibit Maps A and B. The said "Conservation Area" will contain no amenities (other than paths and trails), and shall be used for the purposes of open space and stormwater management. The stormwater facility (described in Condition C below) shall be located within this "Conservation Area and shall be located north of the existing creek (see Exhibit A).

The area south of the existing stream located within the "Conservation Area" shall remain undisturbed except for the following circumstances:

1) Required City road improvements, side slopes, rights-of-way and slope easements installed along US Highway 70 and Country Trail;

2) Installation of stormwater and water quality control structure and devices;

3) Removal of diseased, dead, dying or infested plant material;

4) Removal of noxious plant materials deemed detrimental to existing vegetation;

5) City of Raleigh utility easements; and or

6) All side slopes for new road construction that meet minimum city standards.

A minimum of 0.75 acres (32,670 square feet) of total +/- 2.6 acre "Conservation Area" shall remain undisturbed and at least 55% of that acreage shall occur on the south side of the creek.

C. A +/- 1.0 acre stormwater management facility shall be provided in conjunction with any land disturbing activities conducted on-site. This stormwater facility shall be located on-site within the Conservation Area mentioned in Condition #B above. The facility shall be designed to meet City of Raleigh Standards. Stormwater shall not be released from the stormwater facility at a rate that exceeds the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

D. Along the entire frontage of US Highway 70 (as measured from the new right-of-way) a fifty (50') foot wide landscape buffer shall be provided (See also Zoning Map B). In those portions where vegetation does not exist, and where the City Code allows its removal, the same area shall be re-vegetated according to these standards.

For every fifty (50') linear feet of re-vegetated area there shall be:

Type of Material	Quantity	Size Minimums
Canopy Tree	8	3-1/2" caliper, 14' height
Understory Tree	8	7.5' height
Shrubs	36	24" height

It shall be the purpose of this re-vegetation scheme to achieve a natural Piedmont woodland appearance by using native plant species.

E. Public street access from this site shall be obtained from Country Trail. The exact nature of these points of ingress/egress shall be determined at the time of plan approval for development of the site (see also Zoning Exhibit Map A).

F. If the subject property is developed with non-residential use(s), there will be a thirty (30') foot wide Type B Transitional Protective Yard along the southeast property line with the Water Garden Office Park LLC (0777.02-86-1245), except said yard shall not encroach upon the portion of said property line within the defined "Conservation Area" described above in Condition #B above.

Notwithstanding any provision in this condition to the contrary, if all or a portion of the adjacent property Water Garden Property is combined with all or a portion of this property, the requirements for this Transitional Protective Yard shall not apply, nor shall the Transitional Protective Yard requirements herein apply to the extent that low-impact uses as defined in City Code Section 10-2082.9 (e) (3) are developed on the Water Garden Property or portions thereof adjacent to the site.

G. All refuse containers, mechanical maintenance facilities, and HVAC equipment shall be fully screened from public view and adjacent properties. This screening may consist of evergreen plantings, walls and, or fence materials. The materials shall be designed and constructed so they are compatible with the principal building.

H. All site lighting and wall packs fixtures (other than street light fixtures and city street lights within public rights-of-way) shall be directed downward and shielded in such a way that no light source will be visible from neighboring properties. All freestanding site lighting (located outside all Transitional Protective Yards and street lighting described above) shall be limited to a maximum height of twenty (20') feet.

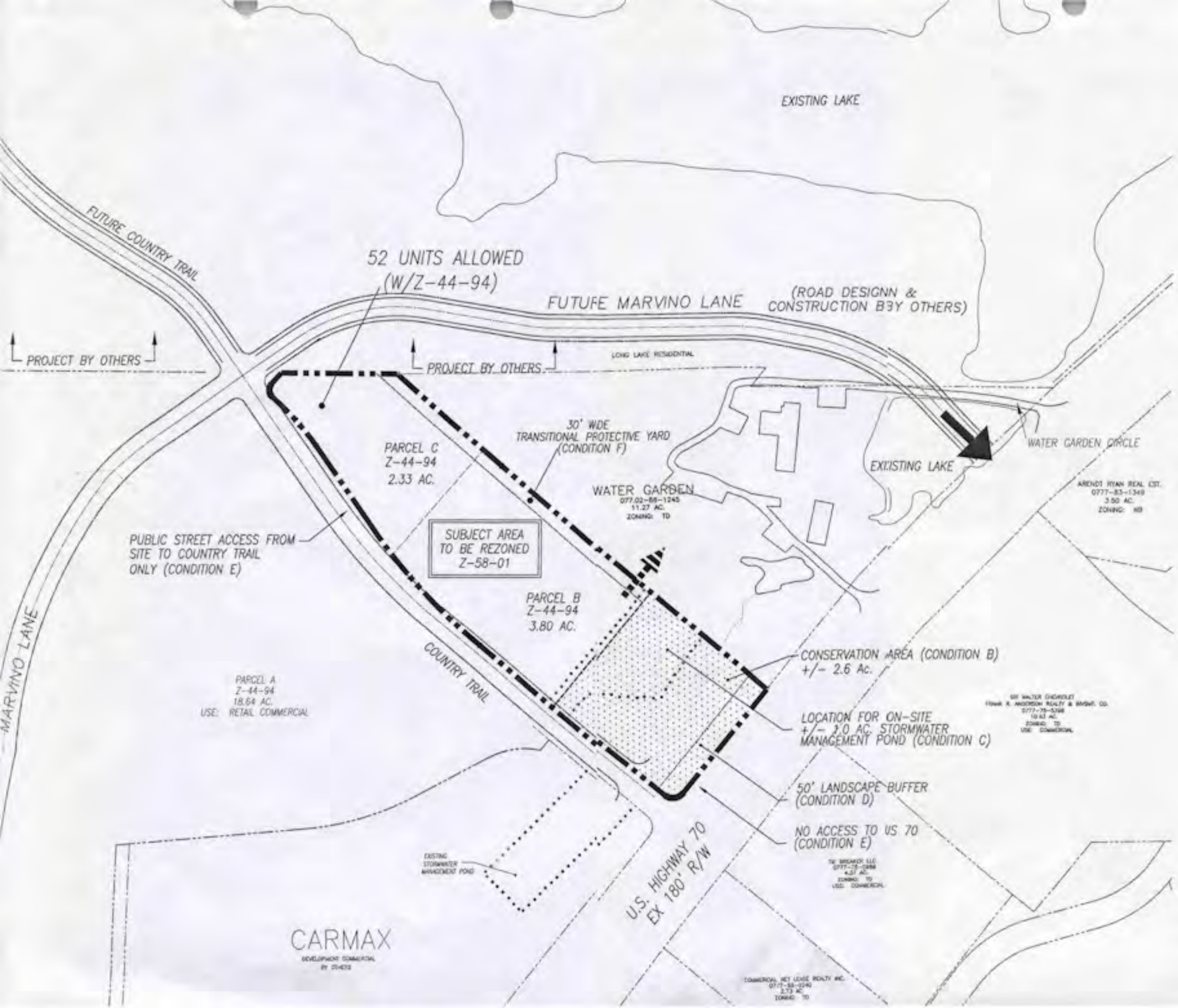
I. A private vehicular and pedestrian cross-access easement will be offered to Water Gardens Office Park LLC (see "Zoning Exhibit Map: Road Systems and Access"). This

cross-access easement shall connect to Country Trail and shall not conflict with Condition #E above (i.e. no direct access to US Highway 70). The exact location of this cross-access easement shall be determined at the time of plan submittal.

J. Impoundment will be installed prior to any development on the site or construction of Country Trail.

K. Where the approval process for Thoroughfare District conflicts with the approval process for O&I-1, the O&I-1 process shall prevail.

"Zoning Exhibit Map: Road Systems and Access" can be found in the case file located in the Planning Department



VICINITY MAP N.T.S.

LEGEND:

CONSERVATION AREA

INDICATES OFFER OF VEHICULAR/PEDESTRIAN CROSS-ACCESS TO ADJACENT PARCEL ACTUAL LOCATION TO BE SET WITH SITE PLAN (CONDITION I)

SUBJECT AREA

STORMWATER MANAGEMENT AREA

* OFF-SITE ROAD SYSTEMS ARE PART OF AN ADJACENT PROJECT. THESE ROADS SHALL BE DESIGNED & CONSTRUCTED BY OTHERS.

SCALE: 1"=100'

ETd
ELAM, TODD, & AMBRO
URBAN PLANNING LANDSCAPE ARCHITECTS
2601 WESTON PARKWAY / SUITE 2
CARY, NORTH CAROLINA 27513 US
(OFFICE) 919.678.1071
(FAX) 919.678.1290
(INTERNET) www.etdpa.com
(EMAIL) etd@etdsouth.net

CORNERSTONE PARK

ZONING EXHIBIT A

Z-58-01

Drawn By: TK
Checked By: PM
Date: 8-31-01
Proj#: 2103016

Revisions
INSIDE (TK 9-5-01)
CITY (TK 10-3-01)

SHEET

30' TRANSITIONAL PROTECTIVE YARD

WATER GARDEN OFFICE Pk., LLC.
077.02-86-1245
11.27 AC.
ZONING: TD

PARCEL B
Z-44-94
3.80 AC.

+/- 1.0 AC. STORMWATER MANAGEMENT POND

CONSERVATION AREA +/-2.6AC

50' LANDSCAPE BUFFER

UNVEGETATIVE AREA BUFFER TO BE PLANTED ZONING CONDITION D

STREETYARD

COUNTRY TRAIL

POSSIBLE DECELERATION LANE ENCROACHMENT AS MAY BE REQUIRED (SEE CONDITION B)

U.S. HIGHWAY 70
EX 180' R/W

LEGEND:

POTENTIAL TREE LINE TREE SAVE AREA

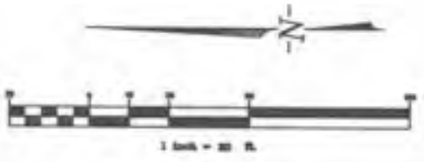
POTENTIAL EVERGREEN TREE

POTENTIAL UNDERSTORY TREE

POTENTIAL LARGE SHADE TREE

EXISTING STREAM

STORMWATER POND



ETd
ELAM, TODD, d'AMBR
2601 WESTON PARKWAY / SUITE
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(OFFICE) 919.678.1071
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(INTERNET) www.etdpa.com
(EMAIL) etd@bellsouth.net

CORNERSTONE PARK

CONSERVATION AREA

ZONING EXHIBIT
Z-58-01

ILLUSTRATING THE TREATMENT OF THE CONSERVATION AREA REQUIRED IN CONDITION B

Drawn By: KM
Checked By: PM
Date: 8-23-01
Proj#: 2103016

Revisions
INSIDE (9-3-01)

SHEET

1 of 1

ORDINANCE (2004) 790 ZC 567
Effective: March 15, 2005

1. Z-60-04 Buffaloe Road, north side, immediately west of the Neuse River, being various Wake County PIN's. Approximately 15.2 acres rezoned to Office and Institution-1 Conditional Use with amended conditions.

Conditions dated: March 1, 2005.

a. Any reimbursement for street right-of-way shall be at R-4 value.

b. The following uses otherwise permitted in the Office and Institution-1 zoning district shall be prohibited:
   1. Agriculture research farms, wildlife sanctuary;
   2. Airfield, landing strip and heliport;
   3. Correctional/penal facility;
   4. Crematory;
   5. Emergency Shelter Type B;
   6. Landfills, above ground storage tanks except tanks used for medical purposes, storage of manufactured homes or travel trailers;
   7. Monastery and convent;
   8. Orphanage;
   9. Outdoor stadium, outdoor theater, outdoor racetrack;
   10. Rifle ranges of any type, camps;
   11. Sorority house, fraternity house.

c. All development of the subject property shall be in conformity with unity of development standards, including signage, for the entire tract.

d. Any proposed building shall not exceed three (3) stories and 45' in height.

e. Residential development shall be limited to nor more than ten (10) units per acre.

f. A goal of preserving and protecting a minimum of ten (10) percent of all trees measuring twelve (12) inches or greater d.b.h. is established. A tree survey shall be provided to the Chief Zoning Inspector within 90 days following adoption of this zoning ordinance. If the goal can not be met, any deficiency shall be satisfied by planting replacement trees of the same total caliper but with a minimum caliper of four (4) inches per tree measured six (6) inches above the ground.

g. A natural protective yard of one hundred (100) feet in width will be provided westward from the top of the bank of the Neuse River.

h. Office buildings shall be residential in character to compliment the adjacent residential-zoned properties. For purposes of this condition, "residential in character" shall mean having a minimum pitch of 3:12 and having a minimum 10% and maximum 70% fenestration (window/door) coverage.

i. Upon the development of the subject property, improvements to Buffaloe Road (90' right-of-way and 65' back-to-back street section) shall be made according to of the following alignment:

1. If requested by the City of Raleigh, the property owner shall dedicate 30' of additional right-of-way along existing Buffaloe Road for constructing improvements on the south side of the subject property. The intent of this provision is to eliminate the need for owners on the south side of Buffaloe Road to dedicate a right-of-way for future improvements.

2. If requested by the City of Raleigh, the property owner shall provide the right-of-way, slope and construction easements for the eventual realignment of Buffaloe Road at a location approved by the Department of Public Works to connect with the eventual extension of Spring Forest Road.

This condition shall not restrict the right of the City to require right-of-way and street improvements in accordance with the planning and development regulations of the City.

j. Outside refuse containers (dumpsters) shall only be emptied between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, and 10:00 a.m. and 7:00 p.m. on Saturday. Access to such refuse containers shall be locked during the hours which they may not be emptied.

k. As a condition for issuing building permits or recording any lot, whichever shall occur first, the property owner shall convey 20-foot by 15-foot transit easements to support a bus stop along Buffaloe Road. The specific location of such easements shall be approved by the Transit Division of the City and may encroach upon buffers otherwise required. The City Attorney shall first approve the transit easement.

l. Vehicular access to the property from the public rights-of-way will be limited to no more than two points on Buffaloe Road, including any realignment of the same, and no more than a single point on Stone Station Drive also known as Holly Ridge Farm Road. Vehicular access to Spring Forest Road shall be limited to that approved by the City of Raleigh's Department of Public Works.

m. All dumpsters, compactors, and any other waste equipment; water meters, backflow preventers, RPZ valves; exposed plumbing items; heating, ventilation, and air conditioning equipment; electrical transformers and other equipment; satellite dishes and antennae shall be screened from view from ground level of Buffaloe Road, unless prohibited by the City of Raleigh.

n. All tenant identification signage and incidental signage shall conform to a uniform sign plan and criteria to be submitted to and approved by the City for the project.

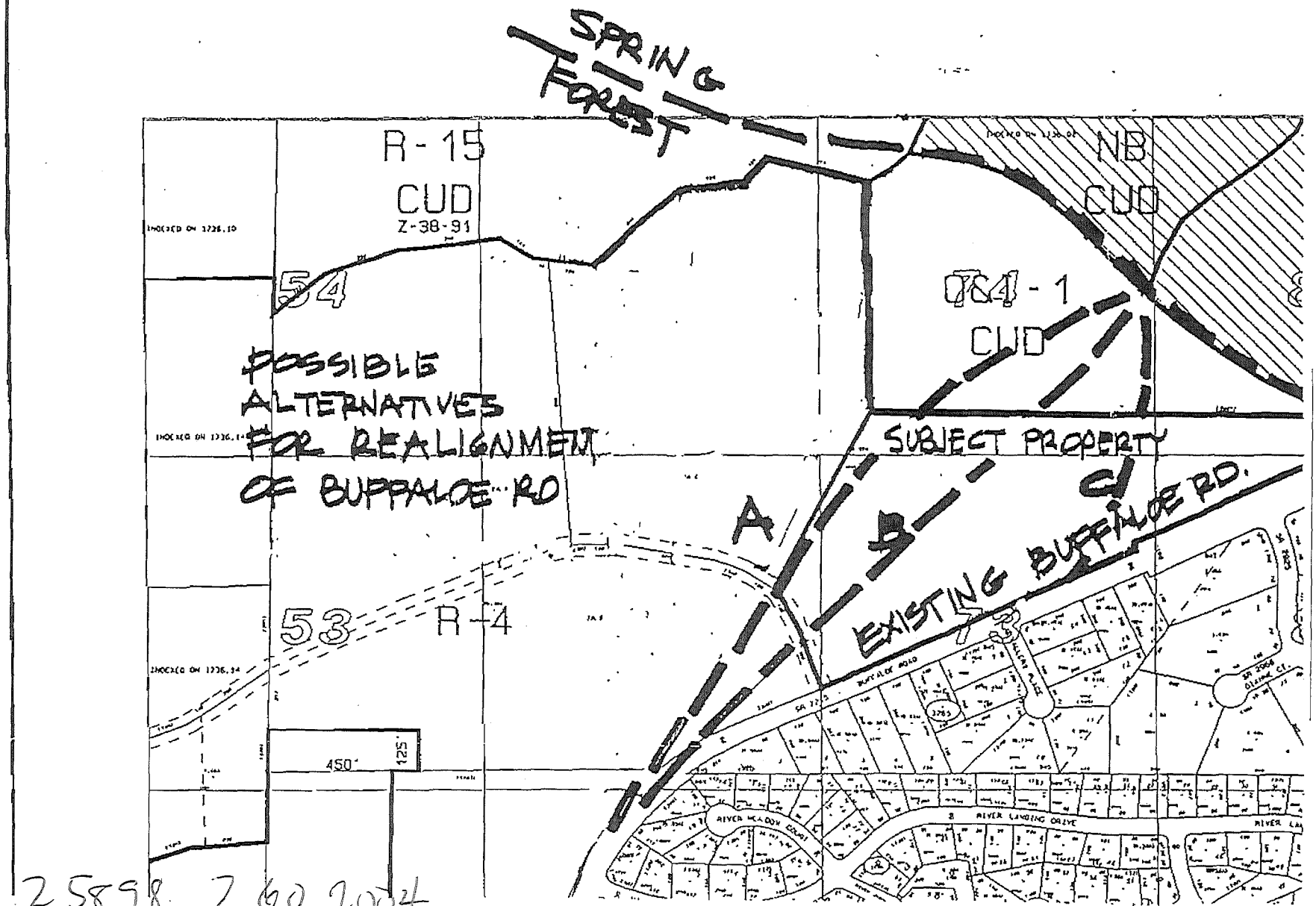
o. All pole-mounted light fixtures shall be of full cut-off configuration or decorative pedestrian scale character.

p. The streetyard planting requirements in Code Section 10-2082.5(c) along the existing Buffaloe Road shall be increased by fifty percent (50%). Tree preservation credits may be used to satisfy this higher standard.

q. Any building within fifty feet of any portion of the Buffaloe Road right-of-way designated as a residential street shall front Buffaloe Road.

r. The development of this property for any residential use at densities greater than four units per acre shall require Planning Commission site plan approval.

Z-58-98



25898 2 6 0 2004

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Ordinance 779 ZC 565
Effective 2-15-05

Z-9-05 – East Millbrook Road, south side, west of Green Road intersection, being approximately 5.49 acres, rezoned to Office and Institution -1 Conditional Use.

Conditions dated: 2/1/05

For purposes of the following conditions, Tax parcels PINs 1726148050, 17261319748, 1726138583, and 1726230485 are referred to as the "Property."

(1) No single building on the Property shall exceed 60,000 square feet floor area gross.

(2) Subject to the approval of the City of Raleigh and the North Carolina Department of Transportation, vehicular access to the Property shall include the construction of a driveway which shall traverse or abut the Property and shall extend from Millbrook Road to Green Road and shall align with existing openings in such roadways.

(3) With respect to Tax Parcel PIN 17261358583, upon development of the Property an offer of cross-access shall be extended to Tax Parcel PIN 1726137296

(4) Prior to subdivision approval or the issuance of any building permit with respect to the Property, whichever shall first occur, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to East Millbrook Road to fifteen (15) wide to support a bus stop for transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

1. **Z-1-07 – ACC Boulevard,** on the south side of ACC Blvd., west of its intersection with Mt. Herman Road, being Wake County PIN 0768752980. Approximately 45 acres rezoned to Thoroughfare District Conditional Use with modified Airport Overlay District.

Conditions: 03/28/07

A. The following uses otherwise allowed in Thoroughfare Districts shall be prohibited:

1. Governmental and commercial rifle range (indoor/outdoor)
2. Correction all penal facility
3. Adult establishment
4. Highway vehicle sales
5. Asphalt plant/cement plant

B. Prior to subdivision approval or the issuance of any building permit for the Property, whichever shall first occur, the owner of the Property shall record an Avigation Easement in the form as shown in Book 10147, Page 2498 Wake County Registry, which easement shall grant in favor of the Raleigh-Durham Airport Authority a perpetual right and easement for the free and unobscured flight of aircraft over and in the vicinity of any portion of the Property not within the AOD (as shown on the attached Exhibit C-1) and used for residential purposes.

C. Subject to approval by the City of Raleigh Public Works Department and North Carolina Department of Transportation, there shall be no direct access from the Property onto either Glenwood Avenue or Interstate 540, except for one (1) emergency access on to Glenwood Avenue.

D. Prior to subdivision approval or the issuance of any building permit for the Property, whichever shall first occur, the owner of the Property shall deed to the City a transit easement measuring fifteen (15) feet long adjacent to ACC Boulevard by twenty (20) feet wide to support a bus stop for current transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

E. There shall be no billboards permitted upon the Property.

F. With regard to ground signs, only ground low profile signs shall be permitted upon the Property.

Z-7-01
EXHIBIT C-1

Exhibit C-1

Ordinance (2008) 521 ZC 630
Effective: January 6, 2009

Z-42-08 – Brier Creek Parkway, located on the northeast quadrant of the intersection of Brier Creek Parkway and Arco Corporate Drive, being Wake County PIN 0768-46-3694. Approximately 1.1 acres rezoned to Shopping Center Conditional Use District.

Conditions: 12/09/08

Narrative of conditions being requested:

As used herein, the "Property" refers to that certain tract or parcel of land containing approximately 1.1 acres located at the northeast quadrant of the intersection of Brier Creek Parkway and Arco Corporate Drive, and having Wake County PIN 0768-46-3694.

(a) The following uses shall be prohibited upon the Property:

- landfill
- adult establishment
- airfield, landing strip, or heliport
- emergency shelter type B
- riding stable

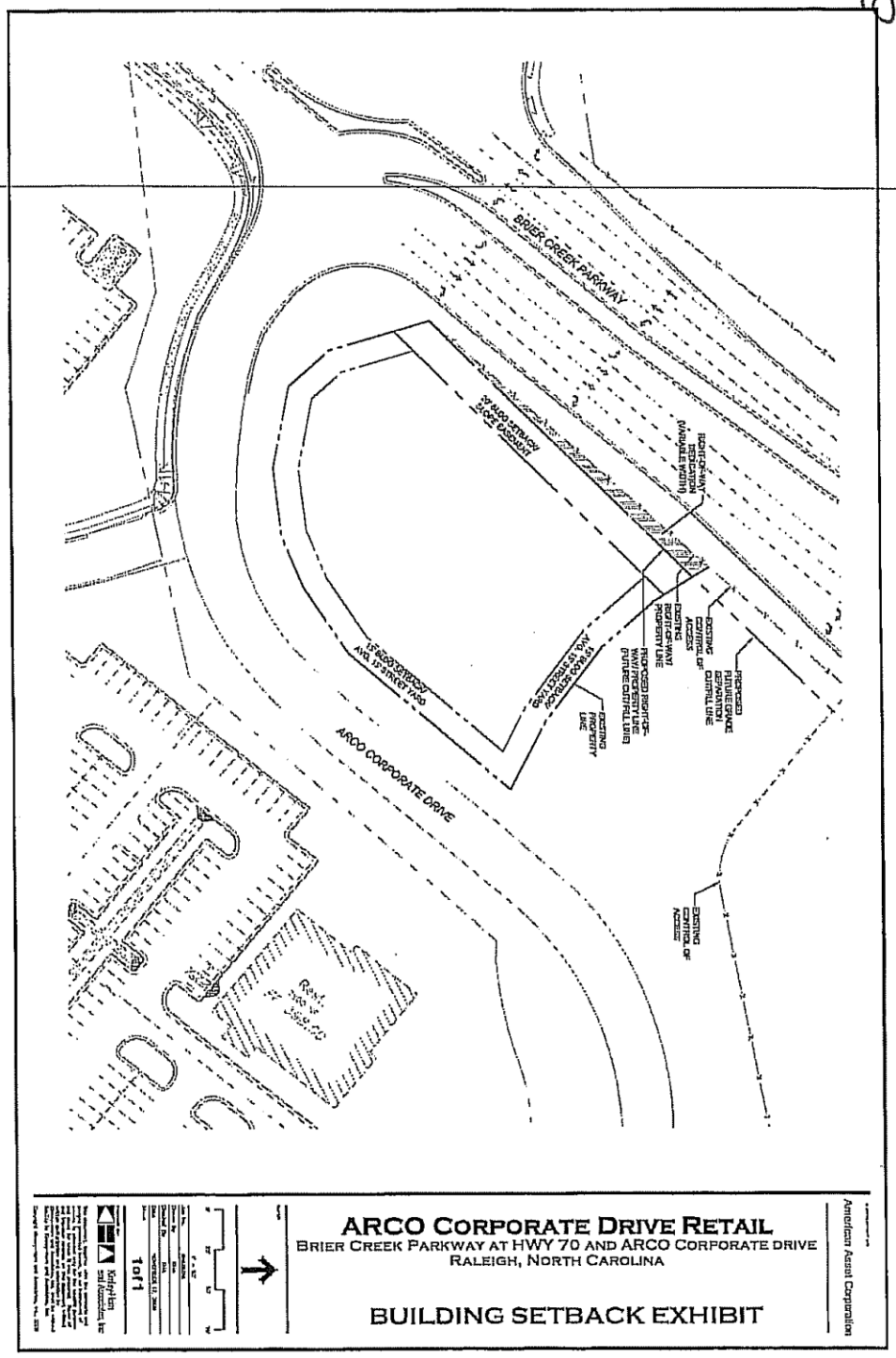
(b) Prior to the issuance of a building permit or recording of any plats, whichever shall first occur, the owner of the Property shall cause to be dedicated to the City of Raleigh and/or North Carolina Department of Transportation right-of-way and slope easements adjacent to existing Brier Creek Parkway consistent with Exhibit C-1 attached hereto. The right-of-way to be dedicated pursuant to this condition shall be a variable width right-of-way that is approximately eleven feet (11') wide at the north easternmost portion of the Property tapering down to zero feet (0') at the Property's common boundary with the intersection of Arco Corporate Drive and Brier Creek Parkway, with the final location and bounds of such right-of-way to be determined at the time of site plan approval.

(c) Prior to lot recordation of the issuance of any building permit, whichever shall first occur, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to Brier Creek Parkway by fifteen (15) feet wide adjacent to the public right-of-way to support a bus stop for current transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City arid the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

(d) If requested by the City at the time of site plan review, the owner of the Property shall construct a bench and shelter in association with the transit easement described in Condition (c) hereof. The design of the shelter shall be mutually agreed to by the owner of the Property and the City.

Ordinance (2008) 521 ZC 630
Effective: January 6, 2009

Z-42-08
12/9/08
Pg 2 of 2



Zoning Staff Report – Z-27-14

Citywide Remapping of Unified Development Ordinance Zoning Districts

The Planning Commission received the draft zoning map dated October 14, 2014 for review. The Commission accepts the map and recommends approval, with the exception of the alterations listed below. The Planning Commission review of the proposed citywide rezoning was organized around public comment change requests received between May and September 2014, as well as comments delivered directly to the Planning Commission between October 21, 2014 and February 6, 2015. Planning Commission supported the following revisions to staff recommendations.

Each change recommended by the Planning Commission lists the property address, PIN, CAC, existing zoning and use and policy guidance contained within the 2030 Comprehensive Plan. Each property is referenced by a change request number and comment ID. These identifiers correspond to the public comments received by staff.

1.

Address:	5501 Departure Dr
PIN:	1716966976
CAC:	North
Change Request/Comment ID:	27 / GEN-0154 thru -0158
Existing Zoning:	IND-1
Current Use:	Vacant
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Transit Oriented District Within Transit Stop Half-Mile Buffer Corner frontage on two Urban Thoroughfares

Recommendation: The property should be zoned IX-3-PL.

2.

Address:	4700 Louisburg Rd
PIN:	1726725484
CAC:	Northeast
Change Request/Comment ID:	91 / WEB-28482
Existing Zoning:	SC w/ SHOD-4
Current Use:	Vacant
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: The property should be zoned CX-3.

3.

Address:	5001 Spring Forest Rd
PIN:	1736173184
CAC:	Northeast
Change Request/Comment ID:	147 / GEN-0519
Existing Zoning:	CUD TD
Current Use:	Vacant
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: The property should be zoned CX-3-PK-CU.

4.

Address:	5405 Oak Forest Rd
PIN:	1726585352
CAC:	Northeast
Change Request/Comment ID:	58 / GEN-0429
Existing Zoning:	TD
Current Use:	Vacant
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Triangle Town Center
Urban Form Designation:	City Growth Center Within Transit Stop Half-Mile Buffer

Recommendation: The property should be zoned IX-3-PK.

5.

Address:	11555 Common Oaks Dr
PIN:	1830524664
CAC:	North
Change Request/Comment ID:	50 / GEN-0373
Existing Zoning:	CUD TD w/UWPOD
Current Use:	Vacant
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: The property should be zoned CX-3-PK w/UWPOD.

6.

Address:	2730 & 2801 Wakefield Pines Dr
PIN:	1729988780, 1739084787
CAC:	North
Change Request/Comment ID:	49 / GEN-0366
Existing Zoning:	CUD SC w/UWPOD
Current Use:	Vacant
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: 2801 Wakefield Pines Dr should be zoned CX-3 w/UWPOD. 2730 Wakefield Pines Dr should be zoned NX-3 w/UWPOD.

7.

Address:	3301 Terminal Dr & 3241 Lake Woodard Dr
PIN:	1724262468, 1724272353
CAC:	Northeast
Change Request/Comment ID:	13 / CC3-0039; GEN-0059
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Office
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Frontage on Parkway Corridor

Recommendation: The properties should be zoned IX-3 w/SHOD-2.

9.

Address:	7308 & 7324 Capital Blvd
PIN:	1727767622, 1727768891
CAC:	Forestville
Change Request/Comment ID:	76 / WEB-14402
Existing Zoning:	IND-1
Current Use:	Tow Yard
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: The properties should be zoned IX-3.

24.

Address:	800 St. Mary's St
PIN:	1704334102
CAC:	Five Points
Change Request/Comment ID:	PC-0008
Existing Zoning:	O&I-1
Current Use:	Office
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-4.

25.

Address:	6931 & 6935 Capital Blvd
PIN:	1727559602 & 1727651650
CAC:	North
Change Request/Comment ID:	PC-0009 & PC-0010
Existing Zoning:	IND-1 w/SHOD-2
Current Use:	Vacant
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The properties should be zoned IX-3 w/SHOD-2.

26.

Address:	2828 & 0 Industrial Dr
PIN:	1715228363, 1715320269, 1715320327, 1715320107
CAC:	Atlantic
Change Request/Comment ID:	125 / GEN-0489
Existing Zoning:	IND-1
Current Use:	Warehouse
Future Land Use Designation:	High Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfare Within Transit Stop Half-Mile Buffer

Recommendation: The properties should be zoned IX-3-PL.

31.

Address:	2907 Wake Forest Rd & 407 East Six Forks Rd
PIN:	1715134729, 1715132763
CAC:	Midtown
Change Request/Comment ID:	35 / GEN-0298,-0299 & WEB-23378,-23362
Existing Zoning:	NB & R-4
Current Use:	Vehicle Service / Restaurant
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor (Six Forks & Wake Forest)

Recommendation: The property should be zoned CX-3-PL.

40.

Address:	0 (1428) Flint Pl
PIN:	1704009302
CAC:	Hillsborough
Change Request/Comment ID:	56 / GEN-0426, GEN-0449
Existing Zoning:	O&I-2 w/SRPOD
Current Use:	Parking
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Cameron Village/Hillsborough Street Vicinity Plan (In progress)
Urban Form Designation:	Within Transit Stop Half-Mile Buffer

Recommendation: The property should be zoned OX-5 w/SRPOD.

41.

Address:	1200 Park Dr
PIN:	1704314595
CAC:	Hillsborough
Change Request/Comment ID:	68 / GEN-0458, GEN-0461
Existing Zoning:	O&I-1 w/NCOD
Current Use:	Single-Unit Living
Future Land Use Designation:	Low Density Residential
Area Plan Guidance:	Cameron Park Neighborhood Plan
Urban Form Designation:	Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned R-6 w/NCOD.

43.

Address:	120 North Boylan Ave
PIN:	1703491891
CAC:	Hillsborough
Change Request/Comment ID:	89 / WEB-24322; GEN-0079; CC3-0062
Existing Zoning:	O&I-1 w/NCOD
Current Use:	Office
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Downtown Plan Update (in progress)
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

Recommendation: The property should be zoned OX-3 w/NCOD.

70.

Address:	1220 Pierce St
PIN:	1704547412
CAC:	Five Points
Change Request/Comment ID:	22 / GEN-0081; CC2-0109
Existing Zoning:	SP R-30, IND-2, & O&I-1
Current Use:	Parking
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-3.

72.

Address:	1315 Filmore St
PIN:	1704541874
CAC:	Five Points
Change Request/Comment ID:	114 & 180.8 / GEN-0435 & GEN-0584
Existing Zoning:	SP R-30
Current Use:	Multi-Unit Living
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned RX-3.

77.

Address:	704 Glenwood Ave
PIN:	1704427350
CAC:	Five Points
Change Request/Comment ID:	82 / WEB-20178
Existing Zoning:	SP R-30 & NB
Current Use:	Single-Unit Living w/Home Occupation
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on a Main Street Within Transit Stop Half-Mile Buffer

Recommendation: The property should be zoned NX-3.

81.

Address:	217, 219, & 221 Dexter Pl; 301 Park Ave
PIN:	1703099601, 1703098682, 1703098626, 1703097669
CAC:	Hillsborough
Change Request/Comment ID:	71 / WEB-7682,-7683,-8321,-10242; GEN-0057
Existing Zoning:	SP R-30 w/SRPOD
Current Use:	Single-Unit Living & Vacant
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	Within Transit Stop Half-Mile Buffer

Recommendation: The properties should be zoned RX-3 w/SRPOD.

82.

Address:	206 Ashe Ave; 216 Dexter Pl; 207, 211, 213, & 219 Park Ave
PIN:	1703191740, 1703099689, 1703190883, 1703190841, 1703099799, 1703098776
CAC:	Hillsborough
Change Request/Comment ID:	79 & 116 / WEB-15366, -15367, -15368, -16322, -16323, -16338; GEN-0418, -0535
Existing Zoning:	SP R-30 w/SRPOD
Current Use:	Two-, & Multi-Unit Living
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	Within Transit Stop Half-Mile Buffer

Recommendation: 219 Park Ave should be zoned RX-3 w/SRPOD. The other properties should be zoned R-10 w/SRPOD.

84.

Address:	1440 Rock Quarry Rd & 2003 S State St
PIN:	1713319493, 1713314042
CAC:	South
Change Request/Comment ID:	16, 63 / GEN-0030, -0031, -0448, WEB-3843
Existing Zoning:	TD w/ SHOD-1
Current Use:	Vacant
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The properties should be zoned IX-5 w/SHOD-1.

85.

Address:	1900 Poole Rd
PIN:	1713572734
CAC:	Southeast
Change Request/Comment ID:	168 / GEN-0550
Existing Zoning:	NB
Current Use:	Vehicle repair
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned CX-3.

86.

Address:	1111 & 1121 E Whitaker Mill Rd; 1200 Wicker Dr; 1859 Capital Blvd; 2200 Atlantic Ave
PIN:	1714299235, 1714390095, 1714298779, 1714393386, 1714297326
CAC:	East
Change Request/Comment ID:	32 / CC6-0034; GEN-0246, -0247, -0248, -0249, -0250, -0318, -0319, -0320, -0321, -0322, -0528
Existing Zoning:	IND-2
Current Use:	Warehouse; Waste-Related Service
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Capital Blvd Plan
Urban Form Designation:	City Growth Center Within Transit Stop Half-Mile Buffer Frontage on Urban Thoroughfare (Atlantic)

Recommendation: The properties should be zoned CX-7-PL.

87.

Address:	1053 E Whitaker Mill Rd
PIN:	1714292486
CAC:	East
Change Request/Comment ID:	177 / GEN-0571
Existing Zoning:	IND-2
Current Use:	Warehouse & Distribution
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Capital Blvd Plan
Urban Form Designation:	City Growth Center Within Transit Stop Half-Mile Buffer Frontage on Urban Thoroughfare (Atlantic)

Recommendation: The property should be zoned IX-7-PL.

88.

Address:	3600 Yonkers Rd
PIN:	1724147666
CAC:	East
Change Request/Comment ID:	192 / WEB-39042
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Outdoor Recreation
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned IX-3 w/SHOD-2.

89.

Address:	2004 Yonkers Rd
PIN:	1715600424
CAC:	East
Change Request/Comment ID:	188 / WEB-37447
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Retail Sales
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Near Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned IX-3 w/SHOD-2.

90.

Address:	2021 N Raleigh Blvd
PIN:	1714797820
CAC:	East
Change Request/Comment ID:	189 / WEB-38084
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Retail Sales
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfare

Recommendation: The property should be zoned IX-3 w/SHOD-2.

91.

Address:	2620 Yonkers Rd
PIN:	1714887754
CAC:	East
Change Request/Comment ID:	190 / WEB-38403
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Retail Sales
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned IX-3 w/SHOD-2.

92.

Address:	0, 2900, 3000 Yonkers Rd
PIN:	1724063635
CAC:	East
Change Request/Comment ID:	191 / WEB-37763
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Office
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned IX-3 w/SHOD-2.

93.

Address:	2020 & 2400 Yonkers Rd
PIN:	1715606648, 1715608461
CAC:	East
Change Request/Comment ID:	126 / GEN-0490; WEB-38083
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Office
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center

Recommendation: The properties should be zoned IX-3 w/SHOD-2.

95.

Address:	3511 Integrity Dr
PIN:	1722501314
CAC:	South
Change Request/Comment ID:	207 / PC-0014
Existing Zoning:	CUD IND-1 w/SHOD-2
Current Use:	Vacant
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned IX-5-CU w/SHOD-2.

96.

Address:	4704 & 4708 Rhyne Ct
PIN:	1734146159, 1734148254
CAC:	Southeast
Change Request/Comment ID:	3 / CC1-0063, -0064
Existing Zoning:	IND-1
Current Use:	Towing Yard
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The properties should be zoned IH.

98.

Address:	705, 708, & 709 Freedom Dr
PIN:	1734133389, 1734138262, 1734134151
CAC:	Southeast
Change Request/Comment ID:	203 / PC-0005,6,7
Existing Zoning:	IND-1
Current Use:	Warehouse; Outdoor equipment storage
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The properties should be zoned IH.

102.

Address:	1809 New Bern Ave
PIN:	1713497184
CAC:	East
Change Request/Comment ID:	170 / GEN-0552
Existing Zoning:	NB
Current Use:	Vehicle Service
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	New Bern Corridor
Urban Form Designation:	Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned CX-3-UL.

105.

Address:	106 N East St
PIN:	1703992439
CAC:	North Central
Change Request/Comment ID:	18 / GEN-0053
Existing Zoning:	O&I-1 w/HOD-G
Current Use:	Single-Unit Living
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-3 w/HOD-G.

106.

Address:	200 E Edenton St
PIN:	1703799324
CAC:	North Central
Change Request/Comment ID:	54 / GEN-0395
Existing Zoning:	O&I-2 w/DOD & HOD-G
Current Use:	Multi-Unit Living
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan Blount-Person Corridor Study
Urban Form Designation:	Downtown Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned DX-4-UG w/HOD-G

108.

Address:	540 E Hargett St
PIN:	1703985048
CAC:	South Central
Change Request/Comment ID:	124 / GEN-0484
Existing Zoning:	CUD O&I-2
Current Use:	Vacant
Future Land Use Designation:	High Density Residential
Area Plan Guidance:	Olde East Raleigh
Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-3-CU.

125.

Address:	512 S Blount St
PIN:	1703766549
CAC:	Central
Change Request/Comment ID:	110 / WEB-34923
Existing Zoning:	BUS w/ DOD
Current Use:	Office
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

Recommendation: The property should be zoned DX-12-UG.

126.

Address:	121 & 125 E South St; 600 S Blount St
PIN:	1703765249, 1703766221, 1703766323
CAC:	Central
Change Request/Comment ID:	138 / GEN-0510
Existing Zoning:	NB w/HOD-G (Prince Hall) & part DOD
Current Use:	University Campus
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress) South Park Neighborhood Plan
Urban Form Designation:	Downtown

Recommendation: The properties should be zoned OX-4-SH w/HOD-G.

127.

Address:	13, 15 & 19 E Martin St
PIN:	1703771985, 1703771994, 1703772935
CAC:	Central
Change Request/Comment ID:	139 / GEN-0511
Existing Zoning:	BUS w/DOD & HOD-G (Moore Square)
Current Use:	Mixed Use
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor

Recommendation: The properties should be zoned DX-5-SH w/HOD-G.

128.

Address:	8, 12, 16 & 20 E Hargett St; 206 & 216 S Wilmington St
PIN:	1703781352, 1703781382, 1703782312, 1703782362, 1703782247, 1703782139
CAC:	Central
Change Request/Comment ID:	140 / GEN-0512
Existing Zoning:	BUS w/DOD & HOD-G (Moore Square)
Current Use:	Mixed Use
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

Recommendation: The properties should be zoned DX-5-SH w/HOD-G.

133.

Address:	219, 220 & 221 N Bloodworth St
PIN:	1704807158, 1704809232, 1704807264
CAC:	North Central
Change Request/Comment ID:	145 / GEN-0517
Existing Zoning:	NB/O&I-1 w/HOD-G
Current Use:	Two-Unit Living / Vacant, Parking
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: 219 N Bloodworth St should be zoned OX-3-GR w/HOD-G; 220 & 221 N Bloodworth St should be zoned NX-3-GR w/HOD-G.

143.

Address:	210, 214, 218, 224, 226, & 228 S Bloodworth St; 304, 306, 314, & 330 E Hargett St; 313, 317, 319, 323, 325, & 327 E Martin St; 215, 219, & 227 S Person St
PIN:	1703886184, 1703886088, 1703887004, 1703877908, 1703876995, 1703876991, 1703883244, 1703883284, 1703884280, 1703886253, 1703874995, 1703875954, 1703886024, 1703876933, 1703876953, 1703876898, 1703884007, 1703874926, 1703873964
CAC:	Central
Change Request/Comment ID:	129 / GEN-0493, -0522
Existing Zoning:	RB, O&I-2, & CUD O&I-1 w/DOD
Current Use:	Various
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

Recommendation: These properties should be zoned DX-12-SH, DX-12-UG, and DX-12-UG-CU.

145.

Address:	2401 Crusader Dr; 600, 620 & 720 Bilyeu St; 715 Nazareth St
PIN:	0793881119; 0793983218, 0793888192, 0793875952; 0793772995
CAC:	Southwest
Change Request/Comment ID:	148 / GEN-0520
Existing Zoning:	O&I-1 w/SRPOD
Current Use:	Vacant; Multi-Unit Living; Proposed Church
Future Land Use Designation:	Medium Density Residential
Area Plan Guidance:	Western Blvd Crossing Study Mission Valley Small Area Plan
Urban Form Designation:	Within Half-Mile Transit Buffer

Recommendation: The properties should be zoned OX-3 w/SRPOD.

146.

Address:	1100 Corporate Center Dr; 1229 & 1321 Nowell Rd
PIN:	0774865635; 0774857496, 0774858875
CAC:	West
Change Request/Comment ID:	15 / CC6-0091; GEN-0153
Existing Zoning:	TD
Current Use:	Office
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Arena Small Area Plan
Urban Form Designation:	City Growth Center Frontages on Urban Thoroughfares

Recommendation: The properties should be zoned CX-4-PK.

149. & 157.

Address:	2916, 3000, 3020, 3040, & 3100 S Wilmington St
PIN:	1702346427, 1702346225, 1702346005, 1702335897, 1702335750
CAC:	Southwest
Change Request/Comment ID:	77, 176 / WEB-15362, GEN-0566 thru 0570
Existing Zoning:	IND-1
Current Use:	Vacant (Billboard)
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Southern Gateway Corridor (Under Study)
Urban Form Designation:	Frontage on Transit Emphasis Corridor

Recommendation: 2916, 3000, & 3100 should be zoned CX-3; 3020 & 3040 should be zoned IX-3.

150.

Address:	1709, 1711, 1715, & 1717 Lake Wheeler Rd
PIN:	1703016713, 1703014652, 1703011674, 1703013428
CAC:	Southwest
Change Request/Comment ID:	208 / PC-0016
Existing Zoning:	IND-2 w/SHOD-2 & SRPOD
Current Use:	Vehicle Fuel Sales w/ Eating Establishment; Lumber Yard; Outdoor Storage
Future Land Use Designation:	Regional Mixed Use
Area Plan Guidance:	Southern Gateway Corridor (Under Study)
Urban Form Designation:	N/A

Recommendation: 1709 should be zoned IX-3 w/SHOD-2 & SRPOD. 1711, 1715, & 1717 should be zoned IH w/SHOD-2 & SRPOD.

166.

Address:	301, 303 Kinsey St; 300 Dupont Cir
PIN:	1703379838, 1703470813; 1703471757
CAC:	Central
Change Request/Comment ID:	217 / PC-0026 thru 0028
Existing Zoning:	NB / IND-2
Current Use:	Vacant, Warehouse
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Downtown Plan Downtown West Small Area Plan
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

Recommendation: The properties should be zoned DX-3.

168.

Address:	829 Washington St; 900 St. Mary's St
PIN:	1704331517; 1704332305
CAC:	Five Points
Change Request/Comment ID:	215 / PC-0023/0024; WEB-29762
Existing Zoning:	O&I-1
Current Use:	Athletic Field
Future Land Use Designation:	Public Facilities
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The properties should be zoned OX-3.

181.

Address:	2550 / 2600 Glenwood Ave
PIN:	1705029420
CAC:	Glenwood
Change Request/Comment ID:	178 / GEN-0572
Existing Zoning:	O&I-2
Current Use:	Multi-Unit Living
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned OX-7-PL.

182.

Address:	2511 TW Alexander Dr
PIN:	0758990749
CAC:	Northwest
Change Request/Comment ID:	14 / CC5-0177; GEN-0392
Existing Zoning:	CUD TD
Current Use:	Vacant
Future Land Use Designation:	Low Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned NX-3-PK.

183.

Address:	4600 Crabtree Valley Ave
PIN:	0796305907
CAC:	Northwest
Change Request/Comment ID:	29 / GEN-0002
Existing Zoning:	CUD SC
Current Use:	Vacant
Future Land Use Designation:	Regional Mixed Use
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	Mixed-Use Center Frontage on Urban Thoroughfares Frontage on Main Street

Recommendation: The property should be zoned CX-5-CU.

184.

Address:	10501 Little Brier Creek Ln
PIN:	0768184675
CAC:	Northwest
Change Request/Comment ID:	47 / GEN-0354; GEN-0526
Existing Zoning:	CUD TD
Current Use:	Vacant
Future Land Use Designation:	Private Open Space
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned R-6.

185.

Address:	5732 Westgate Rd
PIN:	0778536990
CAC:	Northwest
Change Request/Comment ID:	80 / GEN-0038, WEB-16642
Existing Zoning:	CUD IND-1 w/AOD
Current Use:	Vacant
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned IH-CU (remove AOD).

186.

Address:	7700 Glenwood Ave
PIN:	0787125613
CAC:	Northwest
Change Request/Comment ID:	135 / GEN-0505
Existing Zoning:	TD
Current Use:	Vacant
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	US 70 Corridor Plan
Urban Form Designation:	N/A

Recommendation: The property should be zoned CX-3-PK.

187.

Address:	8901 Glenwood Ave
PIN:	0777287975
CAC:	Northwest
Change Request/Comment ID:	152 / GEN-0527
Existing Zoning:	TD w/ AOD & MPOD
Current Use:	Single-Unit Living
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	US 70 Corridor Plan
Urban Form Designation:	N/A

Recommendation: The property should be zoned IX-3 w/AOD and MPOD.

188.

Address:	7331 ACC Blvd
PIN:	0778065480
CAC:	Northwest
Change Request/Comment ID:	7 / CC2-0144, GEN-0131
Existing Zoning:	TD w/AOD & SHOD-2
Current Use:	Vacant
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Frontage on Parkway Corridor

Recommendation: The property should be zoned IX-5-PK w/AOD & SHOD-2.

190.

Address:	9910, 9911, 9930, 9931, 9932, & 9951 Sellona St
PIN:	0758636098, 0758626652, 0758630092, 0758624475, 0758622858, 0758614856
CAC:	Northwest
Change Request/Comment ID:	44 / GEN-0337 thru -0341; GEN-0526
Existing Zoning:	CUD TD
Current Use:	Vacant
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Brier Creek Village Center Plan
Urban Form Designation:	City Growth Center Frontage on Parkway Corridor

Recommendation: 9931 & 9951 should be zoned OX-3. 9930 & 9932 should be zoned OX-5. 9910 & 9911 should be zoned CX-3.

191.

Address:	10701 Globe Rd
PIN:	0758719148
CAC:	Northwest
Change Request/Comment ID:	46 / GEN-0345; GEN-0526
Existing Zoning:	CUD TD w/SHOD-2
Current Use:	Vacant
Future Land Use Designation:	Medium Density Residential
Area Plan Guidance:	Brier Creek Village Center Plan
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned CX-5 w/SHOD-2.

192.

Address:	9655 Collingdale Way
PIN:	0758643319
CAC:	Northwest
Change Request/Comment ID:	48 / GEN-0355, -0210, -0336; GEN-0526
Existing Zoning:	CUD TD
Current Use:	Vacant
Future Land Use Designation:	Low Density Residential
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: The property should be zoned CX-3-PK.

195.

Address:	10310 Moncreiffe Rd
PIN:	0768128681
CAC:	Northwest
Change Request/Comment ID:	218 / PC-0029
Existing Zoning:	CUD TD
Current Use:	Retail Sales, Eating Establishment, Grocery
Future Land Use Designation:	Regional Mixed Use
Area Plan Guidance:	Brier Creek Village Center Plan
Urban Form Designation:	City Growth Center Frontage on Parkway Corridor Frontage on Main Street

Recommendation: The property should be split-zoned: CX-3-PL along Rink Road & Bruckhaus Street; and CX-3-PK along Brier Creek Parkway & Lumley Road.

197.

Address:	7980, 7990, 8010, & 8020 Arco Corporate Dr
PIN:	0768555829, 0768557740, 0768553790, 0768551384
CAC:	Northwest
Change Request/Comment ID:	220 / PC-0039 thru -0042
Existing Zoning:	CUD TD / TD
Current Use:	Office, Medical, Personal Service
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	US 70 Corridor Plan
Urban Form Designation:	City Growth Center Frontage on Parkway Corridor

Recommendation: 7980 & 7990 should await the results of zoning case Z-21-14. 8010 & 8020 should be zoned CX-7-PL (part AOD).

198.

Address:	8045, 8051, 8080, & 8081 Arco Corporate Dr
PIN:	0768642550, 0768547190, 0768435332, 0768531315
CAC:	Northwest
Change Request/Comment ID:	221 / PC-0043 thru -0046
Existing Zoning:	CUD TD
Current Use:	Office, Vacant
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	US 70 Corridor Plan
Urban Form Designation:	City Growth Center Frontage on Parkway Corridors

Recommendation: The properties should be zoned OP-5-PL w/SHOD-2 & AOD.

200.

Address:	4501 Creedmoor Rd
PIN:	0796315688
CAC:	Northwest
Change Request/Comment ID:	229 / PC-0060
Existing Zoning:	CUD SC, O&I-1, O&I-2
Current Use:	Vacant
Future Land Use Designation:	Regional Mixed Use/ Public Parks & Open Space
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfare

Recommendation: The property should be zoned CX-12-CU and CX-12.

201.

Address:	4325 & 4601 Glenwood Ave; 4530 & 4550 Creedmoor Rd
PIN:	0796502569, 0796418378; 0796412584, 0796415629
CAC:	Northwest
Change Request/Comment ID:	230 / PC-0064 thru -0067
Existing Zoning:	SC
Current Use:	Retail Sales, Eating Establishment, Vehicle Service
Future Land Use Designation:	Regional Mixed Use
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfares Frontage on Transit Emphasis Corridor

Recommendation: The properties should be zoned CX-12.

For consistency, this recommendation also applies to these proximate properties:

Parcel Identification Number	*Address*
0795691533	0 Blue Ridge Rd
0795690454	4121 Blue Ridge Rd
0796404276	4601 Crabtree Valley Ave
0796603157	4313 Glenwood Ave
0796602226	4325 Glenwood Ave

203.

Address:	213 Oberlin Rd
PIN:	1704011774
CAC:	Wade
Change Request/Comment ID:	131 & 216 / GEN-0495; PC-0054, -0025
Existing Zoning:	O&I-1 w/SRPOD
Current Use:	Single-Unit Living
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Cameron Park Neighborhood Plan Cameron Village & Hillsborough Street Small Area Plan (Under Study)
Urban Form Designation:	Within Half-Mile Transit Buffer

Recommendation: The property should be zoned RX-3-GR w/SRPOD.

204.

Address:	2607 Glenwood Ave
PIN:	1705023229
CAC:	Wade
Change Request/Comment ID:	179 / GEN-0575
Existing Zoning:	O&I-1
Current Use:	Office
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned OX-3-UL.

205.

Address:	207 / 209 Oberlin Rd
PIN:	1704013536
CAC:	Wade
Change Request/Comment ID:	224 / PC-0050, -0057
Existing Zoning:	O&I-1 & NB w/SRPOD
Current Use:	Church
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Cameron Park Neighborhood Plan Cameron Village & Hillsborough Street Small Area Plan (Under Study)
Urban Form Designation:	Within Half-Mile Transit Buffer

Recommendation: The property should be zoned NX-3-GR w/SRPOD.

206.

Address:	2 & 4 Maiden Ln
PIN:	1704010469, 1704010578
CAC:	Wade
Change Request/Comment ID:	225 / PC-0051, -0052
Existing Zoning:	BC, R-20, & O&I-1 w/SRPOD
Current Use:	Two-Unit Living, Fraternity, Parking
Future Land Use Designation:	Moderate Density Residential
Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
Urban Form Designation:	Within Half-Mile Transit Buffer

Recommendation: The properties should be zoned OX-3 w/SRPOD.

207.

Address:	3925 & 3929 Arrow Dr
PIN:	0795695468, 0795696528
CAC:	Glenwood
Change Request/Comment ID:	227 / PC-0055, -0056
Existing Zoning:	O&I-2 w/SHOD-2
Current Use:	Vacant
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center

Recommendation: The properties should be zoned OP-7 w/SHOD-2.

208.

Address:	3933 Arrow Dr
PIN:	0795696783
CAC:	Glenwood
Change Request/Comment ID:	228 / PC-0058
Existing Zoning:	O&I-2 w/SHOD-2
Current Use:	Office
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned OP-7 w/SHOD-2.

222.

Address:	3101, 3105, & 3107 Hillsborough St; 3112 Stanhope Ave; 5 & 7 Rosemary St
PIN:	0794524349, 0794523298, 0794523525; 0794522382; 0794522408, 0794522403
CAC:	Wade
Change Request/Comment ID:	86 / WEB-20163, -20802, -20818, -21442, -20820, -20821, -20822
Existing Zoning:	NB & IND-2 w/SRPOD
Current Use:	Office, Vacant, Parking
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Stanhope Village Small Area Plan
Urban Form Designation:	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

Recommendation: The Hillsborough St properties should be zoned CX-3-UG w/SRPOD and the Stanhope Ave & Rosemary St properties should be zoned CX-3 w/SRPOD.

234.

Address:	3309 & 3921 Arrow Dr
PIN:	0795694079, 0795695218
CAC:	Glenwood
Change Request/Comment ID:	254 / PC-0098 & -0099
Existing Zoning:	O&I-2 w/SHOD-2
Current Use:	Overnight Lodging
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center

Recommendation: The properties should be zoned OP-7 w/SHOD-2.

236.

Address:	2609 & 2615 Glenwood Ave
PIN:	1705022325, 1705021421
CAC:	Glenwood
Change Request/Comment ID:	277 / PC-0155 & -0156
Existing Zoning:	O&I-1
Current Use:	Office
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Transit Emphasis Corridor

Recommendation: The properties should be zoned OX-3-UL.

240.

Address:	2512 / 2610 Yonkers Rd
PIN:	1714892280
CAC:	East
Change Request/Comment ID:	262 / PC-0117
Existing Zoning:	IND-2 w/SHOD-2
Current Use:	Retail Sales, Warehouse, Distribution
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center

Recommendation: The property should be zoned IX-3 w/SHOD-2.

242.

Address:	302 Dupont Cir
PIN:	1703472505
CAC:	Central
Change Request/Comment ID:	249 / PC-0089
Existing Zoning:	IND-2 & R-10
Current Use:	Vacant (Parking)
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway)
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

Recommendation: The property should be zoned IX-4.

243.

Address:	324, 328, & 330 Dupont Cir
PIN:	1703473624, 1703472668, 1703472722
CAC:	Central
Change Request/Comment ID:	250 / PC-0090 thru -0092
Existing Zoning:	IND-2
Current Use:	Light Manufacturing; Warehouse
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-7-UL.

245.

Address:	518 & 600 W Cabarrus St; 400 S West St
PIN:	1703477144, 1703475257; 1703478178
CAC:	Central
Change Request/Comment ID:	264 / PC-0119, -0122 & -0123
Existing Zoning:	IND-2
Current Use:	Office, Warehouse
Future Land Use Designation:	Community Mixed Use & Office/Residential Mixed Use
Area Plan Guidance:	Downtown West Gateway Downtown Plan (Under Study)
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-4-UL and IX-7-UL.

246.

Address:	517 W Cabarrus St; 518 S West St
PIN:	1703466858; 1703467736
CAC:	Central
Change Request/Comment ID:	265 / PC-0120 & -0121
Existing Zoning:	IND-2, R-20
Current Use:	Warehouse, Vehicle Service
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-4-UL.

249.

Address:	3900 Electronics Dr
PIN:	1715781482
CAC:	Atlantic
Change Request/Comment ID:	252 / PC-0095
Existing Zoning:	IND-1
Current Use:	Manufacturing / Office Currently appears Vacant with Outdoor Storage
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Transit Oriented District Frontage on Urban Thoroughfares Within Half-Mile Transit Buffer

Recommendation: The property should be zoned CX-3-PL.

251.

Address:	115 Woodburn Rd
PIN:	1704016261
CAC:	Hillsborough
Change Request/Comment ID:	263 / PC-0118
Existing Zoning:	CUD R-15 w/NCOD
Current Use:	Single-Unit Living
Future Land Use Designation:	Low Density Residential
Area Plan Guidance:	Cameron Park Neighborhood Plan Cameron Village & Hillsborough Street Small Area Plan (Under Study)
Urban Form Designation:	Within Half-Mile Transit Buffer

Recommendation: The property should be zoned R-6-CU w/NCOD.

258.

Address:	3101 Integrity Dr
PIN:	1721399091
CAC:	South
Change Request/Comment ID:	278 / PC-0157
Existing Zoning:	CUD IND-1 w/SHOD-2
Current Use:	Eating Establishment (with Drive-Thru)
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned IX-5-CU w/SHOD-2.

259.

Address:	600 New Bern Ave & 17 S Swain St
PIN:	1713084852, 1713081714
CAC:	South Central
Change Request/Comment ID:	238 / PC-0073; GEN-0425, -0521
Existing Zoning:	SC / O&I-2 w/NCOD
Current Use:	Vacant
Future Land Use Designation:	Neighborhood Mixed Use
Area Plan Guidance:	New Bern Avenue Corridor Study Olde East Raleigh Small Area Plan
Urban Form Designation:	N/A

Recommendation: 600 New Bern Ave should be zoned NX-3-GR w/NCOD. 17 S Swain St should be zoned NX-3 w/NCOD.

263.

Address:	1526 Tryon Rd
PIN:	0792937871
CAC:	Southwest
Change Request/Comment ID:	235 / PC-0069
Existing Zoning:	O&I-1 w/SRPOD
Current Use:	Fraternity
Future Land Use Designation:	Institutional
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-3 w/SRPOD.

264.

Address:	600 Mercury St
PIN:	1703224730
CAC:	Southwest
Change Request/Comment ID:	237 / PC-0072
Existing Zoning:	R-6 & IND-2
Current Use:	Vacant
Future Land Use Designation:	Low Density Residential
Area Plan Guidance:	Southern Gateway Corridor Study (Under Study)
Urban Form Designation:	N/A

Recommendation: The property should be split-zoned: IX-3 (along Mercury) & R-6 (along Daladams St).

265.

Address:	3301 S Wilmington St
PIN:	1702329656
CAC:	Southwest
Change Request/Comment ID:	241 / PC-0077
Existing Zoning:	IND-1
Current Use:	Eating Establishment (with Drive-Thru)
Future Land Use Designation:	Business & Commercial Services
Area Plan Guidance:	Southern Gateway Corridor Study (Under Study)
Urban Form Designation:	Mixed-Use Center Frontage on Urban Thoroughfare Frontage on Transit Emphasis Corridor

Recommendation: The property should be zoned IX-3.

267.

Address:	4110 & 4200 Trinity Rd
PIN:	0784569220, 0784565495
CAC:	West
Change Request/Comment ID:	248 / PC-0087 & -0088
Existing Zoning:	CUD O&I-2 (Z-24-09) w/SHOD-1
Current Use:	Single-Unit Living, Vacant
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Blue Ridge Corridor Study
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfare Part Within Half-Mile Transit Buffer

Recommendation: The property should be zoned CX-12-CU.

268.	*Address:*	5401 Trinity Rd
	PIN:	0774963627
	CAC:	West
	Change Request/Comment ID:	279 / PC-0158
	Existing Zoning:	CUD O&I-2, TD
	Current Use:	Vacant
	Future Land Use Designation:	Office/Research & Development
	Area Plan Guidance:	Arena Small Area Plan
	Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfares

Recommendation: The property should be zoned CX-5-PL-CU and CX-5.

269.	*Address:*	5108 Oak Park Rd
	PIN:	0786851706
	CAC:	Northwest
	Change Request/Comment ID:	266 / PC-0124
	Current Use:	Office
	Existing Zoning:	CUD BC
	Future Land Use Designation:	Office & Residential Mixed Use
CPC #1	*Area Plan Guidance:*	N/A
	Urban Form Designation:	N/A

Recommendation: The property should be zoned OX-3-CU.

271.	*Address:*	3344 Hillsborough St
	PIN:	0794434487
	CAC:	Wade
	Change Request/Comment ID:	268 / PC-0126
	Current Use:	Office
	Existing Zoning:	BC, R-6, & CM w/SRPOD
	Future Land Use Designation:	Neighborhood Mixed Use
	Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
CPC #5	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

Recommendation: The property should be zoned NX-3-UG & CM w/SRPOD.

273.	*Address:*	715, 717, 719, 721, 723, 725, 727 & 729 W Morgan St
	PIN:	1703385885, 1703385826, 1703384876, 1703384817, 1703383867, 1703383827, 1703382866, 1703382817
	CAC:	Hillsborough
	Change Request/Comment ID:	270 / PC-0134 thru -0141
	Current Use:	Office, Single-Unit Living, Multi-Unit Living, Vacant
	Existing Zoning:	BC w/SRPOD
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #11--18	*Urban Form Designation:*	Downtown Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

Recommendation: The properties should be zoned OX-4-UL w/SRPOD.

277.

Address:	4200 Lake Ridge Dr
PIN:	1726304179
CAC:	Atlantic
Change Request/Comment ID:	274 / PC-0150
Current Use:	Commercial - Multi-Tenant
Existing Zoning:	BC
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

CPC #27

Recommendation: The property should be zoned OX-3.

284.

Address:	3301 New Bern Ave; 0, 2010, 2011, 2013, 2016, 2021, & 2113 N Raleigh Blvd; 0, 2004, 2010, 2020, 2100, 2400, 2412, 2416, 2420, 2424, 2506, 2512, 2610, 2610, 2618, 2620, 2630, 2640, 2700, 2810, 2820, 2900, 2930, 3000, 3000, 3204, 3210, 3300, 3400, 3410, 3500, 3600, & 3850 Yonkers Rd
PIN:	1724233771, 1714799741, 1714787949, 1714793327, 1714793693, 1714798343, 1714797820, 1714795753, 1724063635, 1715600424, 1715603419, 1715606648, 1715700931, 1715608461, 1715703511, 1715702060, 1715705047, 1714791725, 1714799533, 1714892280, 1714885952, 1714887754, 1714888493, 1714981077, 1714975609, 1714977392, 1724070273, 1724061957, 1724069112, 1724155505, 1724157542, 1724250405, 1724252035, 1724246864, 1724247496, 1724147666, 1724248007
CAC:	East
Change Request/Comment ID:	282 / PC-0164
Existing Zoning:	IND-1 & IND-2 w/SHOD-2
Current Use:	Retail Sales, Manufacturing, Distribution
Future Land Use Designation:	General Industrial
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Centers (NW of 2630 Yonkers & SE of 2900 Yonkers) Frontage on Urban Thoroughfare (Raleigh Blvd)

Recommendation: These properties should be zoned IX-3 w/SHOD-2, with the exception of 2810 Yonkers Road, which should be zoned IH w/SHOD-2.

285.

Address:	0 & 2810 Blue Ridge Rd; 4220 & 4401 Lake Boone Trl
PIN:	0785725501, 0785822820, 0785824031, 0785826556
CAC:	Northwest
Change Request/Comment ID:	280 / PC-0159 thru -0162
Existing Zoning:	O&I-1
Current Use:	Hospital, Medical Office, Fire Station
Future Land Use Designation:	Institutional
Area Plan Guidance:	Blue Ridge Corridor Study
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfares

Recommendation: These properties should be zoned OX-12-UL.

286.

Address:	1300 St Marys St; 0 & 616 Wade Ave
PIN:	1704350099, 1704353002, 1704354151
CAC:	Five Points
Change Request/Comment ID:	281 / PC-0163
Existing Zoning:	O&I-1
Current Use:	Vacant (transitioning to Multi-Unit Living)
Future Land Use Designation:	Office & Residential Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	N/A

Recommendation: These properties should be zoned OX-5.

287.

Address:	349 Tryon Rd; 3523 & 3525 S Wilmington St
PIN:	1702317150, 1702316588, 1702317421
CAC:	Southwest
Change Request/Comment ID:	282 / PC-0165 thru -0167
Existing Zoning:	IND-1
Current Use:	Eating Establishment, Vehicle Fuel Sales, Billboard
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Southern Gateway (Under Study)
Urban Form Designation:	Mixed Use Center Frontage on Transit Emphasis Corridor Frontage on Urban Thoroughfares

Recommendation: These properties should be zoned IX-3.

288.

Address:	3904 & 3908 Arrow Dr; 0 & 4112 Blue Ridge Rd
PIN:	0795686813, 0795686963, 0795693106, 0795692274
CAC:	Glenwood
Change Request/Comment ID:	283 / PC-0168 thru -0171
Existing Zoning:	O&I-2 w/SHOD-2
Current Use:	Overnight Lodging, Office, Vacant
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center Frontage on Urban Thoroughfare (4112 Blue Ridge)

Recommendation: These properties should be zoned OP-7 w/SHOD-2.

289.

Address:	3937 Arrow Dr
PIN:	0795698734
CAC:	Glenwood
Change Request/Comment ID:	285 / PC-0172
Existing Zoning:	NB
Current Use:	Car Wash
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	Crabtree Small Area Plan Crabtree Valley Transportation Study
Urban Form Designation:	City Growth Center

Recommendation: This property should be zoned CX-3.

290.

Address:	6515 Buffaloe Rd
PIN:	1736764233
CAC:	Northeast
Change Request/Comment ID:	286 / PC-0173
Existing Zoning:	CUD R-15, CUD O&I-2 & CUD SC (SHOD-1 over majority) – All Z-33-07
Current Use:	Vacant
Future Land Use Designation:	Low Density Residential, Office/Research & Development, Community Mixed Use
Area Plan Guidance:	N/A
Urban Form Designation:	Frontage on Parkway Corridor

Recommendation: Within the original boundaries of Z-33-07 the proposed district separation lines should be adjusted to match those defined by the ordinance which established that case on the map, while retaining the recommended zoning of RX-3-CU, OX-5-CU & CX-5-CU (SHOD-1 remaining).

291.

Address:	8001, 8021, 8041 & 8061 Arco Corporate Dr
PIN:	0768652213, 0768559276, 0768549715, 0768535777
CAC:	Northwest
Change Request/Comment ID:	287 / PC-0174 thru -0177
Existing Zoning:	CUD TD (Z-65-96) & TD w/AOD & SHOD-2
Current Use:	Hotels, Office, Vacant
Future Land Use Designation:	Office/Research & Development
Area Plan Guidance:	N/A
Urban Form Designation:	City Growth Center Frontage on Parkway Corridors

Recommendation: 8001 should be zoned OP-7 w/AOD & SHOD-2. 8021 should be zoned OP-7-PL w/AOD & SHOD-2. 8041 & 8061 should be zoned OP-5-PL w/AOD & SHOD-2.

296.

DRA 5

Address:	210, 214, 218, 224, 226, & 228 S Bloodworth St; 304, 306, 314, & 330 E Hargett St; 313, 317, 319, 323, 325, & 327 E Martin St; 215, 219, & 227 S Person St
PIN:	1703886184, 1703886088, 1703887004, 1703877908, 1703876995, 1703876991, 1703883244, 1703883284, 1703884280, 1703886253, 1703874995, 1703875954, 1703886024, 1703876933, 1703876953, 1703876898, 1703884007, 1703874926, 1703873964
CAC:	Central
Change Request/Comment ID:	293 / PC-0179 / DRA 5
Existing Zoning:	O&I-2, RB, CUD O&I-1 w/ DOD
Current Use:	Various
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

Recommendation: These properties should be zoned DX-12-SH, DX-12-UG, and DX-12-UG-CU.

299.		
	Address:	500, 508, 510, & 512 S Blount St; 100, 116, 124, 126, 128, & 130 E Cabarrus St; 105, 106, 107, 108, 111, 112, 114, &116 Stronachs Alley; and 511, 513, 519, 521, & 529 S Wilmington St
	PIN:	1703766880, 1703766754, 1703766750, 1703766549; 1703763820, 1703764861, 1703765810, 1703765757, 1703765797, 1703766830; 1703764707, 1703764613, 1703764743, 1703764663, 1703764783, 1703765632, 1703765662, 1703765692; 1703763722, 1703763636, 1703763631, 1703763594, 1703765478
	CAC:	Central
	Change Request/Comment ID:	296 / PC-0179 / DRA 8
	Existing Zoning:	BUS w/ DOD; w/ part HOD-G (Prince Hall)
	Current Use:	Vacant/Parking, Music Venue/Bar, Commercial, Office
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (in progress) Blount Person Corridor Study
DRA 8	*Urban Form Designation:*	Downtown

Recommendation: These properties should be zoned DX-12-SH and DX-12-UG.

302.		
	Address:	0, 205, 216, & 218 W Cabarrus St; 200, 205, 220, & 227 W Davie St; 333, 409, 417, 419, & 421 S Dawson St; 205 & 223 W Lenoir St; 424, 426, 428, & 432 S McDowell St; and 0 & 300 W South St
	PIN:	1703653323, 1703569731, 1703670203, 1703578036; 1703670565, 1703670364, 1703579524, 1703578323; 1703578620, 1703578243, 1703578119, 1703578115, 1703578132; 1703660333, 1703568384; 1703670048, 1703671008, 1703671005, 1703671000; 1703566237, 1703569162
	CAC:	Central
	Change Request/Comment ID:	299 / PC-0179 / DRA 11
	Existing Zoning:	BUS, IND-2 w/ DOD
	Current Use:	Various
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (in progress)
DRA 11	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer Frontage on Transit Emphasis Corridor (McDowell St)

Recommendation: The properties should be zoned DX-20, DX-20-SH, and DX-20-UG.

303.		
	Address:	0 & 12 Kindley St; 0 Martin Luther King Jr Blvd; 0, 700, & 800 S Salisbury St
	PIN:	1703652553, 1703559479, 1703553872, 1703656320, 1703654924, 1703655502
	CAC:	Central
	Change Request/Comment ID:	300 / PC-0179 / DRA 12
	Existing Zoning:	O&I-2, CUD BUS, w/DOD
	Current Use:	Office, Utility, Vacant
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (jn progress) Southern Gateway Corridor Study (in progress)
DRA 12	*Urban Form Designation:*	Downtown Frontage on Transit Emphasis Corridor (McDowell St)

Recommendation: These properties should be zoned DX-20, DX-20-UG, and DX-20-UG-CU.

305.	*Address:*	331 & 401 W Cabarrus St; 510, 514, 520, 522, 523, & 530 S Harrington St; 414 W Lenoir St; 320, 328, & 410 W South St; and 505, 513, 517, & 523 S West St
	PIN:	1703562950, 1703560984; 1703561827, 1703561708, 1703561702, 1703561603, 1703563723, 1703560597; 1703560527; 1703564375, 1703563326, 1703561345; 1703560817, 1703560831, 1703560721, 1703560627
	CAC:	Central
	Change Request/Comment ID:	302 / PC-0179 / DRA 14
	Existing Zoning:	SC, IND-2 w/ DOD
	Current Use:	Office, Warehouse, Service Garage, Single-Family Residential, Commercial, Utility Substation, Vacant
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
DRA 14	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned DX-7 and DX-7-UL.

306.	*Address:*	324, 328, & 330 Dupont Cir
	PIN:	1703473624, 1703472668, 1703472722
	CAC:	Central
	Change Request/Comment ID:	303 / PC-0179 / DRA 15
	Existing Zoning:	IND-2
	Current Use:	Light Manufacturing; Warehouse
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
DRA 15	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-4-UL.

307.	*Address:*	518 & 600 W Cabarrus St; 400 S West St
	PIN:	1703477144, 1703475257; 1703478178
	CAC:	Central
	Change Request/Comment ID:	304 / PC-0179 / DRA 16
	Existing Zoning:	IND-2
	Current Use:	Office, Warehouse
	Future Land Use Designation:	Community Mixed Use & Office/Residential Mixed Use
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
DRA 16	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-4-UL and IX-7-UL.

308.	*Address:*	517 W Cabarrus St; 518 S West St
	PIN:	1703466858; 1703467736
	CAC:	Central
	Change Request/Comment ID:	305 / PC-0179 / DRA 17
	Existing Zoning:	IND-2, R-20
	Current Use:	Warehouse, Vehicle Service
	Future Land Use Designation:	Community Mixed Use
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
DRA 17	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer

Recommendation: These properties should be zoned IX-4-UL.

310.	*Address:*	11 S Boylan St; 409 E Edenton St; 11 & 15 N Harrington St; 225, 300, 301, 309, 320, 326, 327, 330, 401, 404, 406, 409, 411, 414, 415, 501, 509, 513, 515, 527, 605, 609, 615, 621, & 623 Hillsborough St; 200, 320, 324, 328, 502, 510, 512, 514, 524, 606, & 608 W Morgan St; and 7, 10, & 17 S West St
	PIN:	1703491076; 1703591476; 1703592431, 1703592436; 1703599044, 1703596392, 1703596095, 1703594073, 1703595398, 1703594367, 1703593193, 1703593399, 1703592007, 1703592333, 1703591364, 1703591144, 1703591124, 1703591309, 1703590185, 1703499156, 1703498193, 1703498135, 1703497166, 1703495196, 1703494146, 1703493177, 1703492196, 1703492128, 1703491158; 1703691063, 1703595066, 1703594000, 1703593051, 1703499022, 1703488949, 1703497096, 1703498033, 1703497057, 1703495067, 1703494005, 1703493055; 1703591008, 1703499059, 1703590072
	CAC:	Central, Hillsborough, North Central
	Change Request/Comment ID:	307 / PC-0179 / DRA 19
	Existing Zoning:	BUS, IND-2, NB w/ DOD
	Current Use:	Various
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (in progress)
DRA 19	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer Transit Emphasis Corridors

Recommendation: The properties should be zoned DX-20-SH, DX-20-UG, and DX-20-UL.

311.	*Address:*	200 E Martin St
	PIN:	1703778739
	CAC:	Central
	Change Request/Comment ID:	288 / PC-0178
	Existing Zoning:	BUS w/DOD & HOD-G
	Current Use:	Mixed Use (Eating Establishment & Office)
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (in progress)
	Urban Form Designation:	Downtown Frontage on Transit Emphasis Corridor

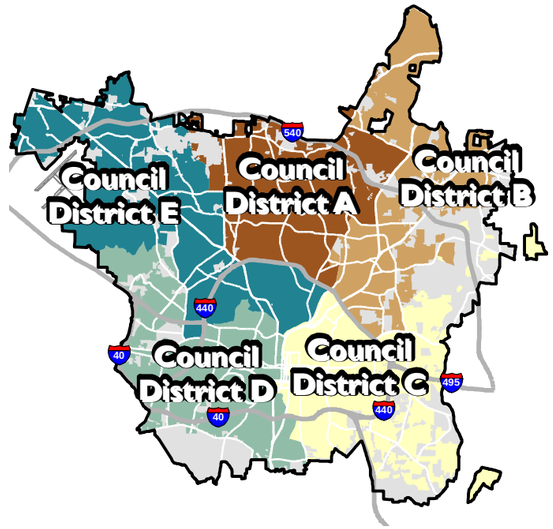
Recommendation: The property should be zoned DX-4-SH w/HOD-G.

Planning Commission Certified Recommendation: Areas Changed

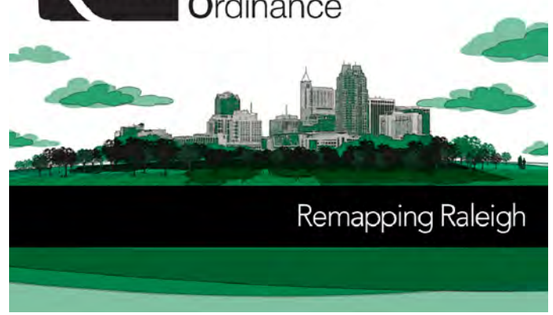
Area to be Rezoned

PC Changed Areas

Raleigh Jurisdiction Limit



Unified Development Ordinance



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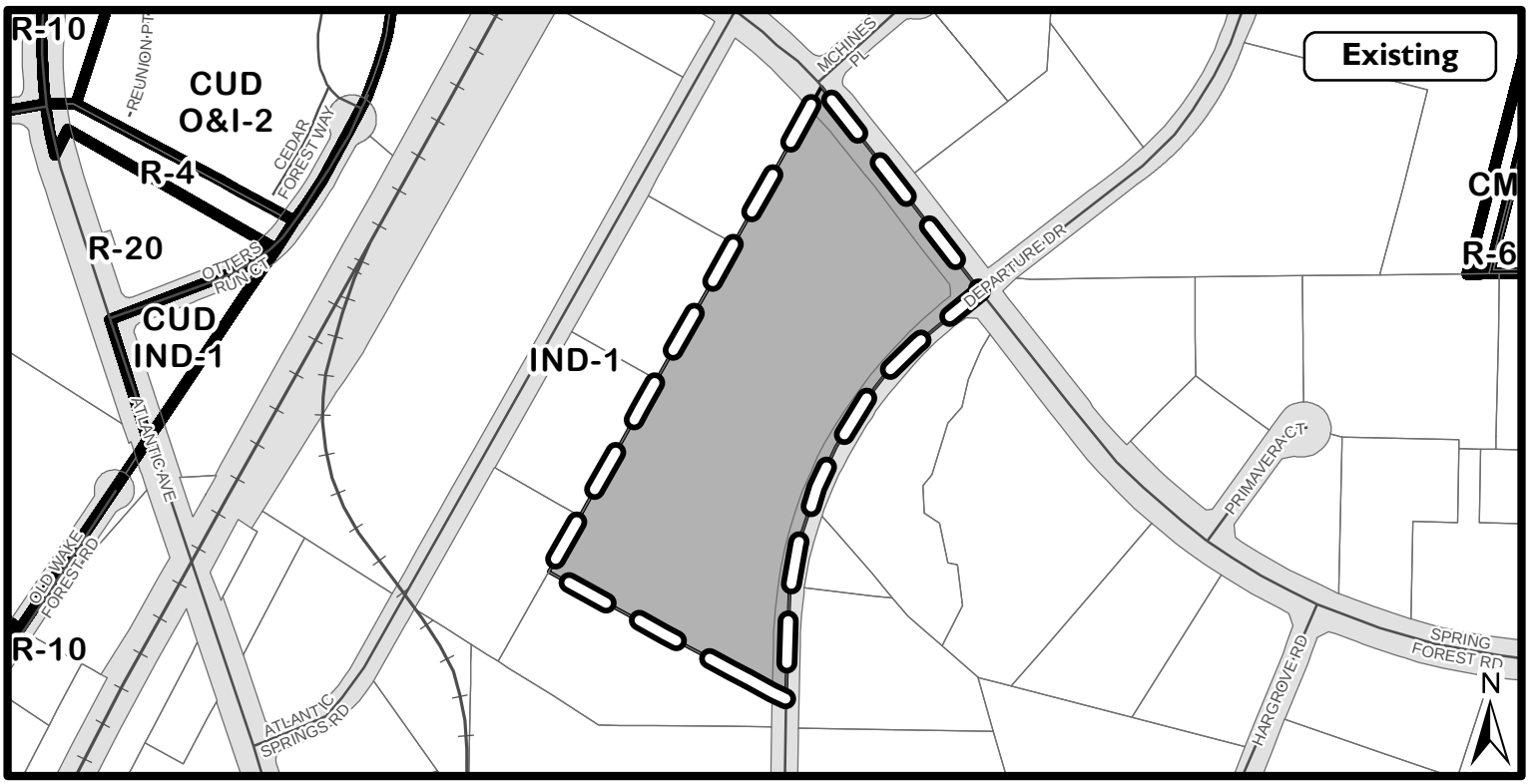
N

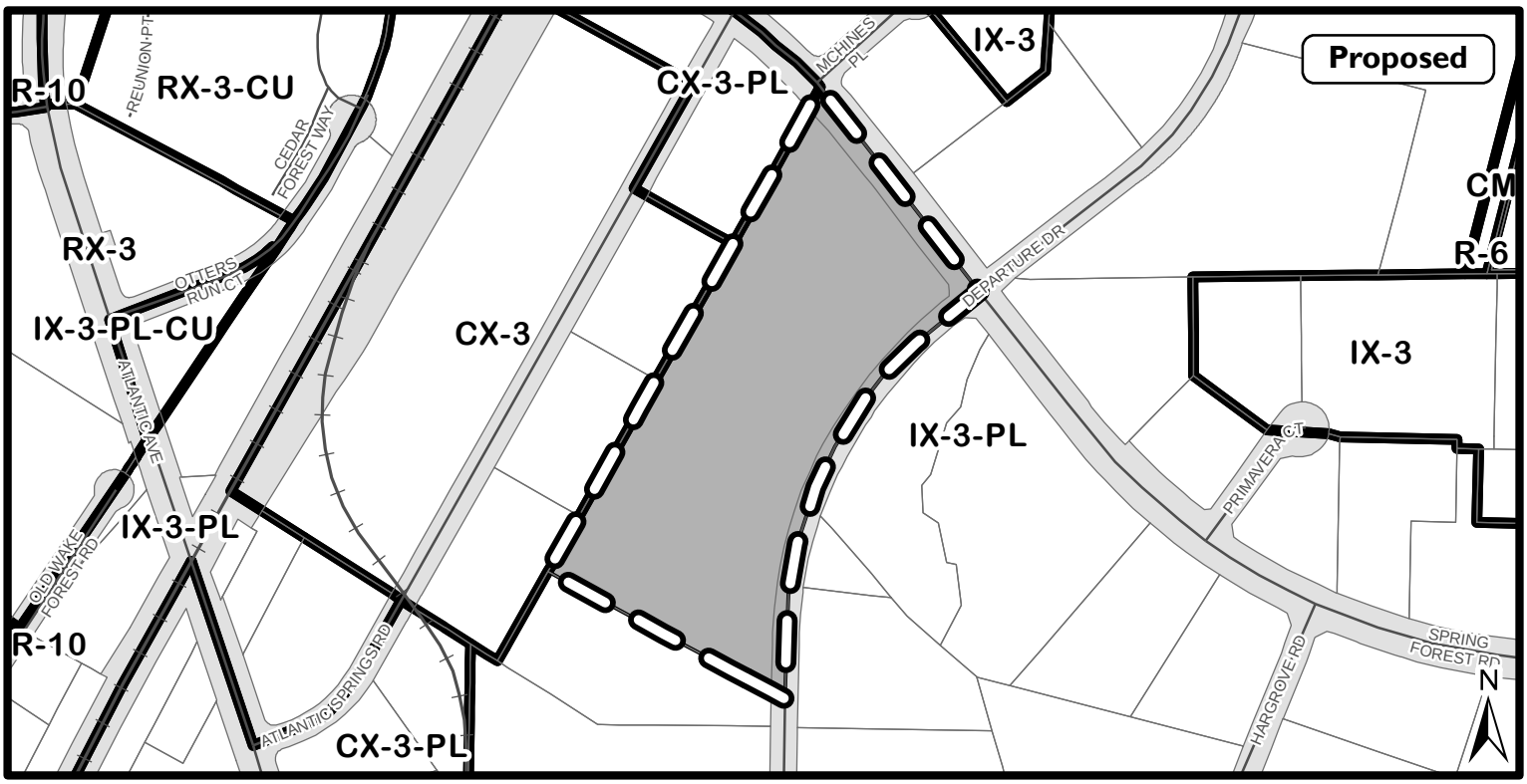
Map by Ray Aull, Last Update: 27 April 2015

Planning Commission - CR Change: 1

Existing Zoning: IND-1



Staff Proposed Zoning: CX-3-PL



Planning Commission Recommended Zoning:

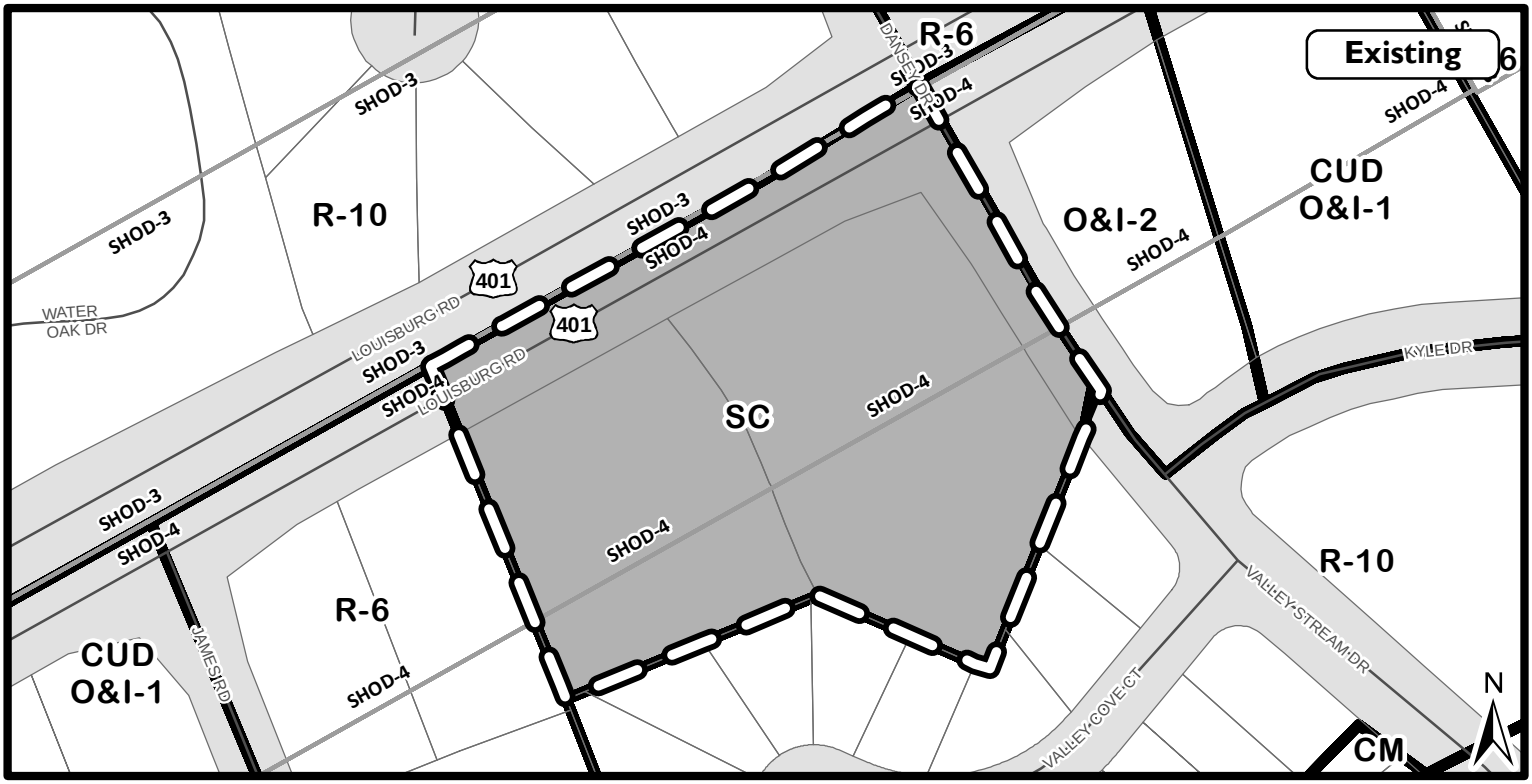
IX-3-PL

Future Land Use (Primary): Community Mixed Use

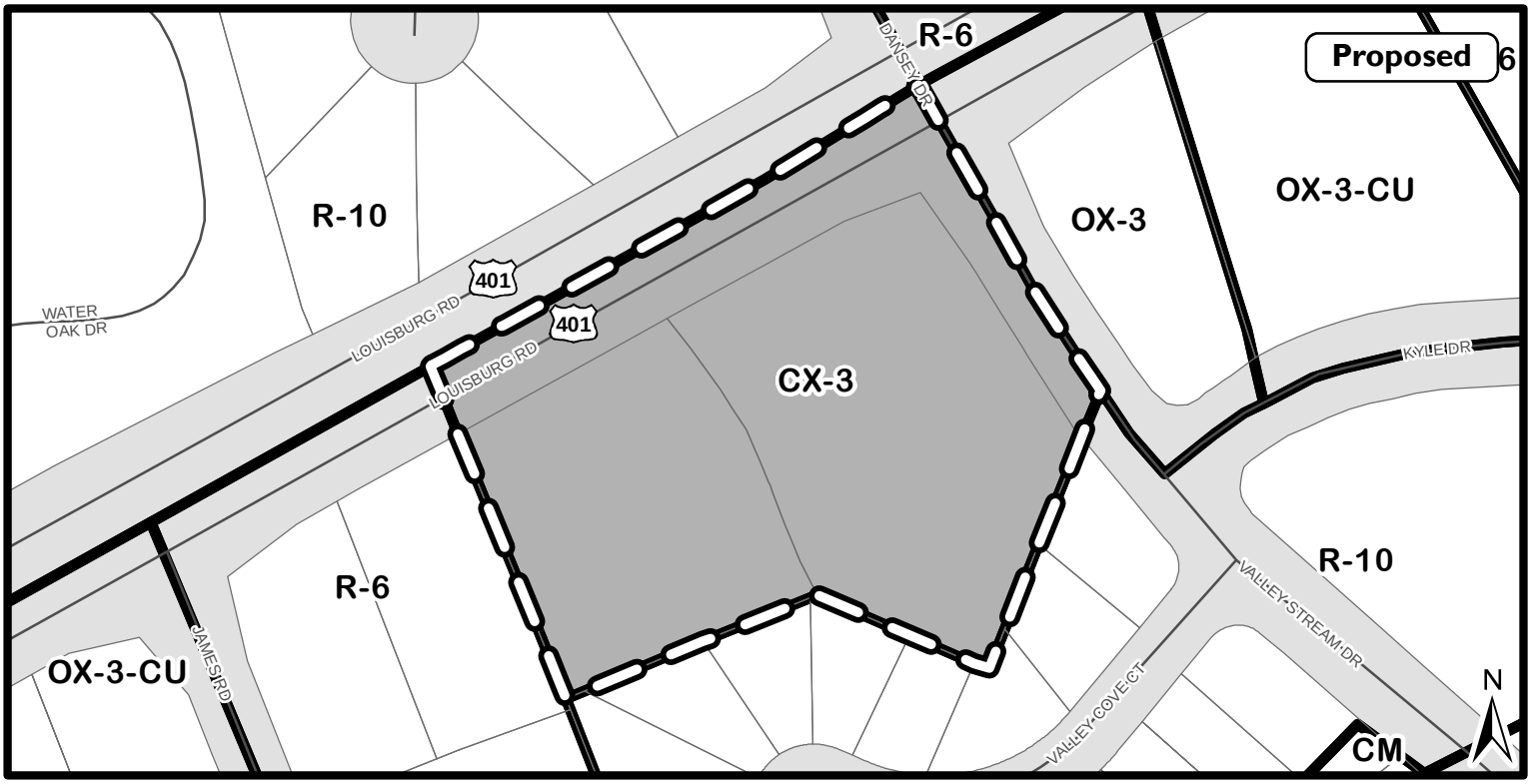
Comment Reference ID(s): GEN-0491

Planning Commission - CR Change: 2

Existing Zoning: SC w/SHOD-4

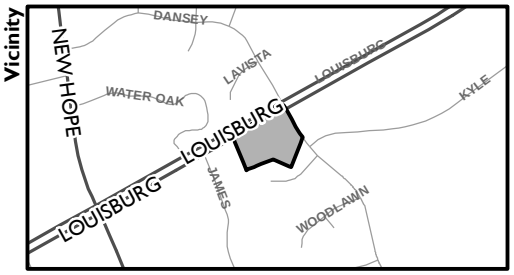


Staff Proposed Zoning: NX-3



Planning Commission Recommended Zoning:

CX-3



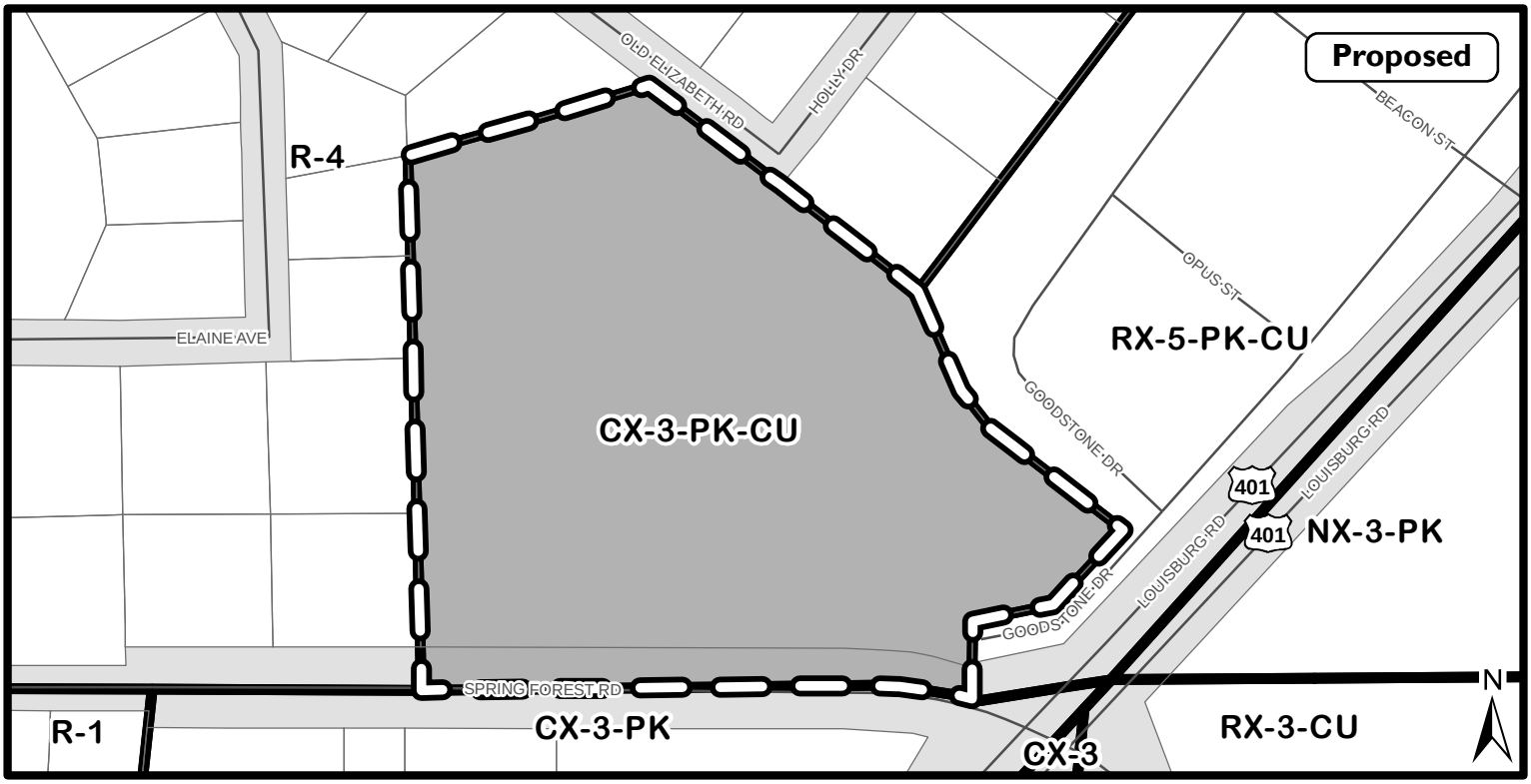
Future Land Use (Primary): Neighborhood Mixed Use

Comment Reference ID(s): WEB-28482

Planning Commission - CR Change: 3

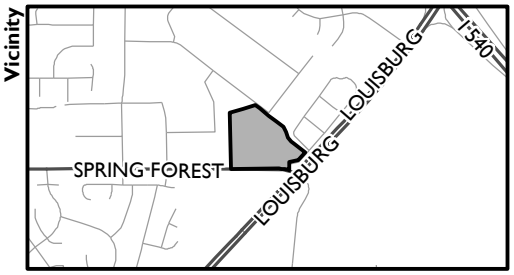
Existing Zoning: CUD TD (part SHOD-4)

Staff Proposed Zoning: RX-5-PK-CU



Planning Commission Recommended Zoning:

CX-3-PK-CU

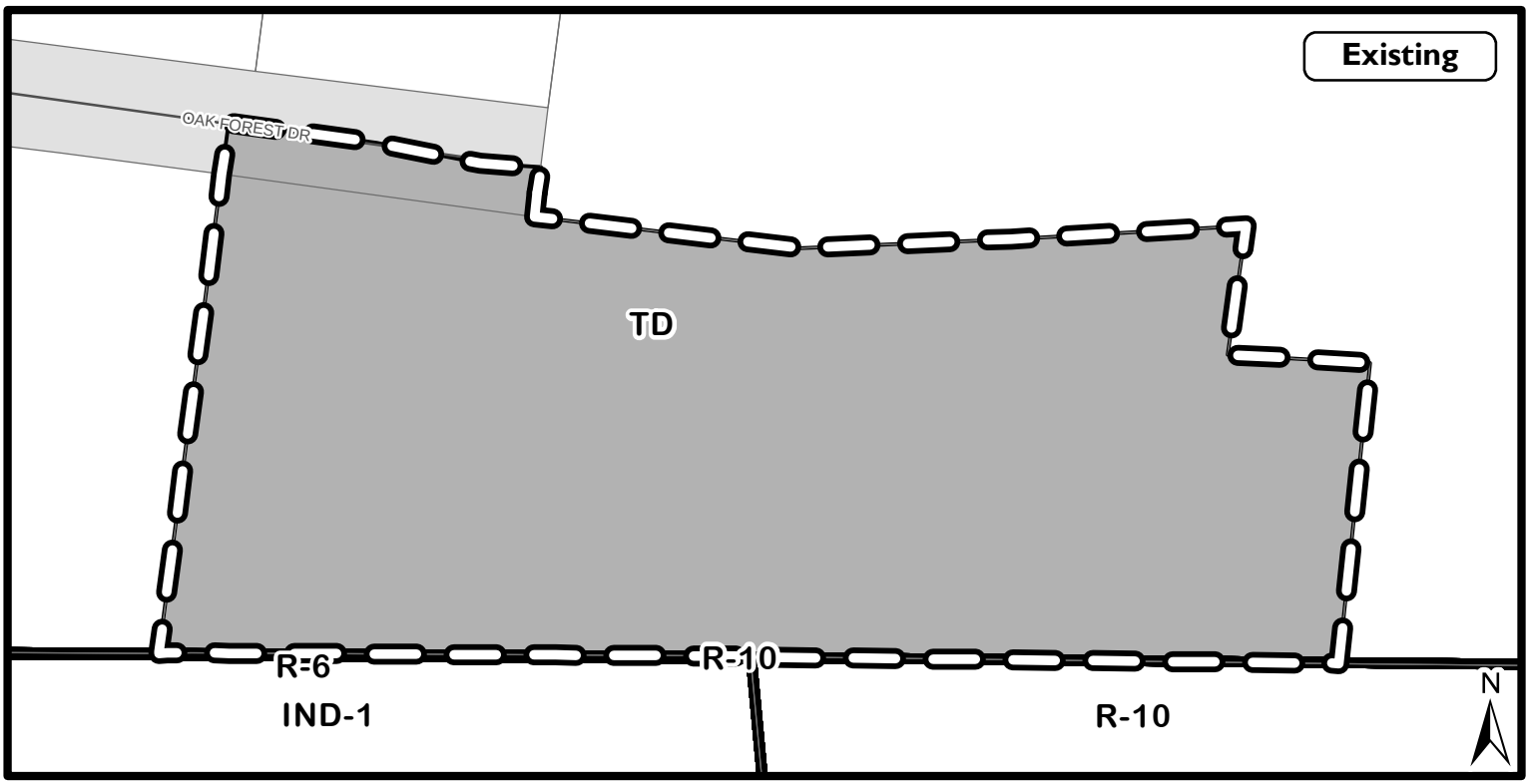


Future Land Use (Primary): Neighborhood Mixed Use

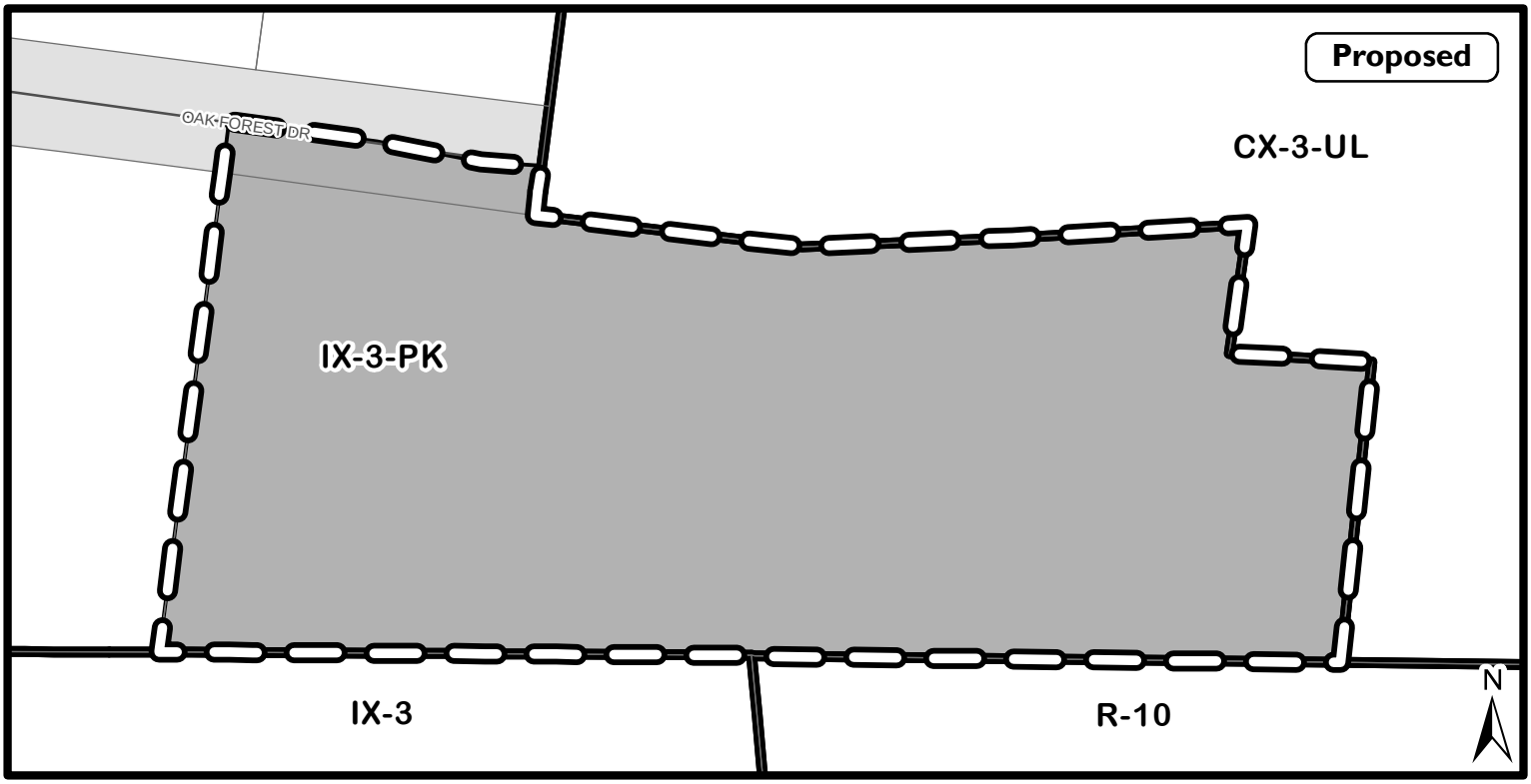
Comment Reference ID(s): GEN-0519

Planning Commission - CR Change: 4

Existing Zoning: TD

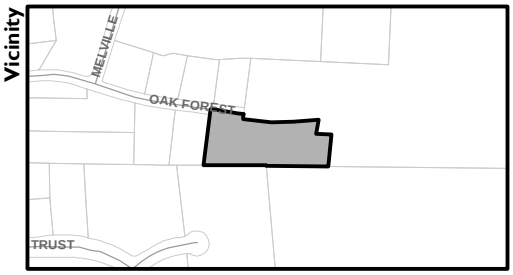


Staff Proposed Zoning: CX-3-UL



Planning Commission Recommended Zoning:

IX-3-PK

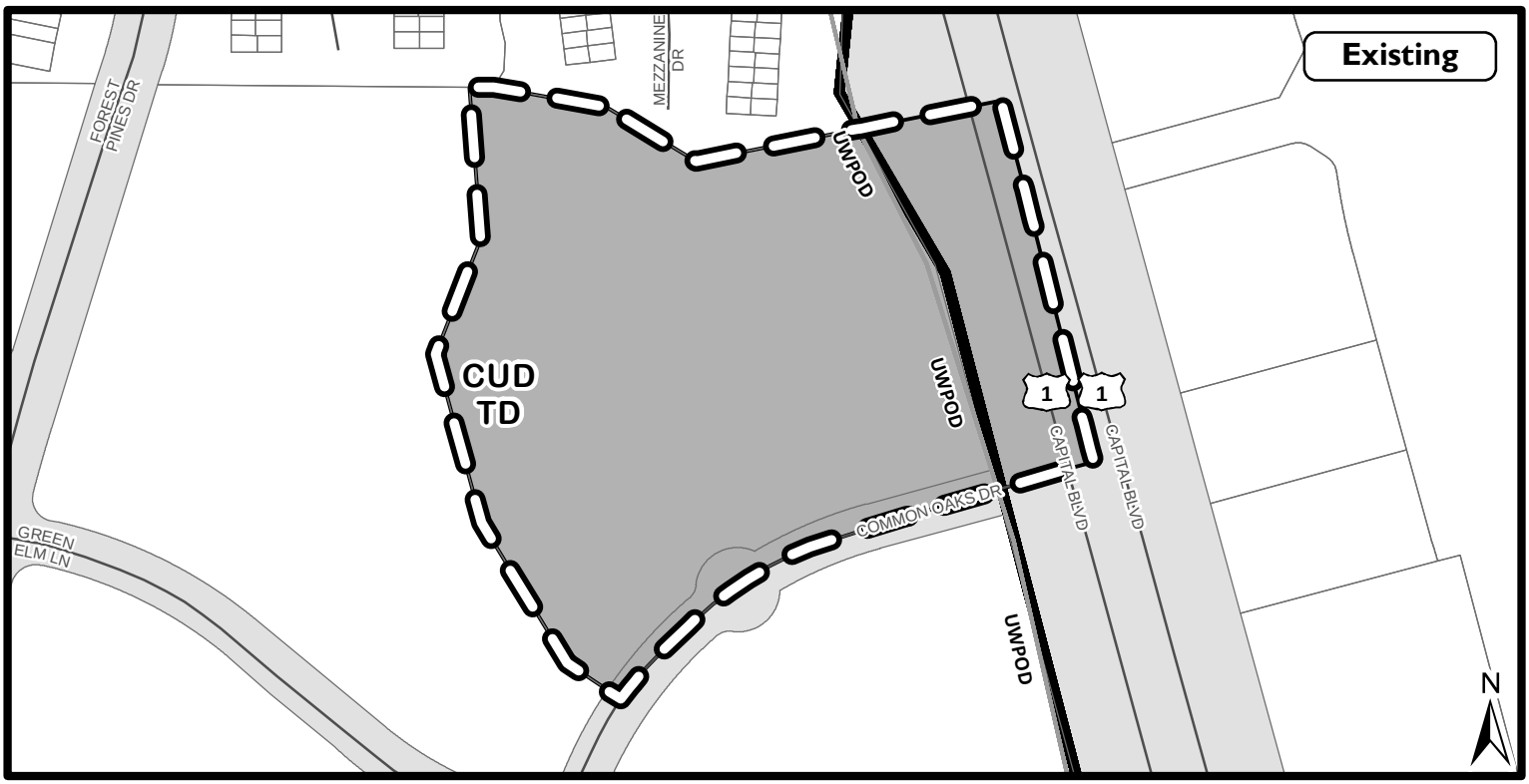


Future Land Use (Primary): Community Mixed Use

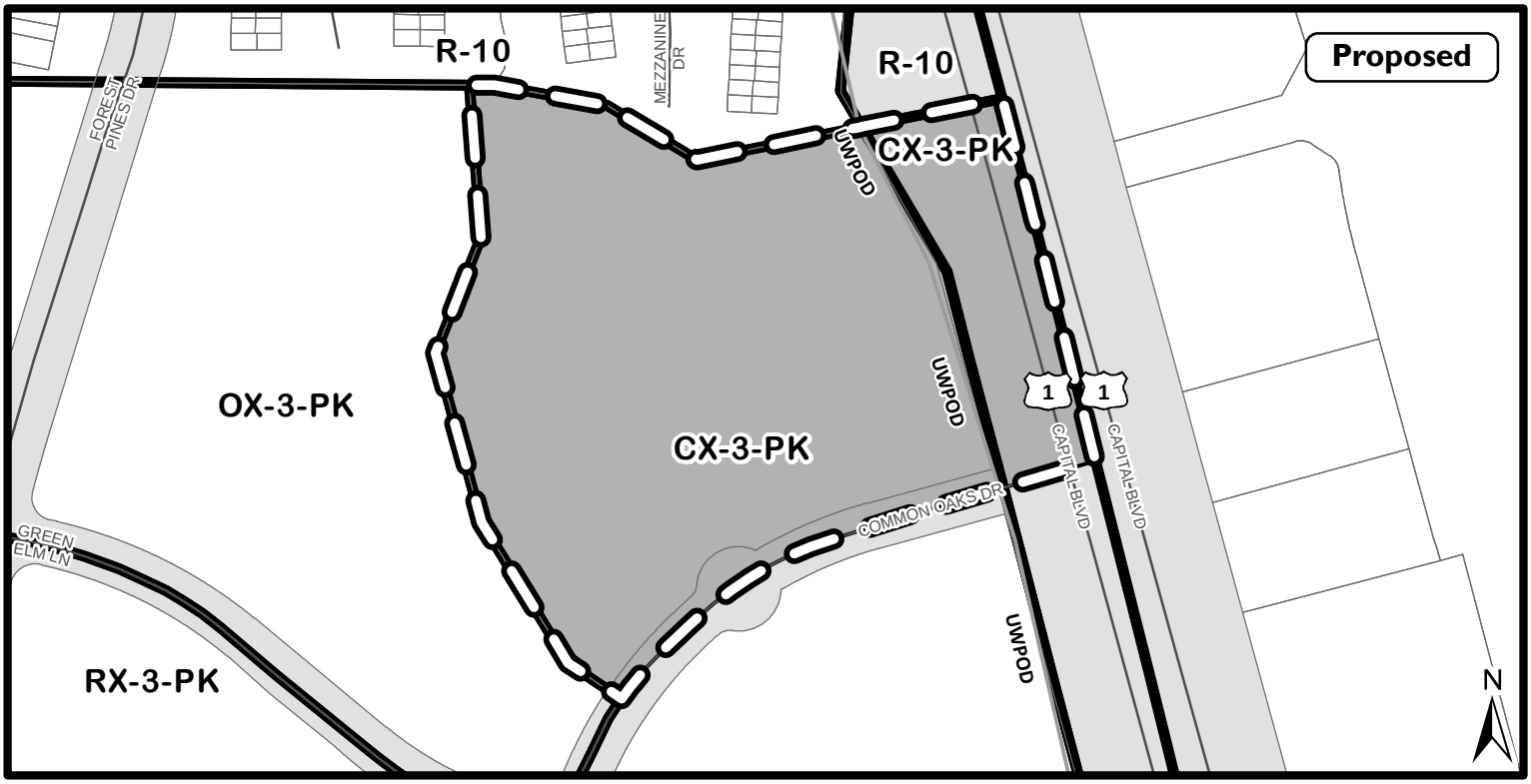
Comment Reference ID(s): GEN-0429

Planning Commission - CR Change: 5

Existing Zoning: CUD TD w/UWPOD



Staff Proposed Zoning: NX-3-PK w/UWPOD

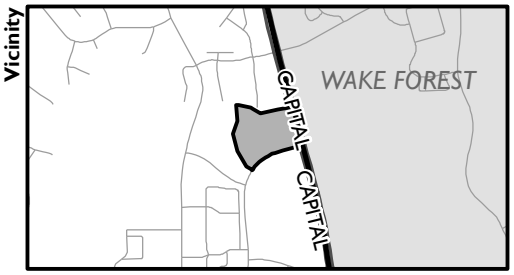


Planning Commission Recommended Zoning:

CX-3-PK w/UWPOD

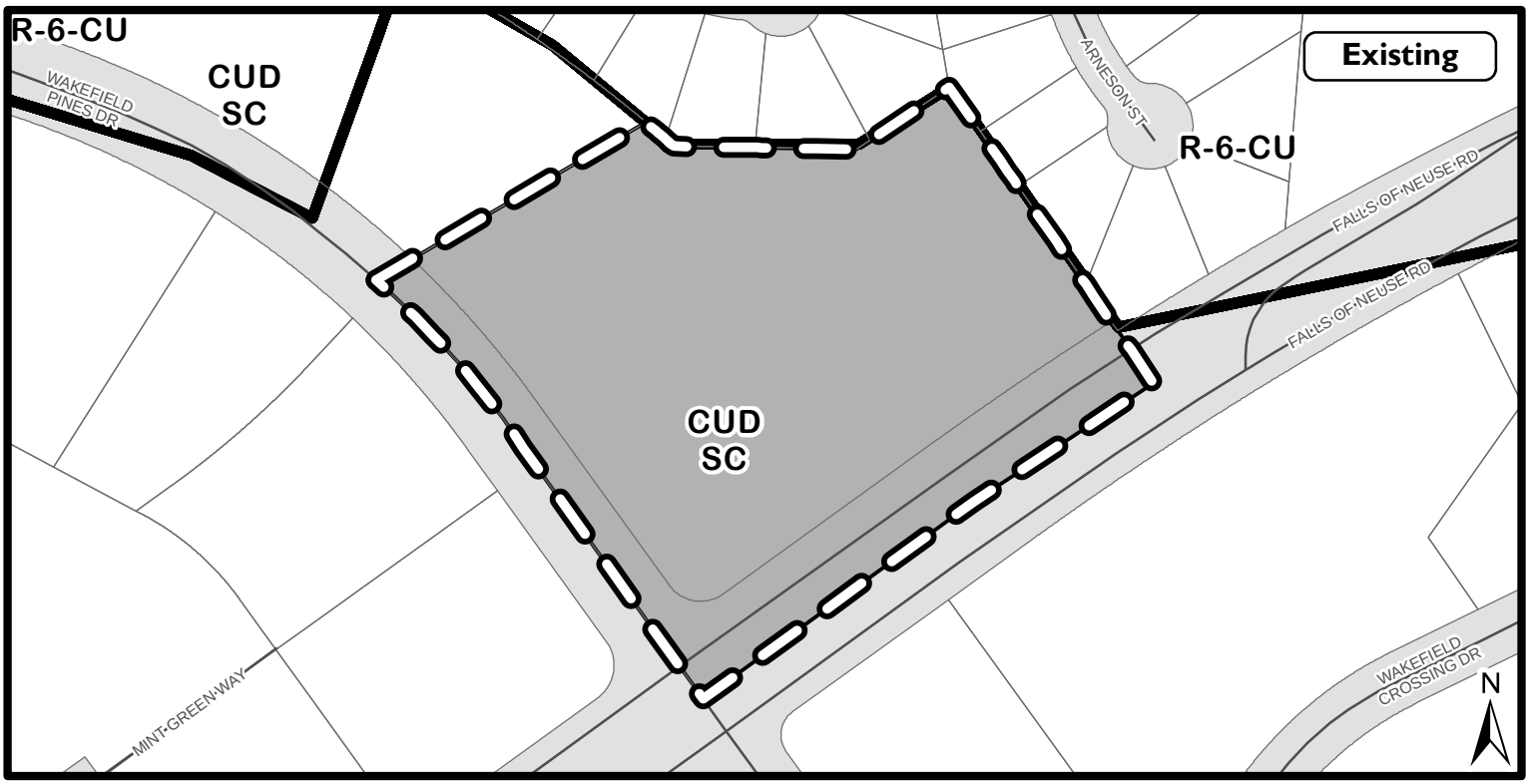
Future Land Use (Primary): Neighborhood Mixed Use

Comment Reference ID(s): GEN-0373

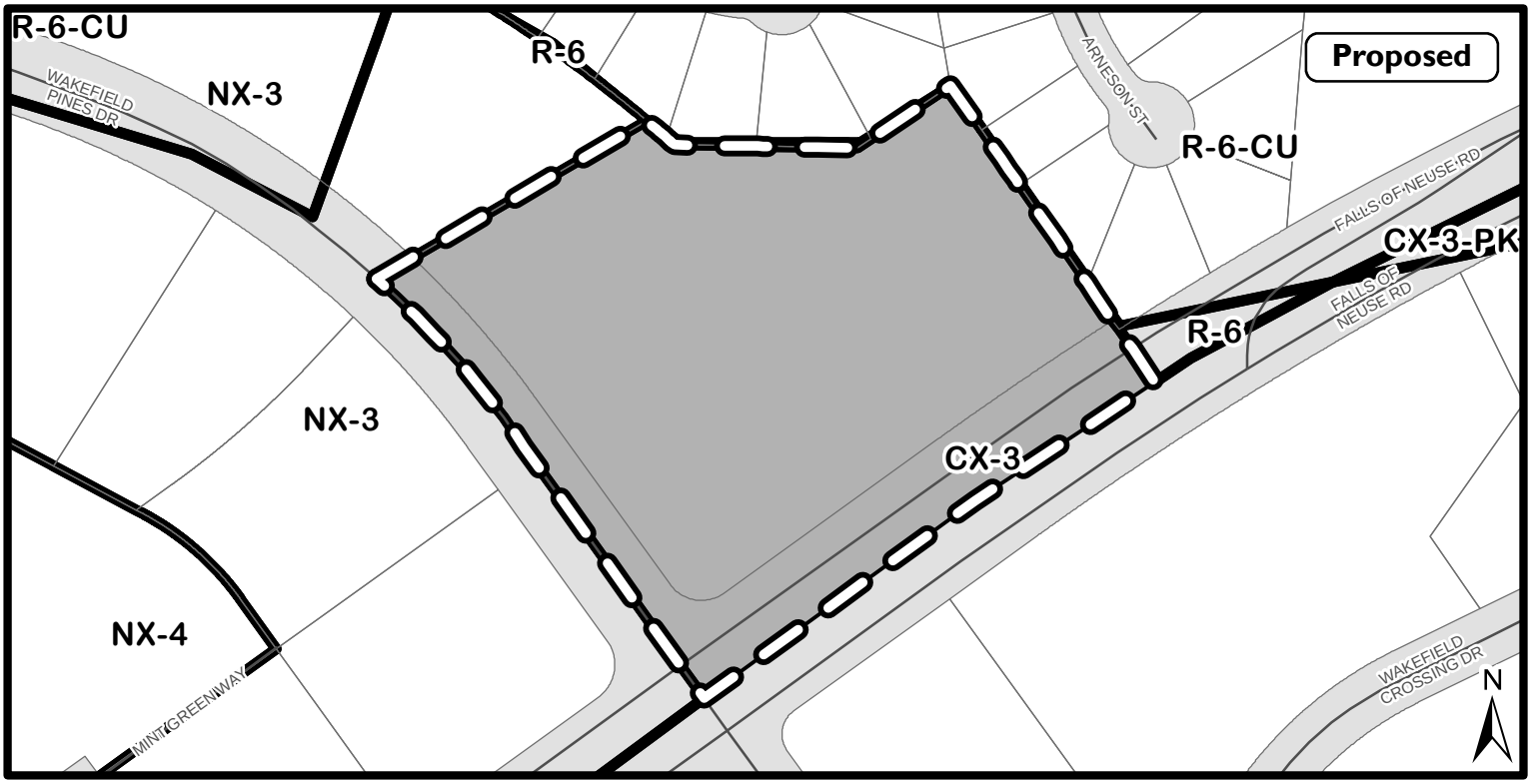


Planning Commission - CR Change: 6

Existing Zoning: CUD SC w/UWPOD

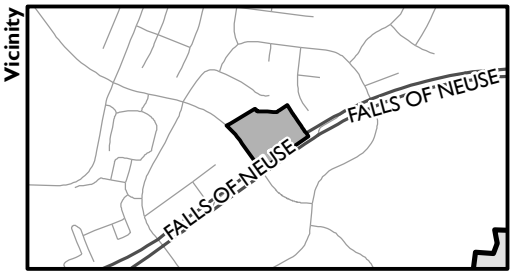


Staff Proposed Zoning: NX-3 w/UWPOD



Planning Commission Recommended Zoning:

CX-3 w/UWPOD

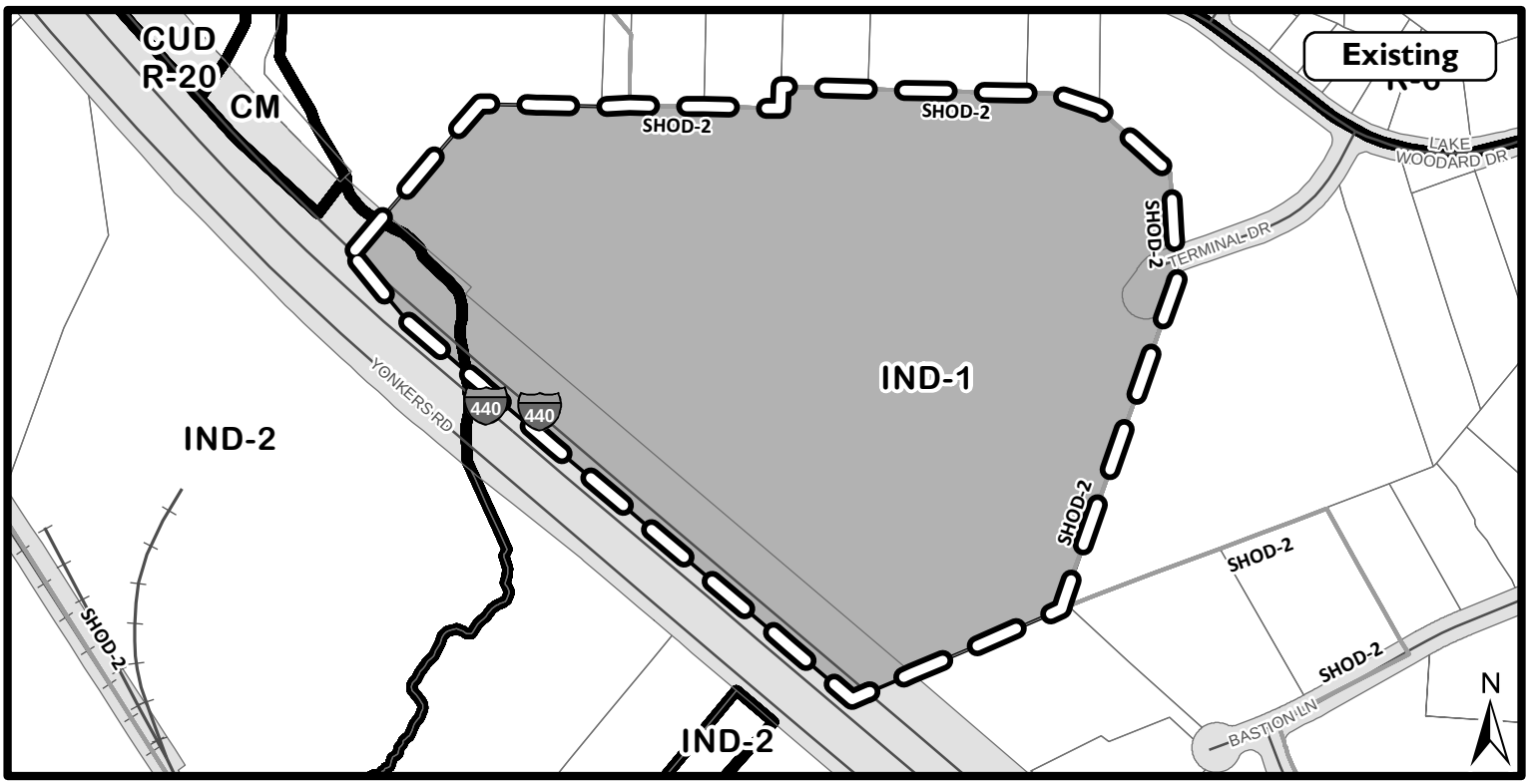


Future Land Use (Primary): Neighborhood Mixed Use

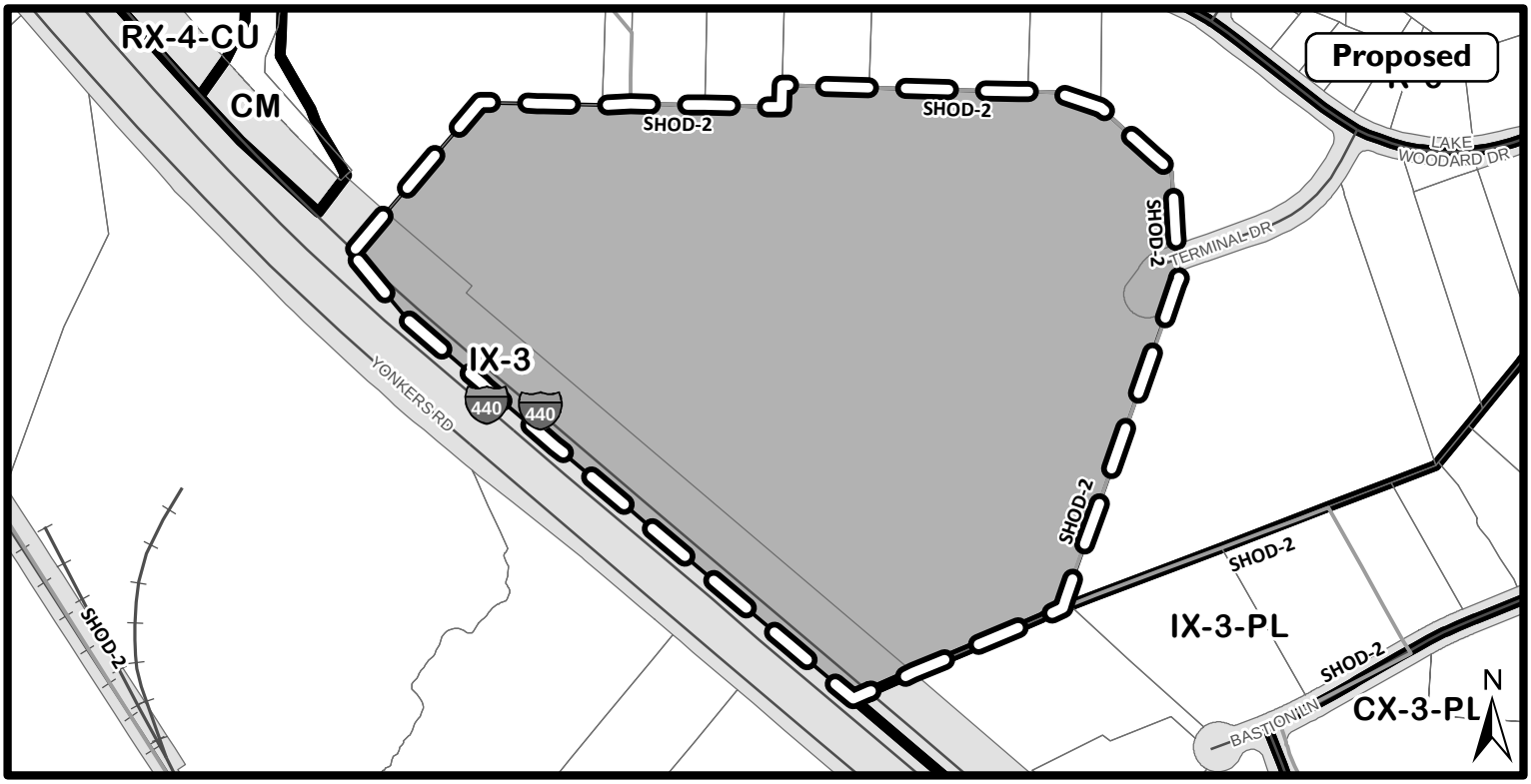
Comment Reference ID(s): GEN-0366

Planning Commission - CR Change: 7

Existing Zoning: IND-1 w/SHOD-2



Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

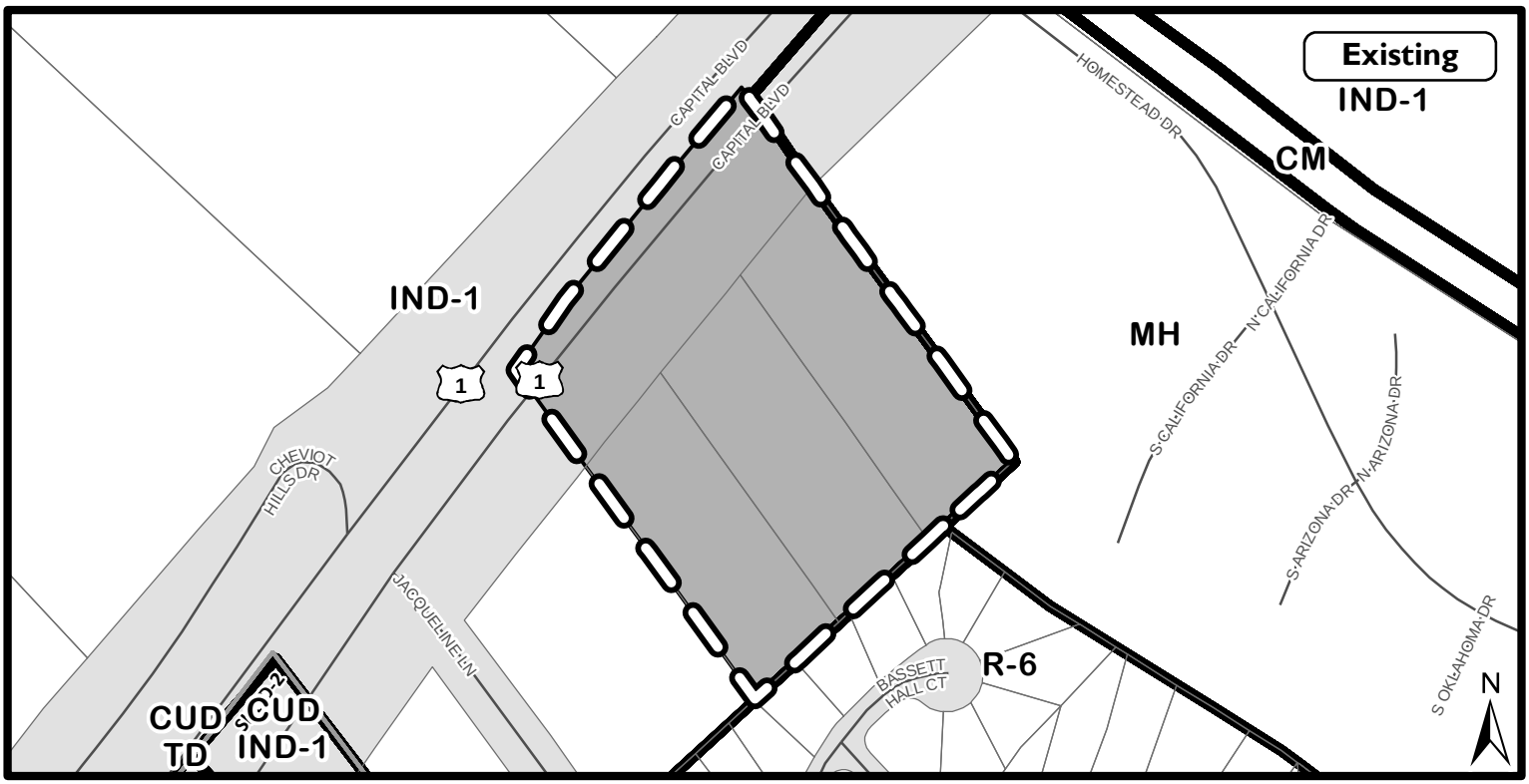
IX-3 w/SHOD-2

Future Land Use (Primary): Community Mixed Use

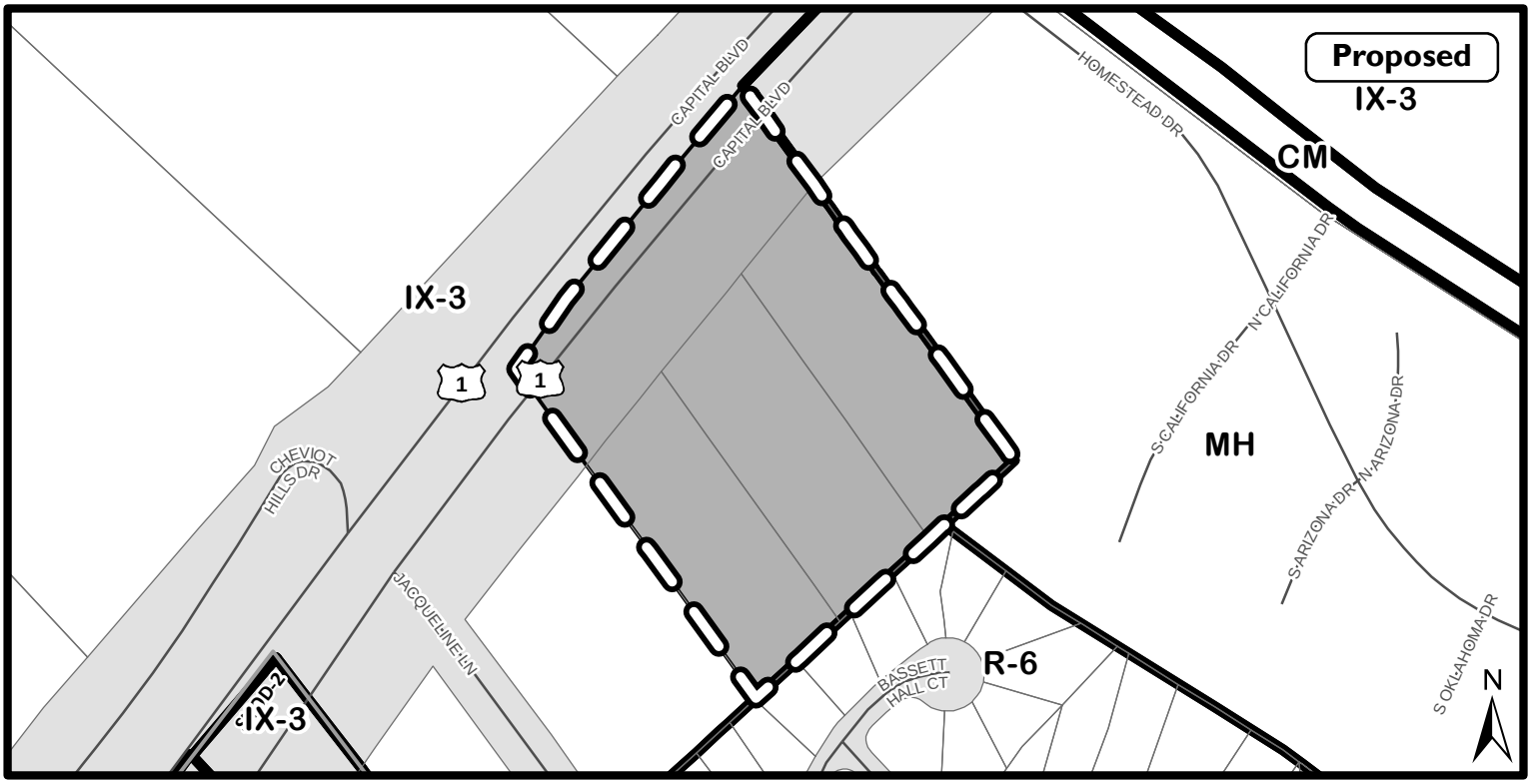
Comment Reference ID(s): CC3-0039; GEN-0059

Planning Commission - CR Change: 9

Existing Zoning: IND-1

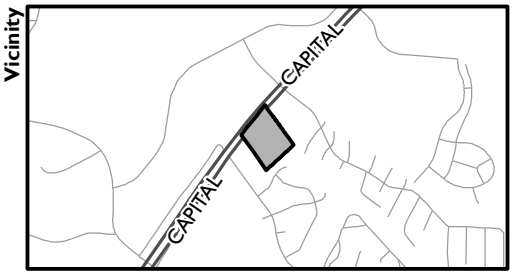


Staff Proposed Zoning: IH



Planning Commission Recommended Zoning:

IX-3

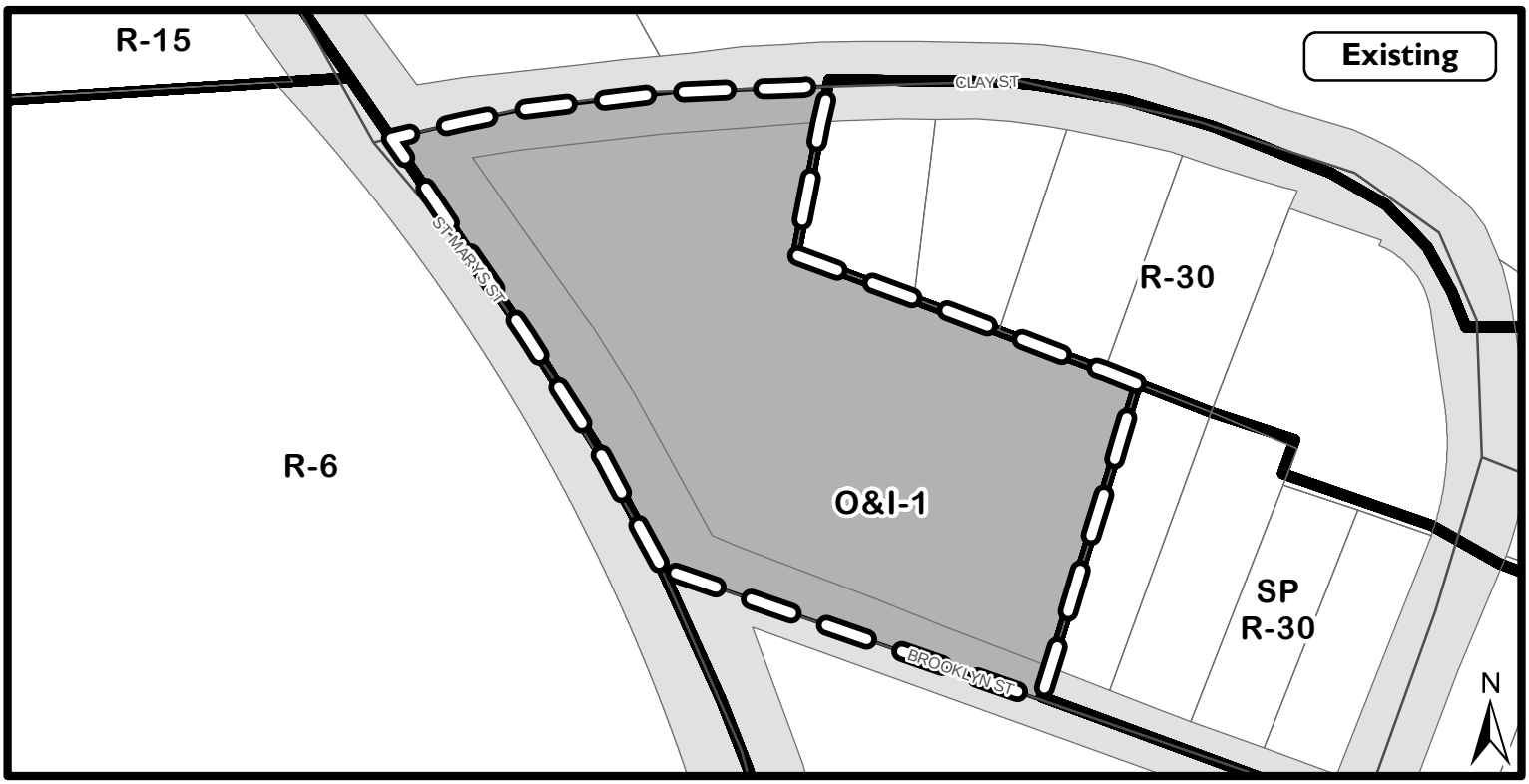


Future Land Use (Primary): Moderate Density Residential

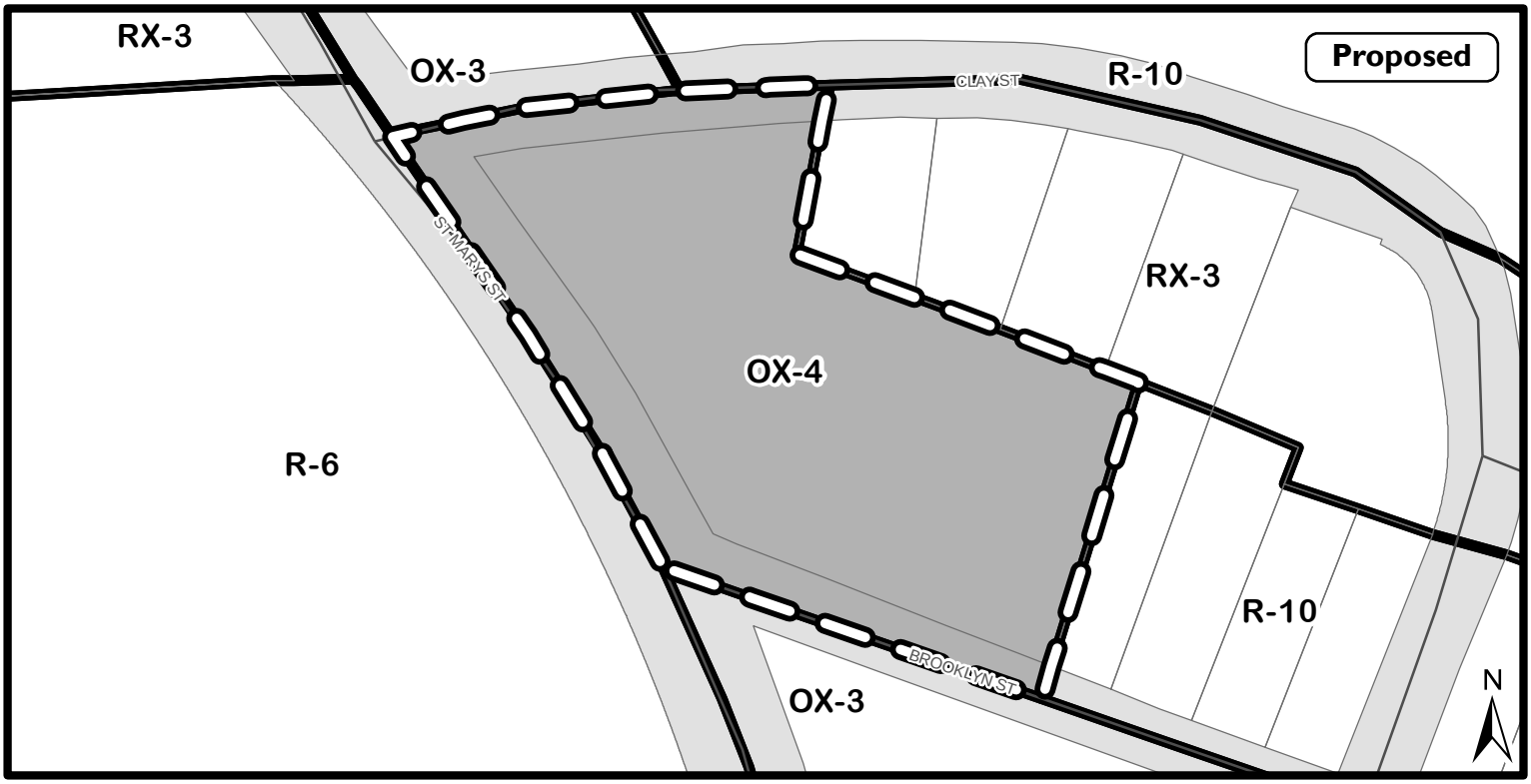
Comment Reference ID(s): WEB-14402

Planning Commission - CR Change: 24

Existing Zoning: O&I-1



Staff Proposed Zoning: OX-3

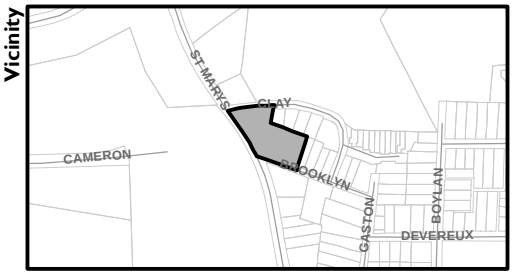


Planning Commission Recommended Zoning:

OX-4

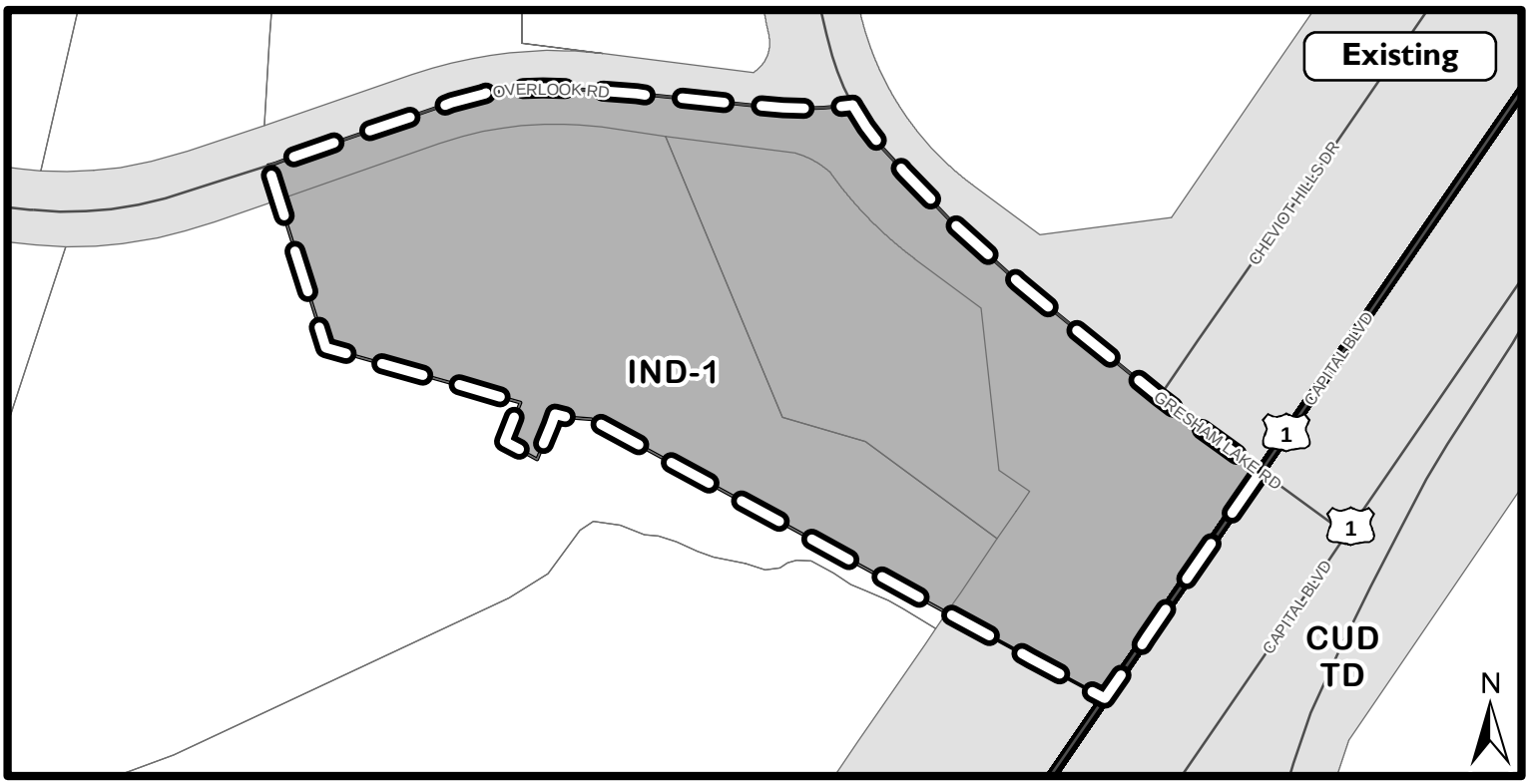
Future Land Use (Primary): Office & Residential Mixed Use

Comment Reference ID(s): PC-0008

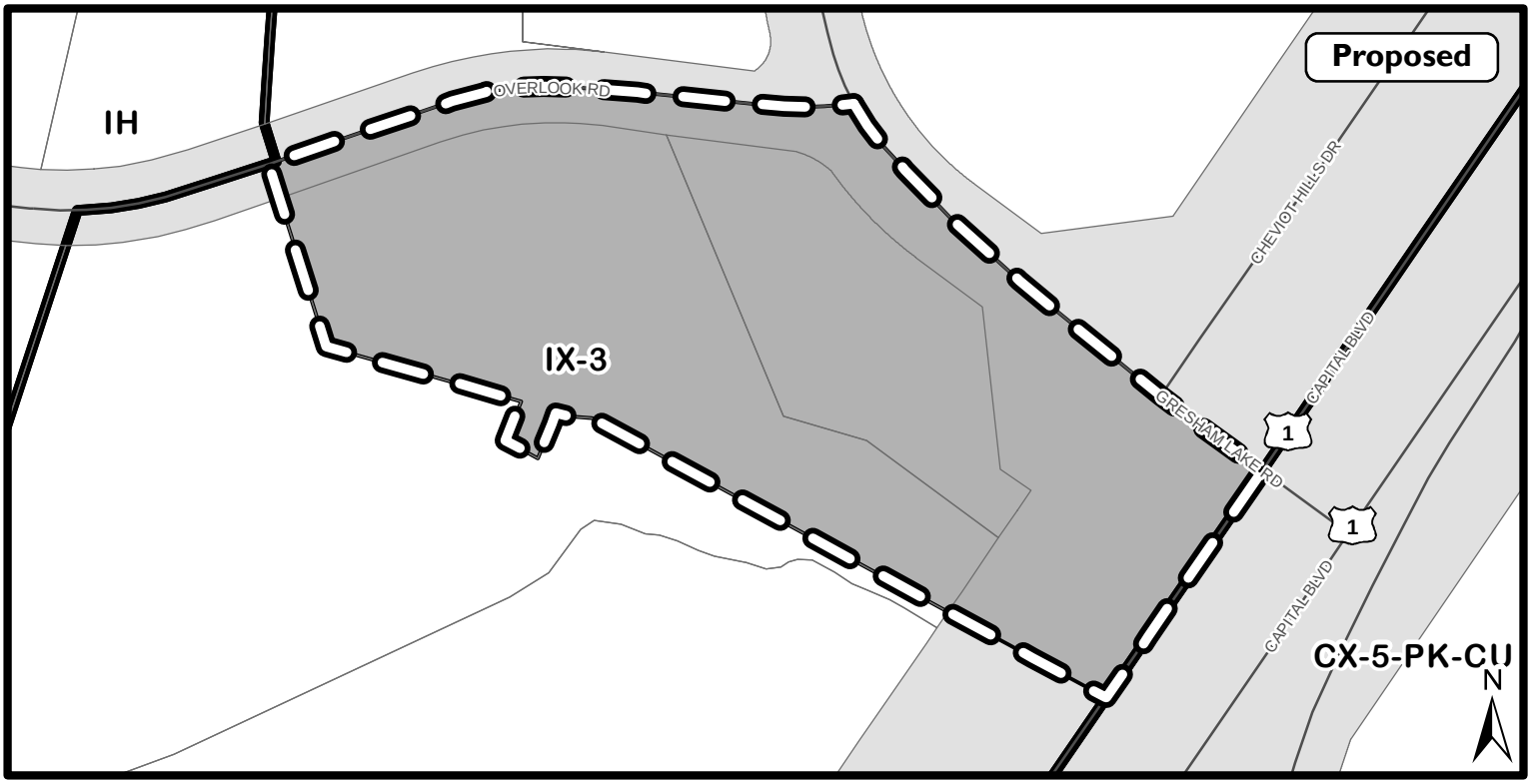


Planning Commission - CR Change: 25

Existing Zoning: IND-1 w/SHOD-2



Staff Proposed Zoning: IH w/SHOD-2

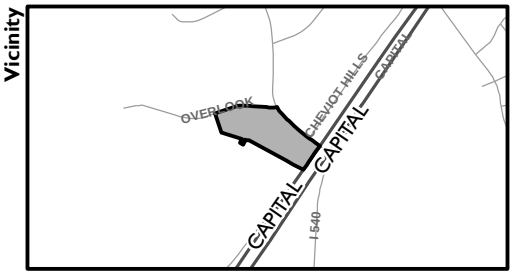


Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

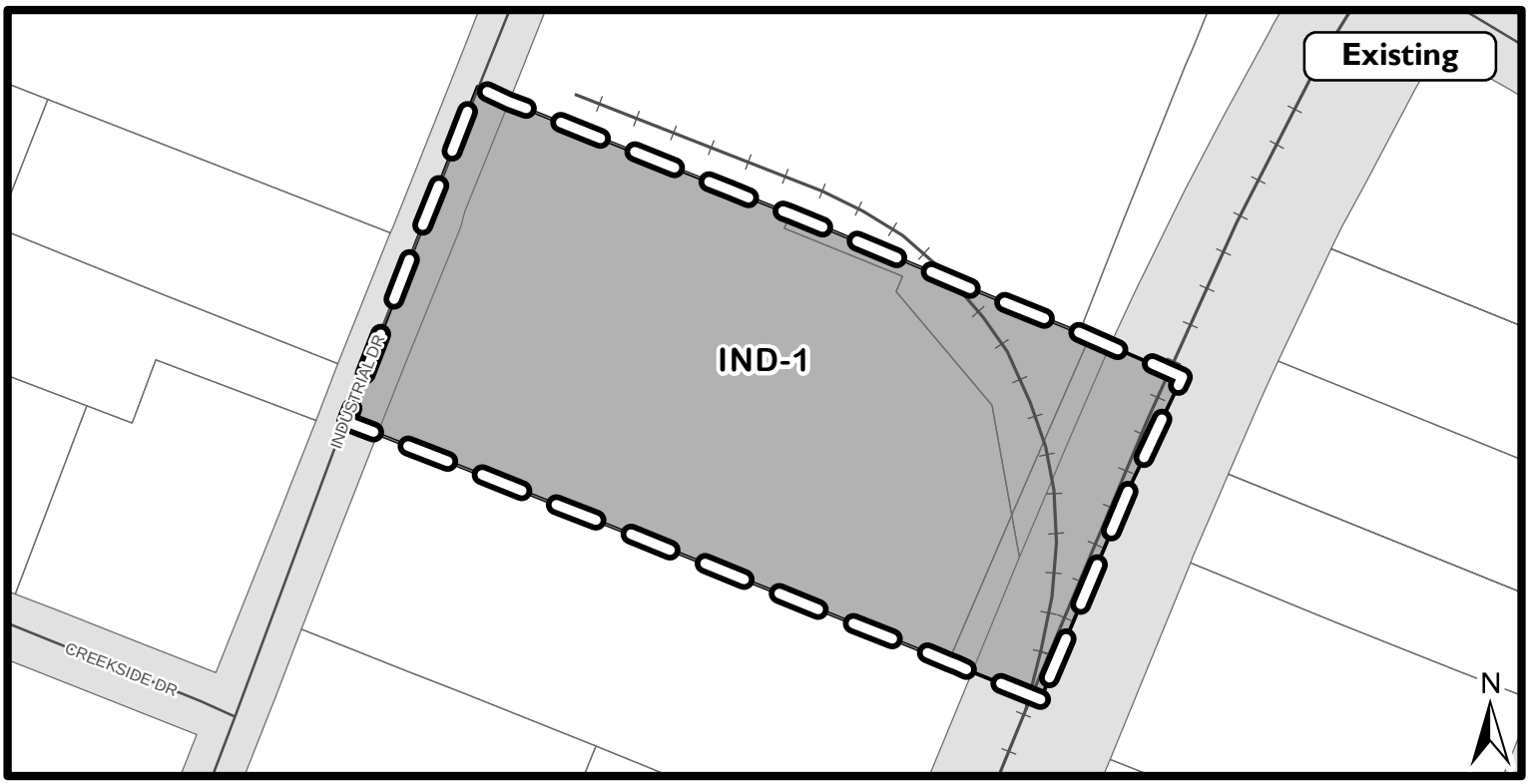
Future Land Use (Primary): Business & Commercial Services

Comment Reference ID(s): PC-0009/10

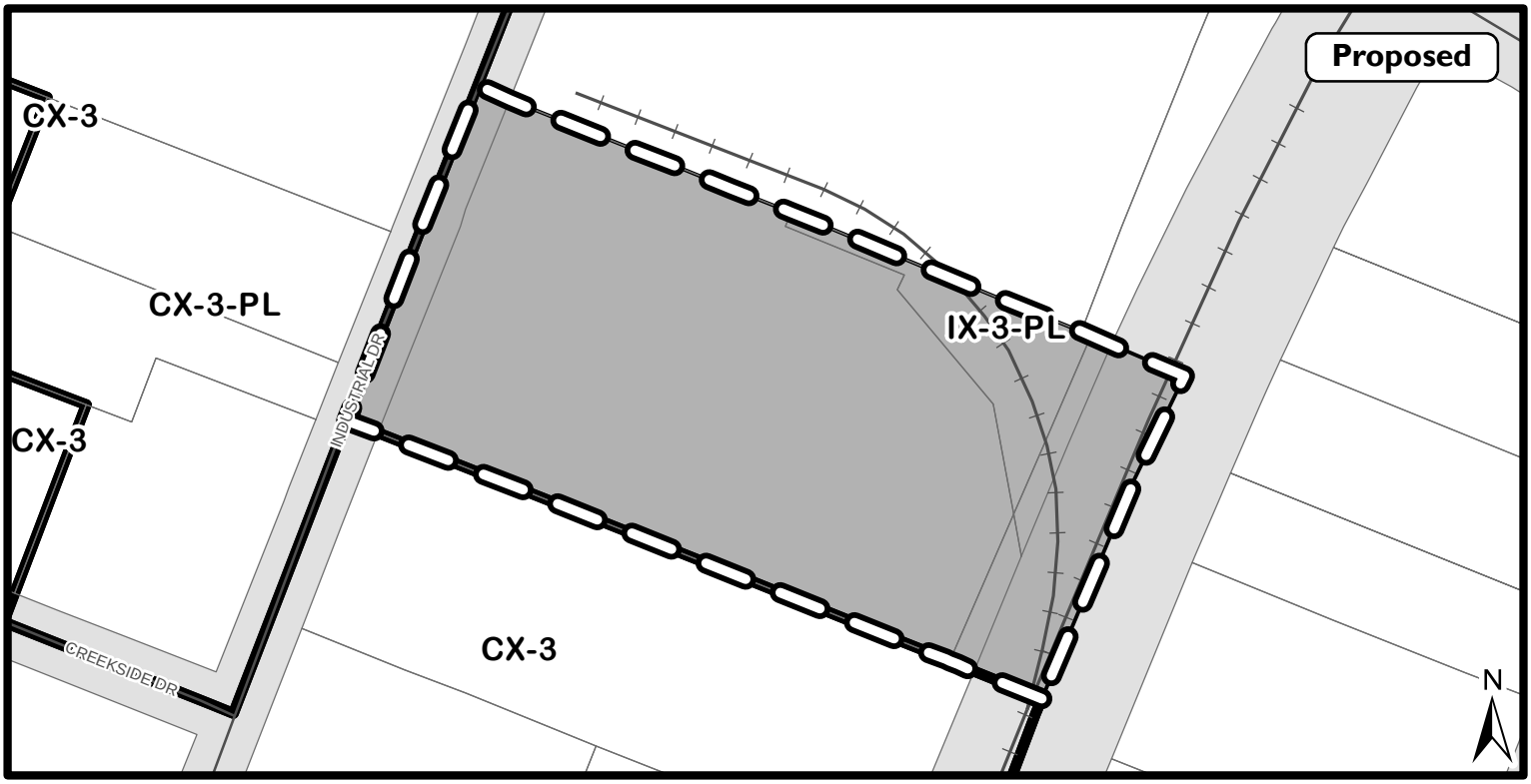


Planning Commission - CR Change: 26

Existing Zoning: IND-1

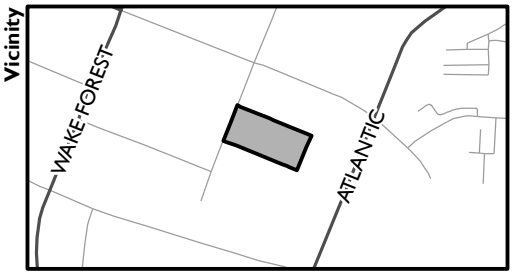


Staff Proposed Zoning: CX-3



Planning Commission Recommended Zoning:

IX-3-PL

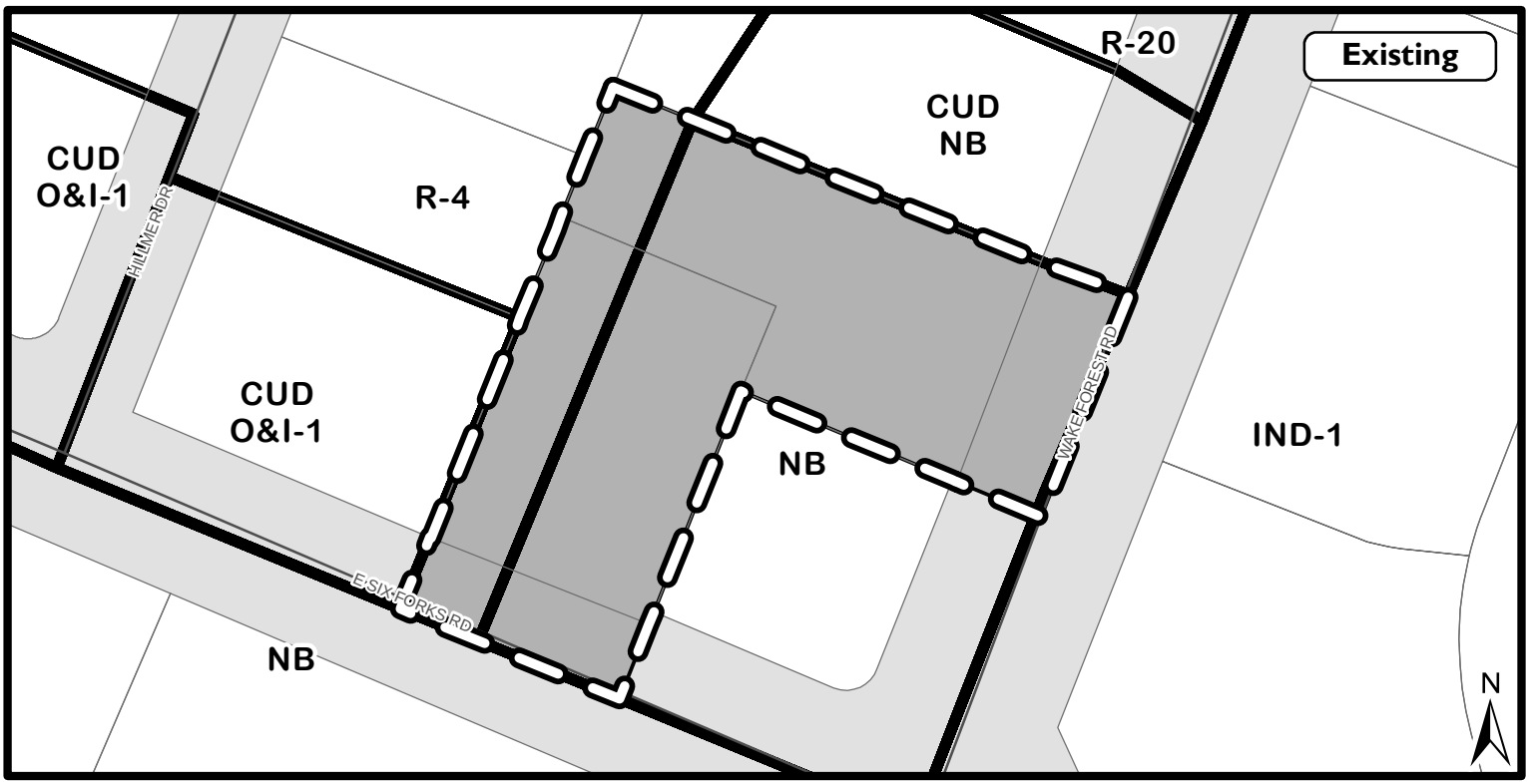


Future Land Use (Primary): High Density Residential

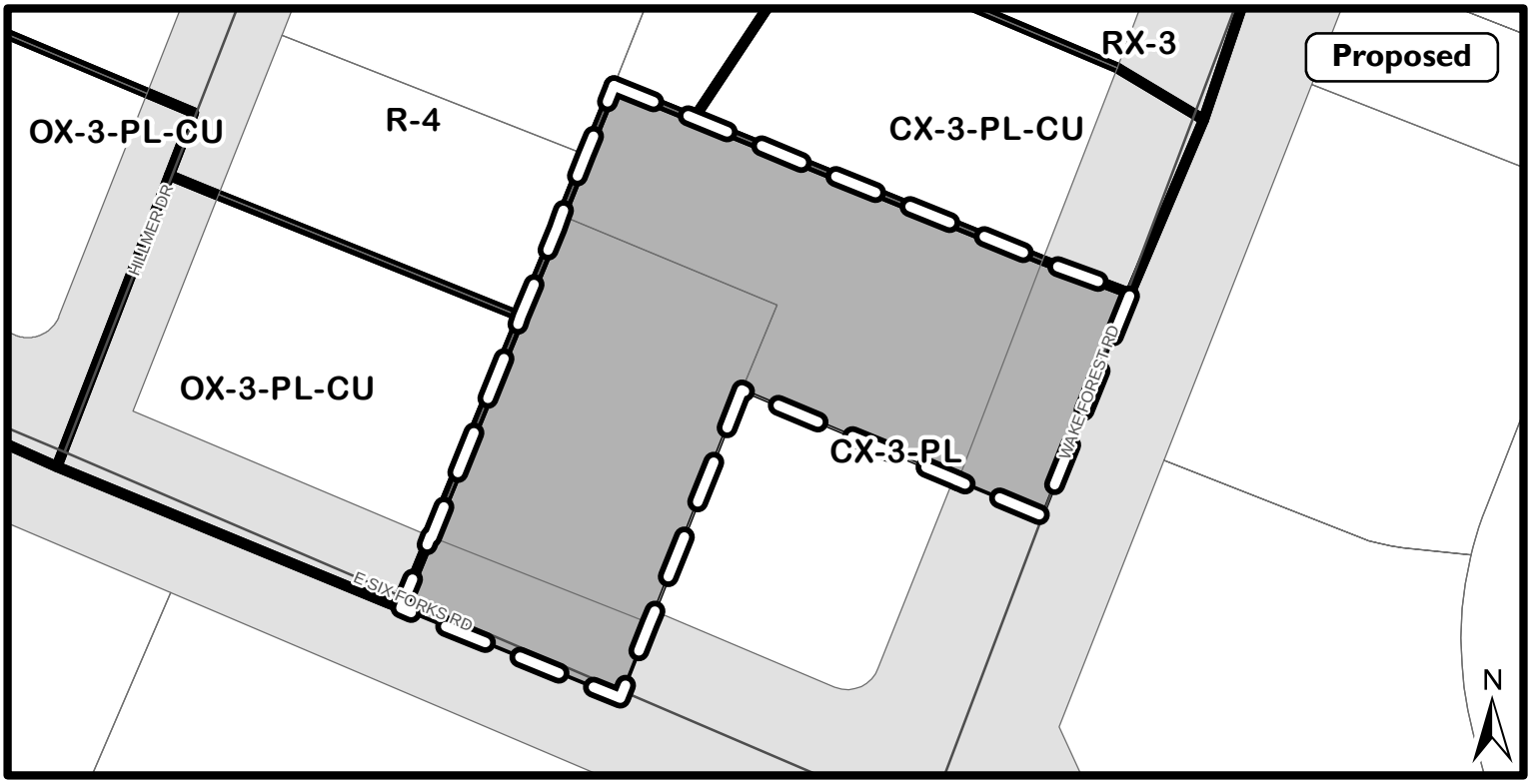
Comment Reference ID(s): GEN-0489

Planning Commission - CR Change: 31

Existing Zoning: NB & R-4

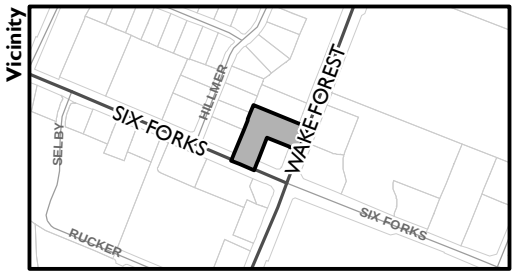


Staff Proposed Zoning: CX-3-PL & R-4



Planning Commission Recommended Zoning:

CX-3-PL

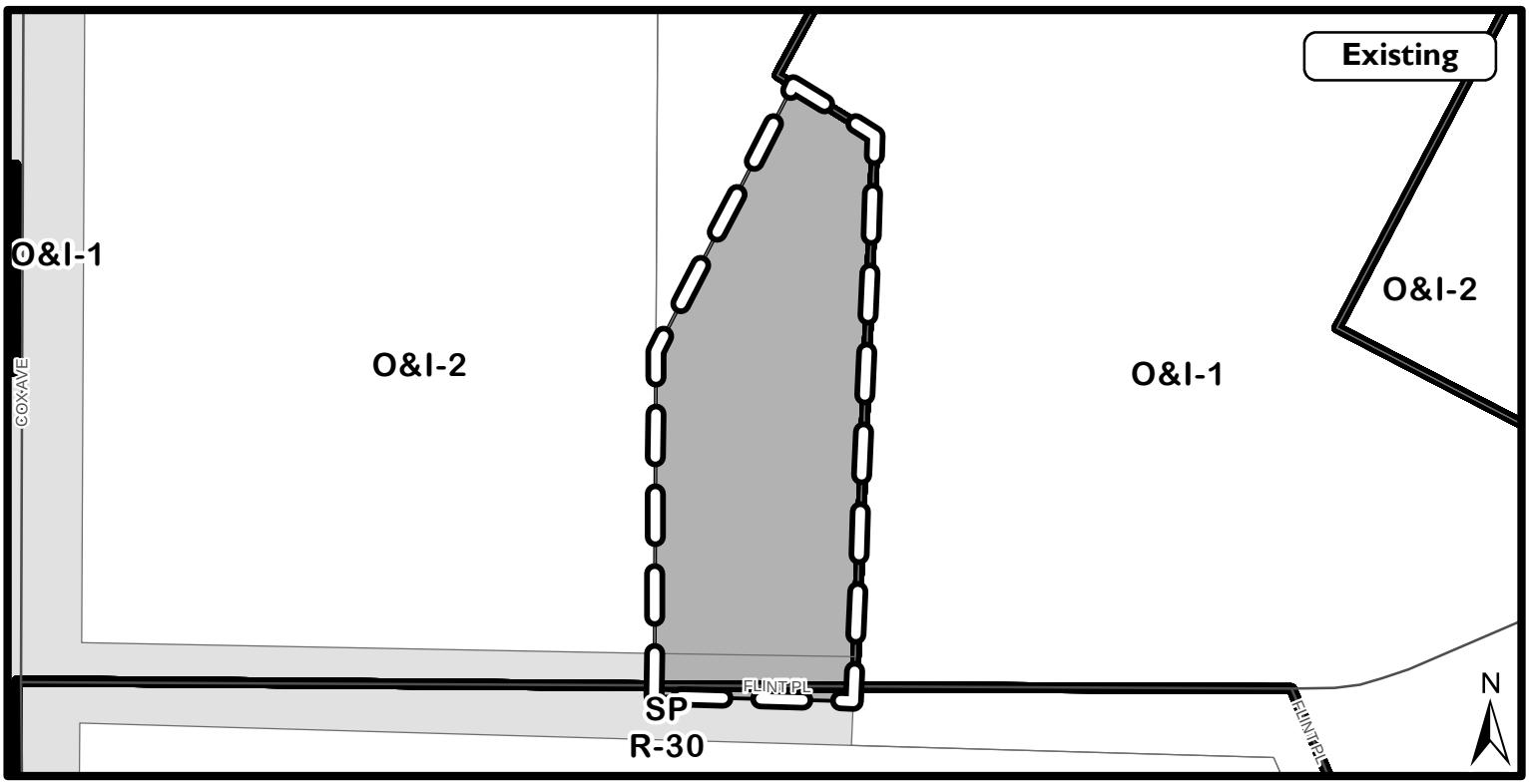


Future Land Use (Primary): Community Mixed Use

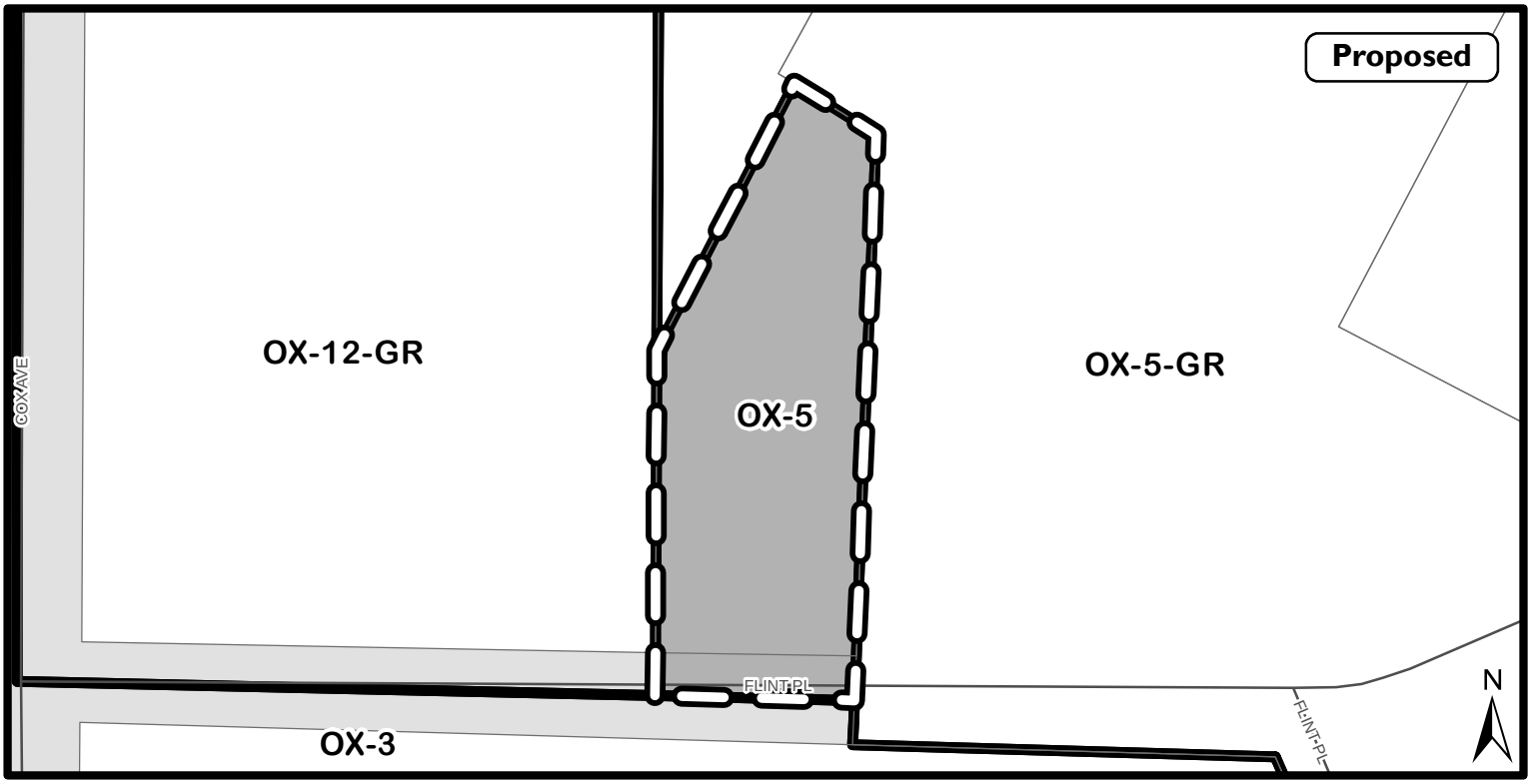
Comment Reference ID(s): GEN-0298,299 & WEB-23378,23362

Planning Commission - CR Change: 40

Existing Zoning: O&I-2 w/SRPOD

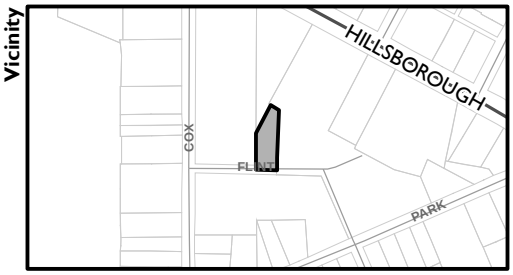


Staff Proposed Zoning: OX-5-GR w/SRPOD



Planning Commission Recommended Zoning:

OX-5 w/SRPOD

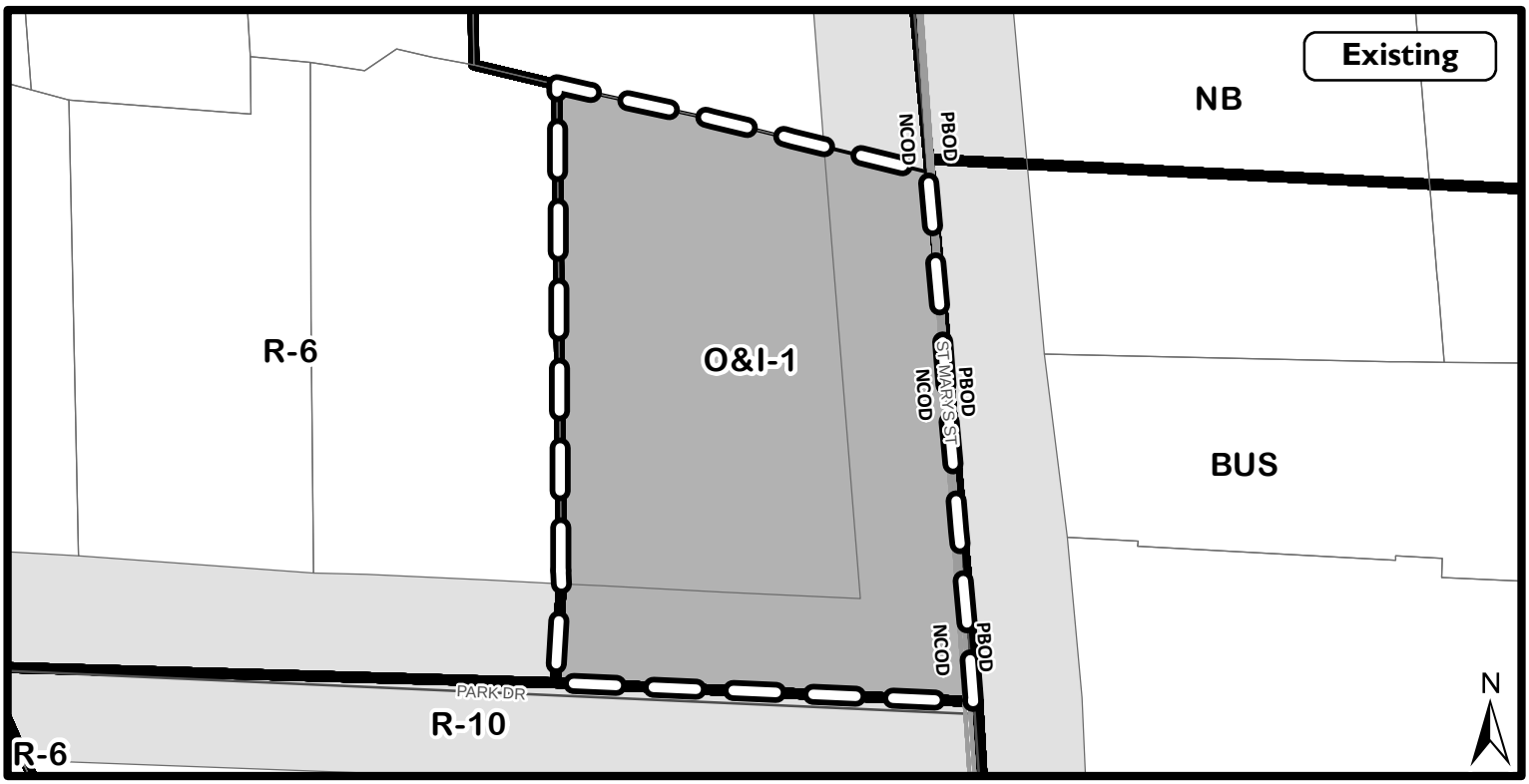


Future Land Use (Primary): Office & Residential Mixed Use

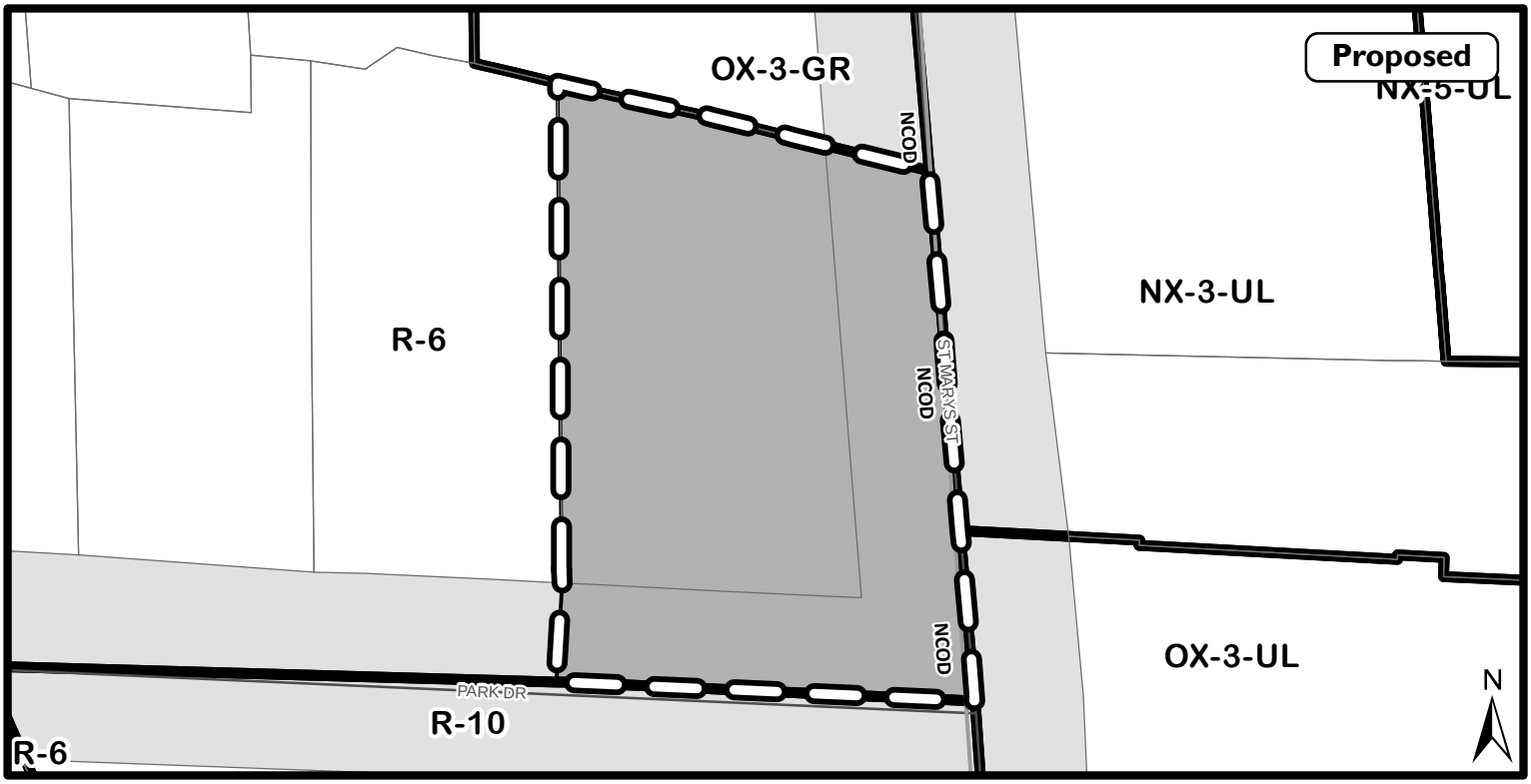
Comment Reference ID(s): GEN-0426

Planning Commission - CR Change: 41

Existing Zoning: O&I-1 w/NCOD



Staff Proposed Zoning: OX-3-GR w/NCOD

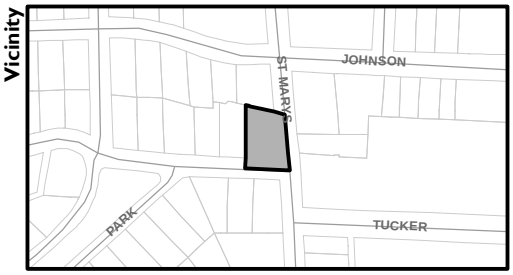


Planning Commission Recommended Zoning:

R-6 w/NCOD

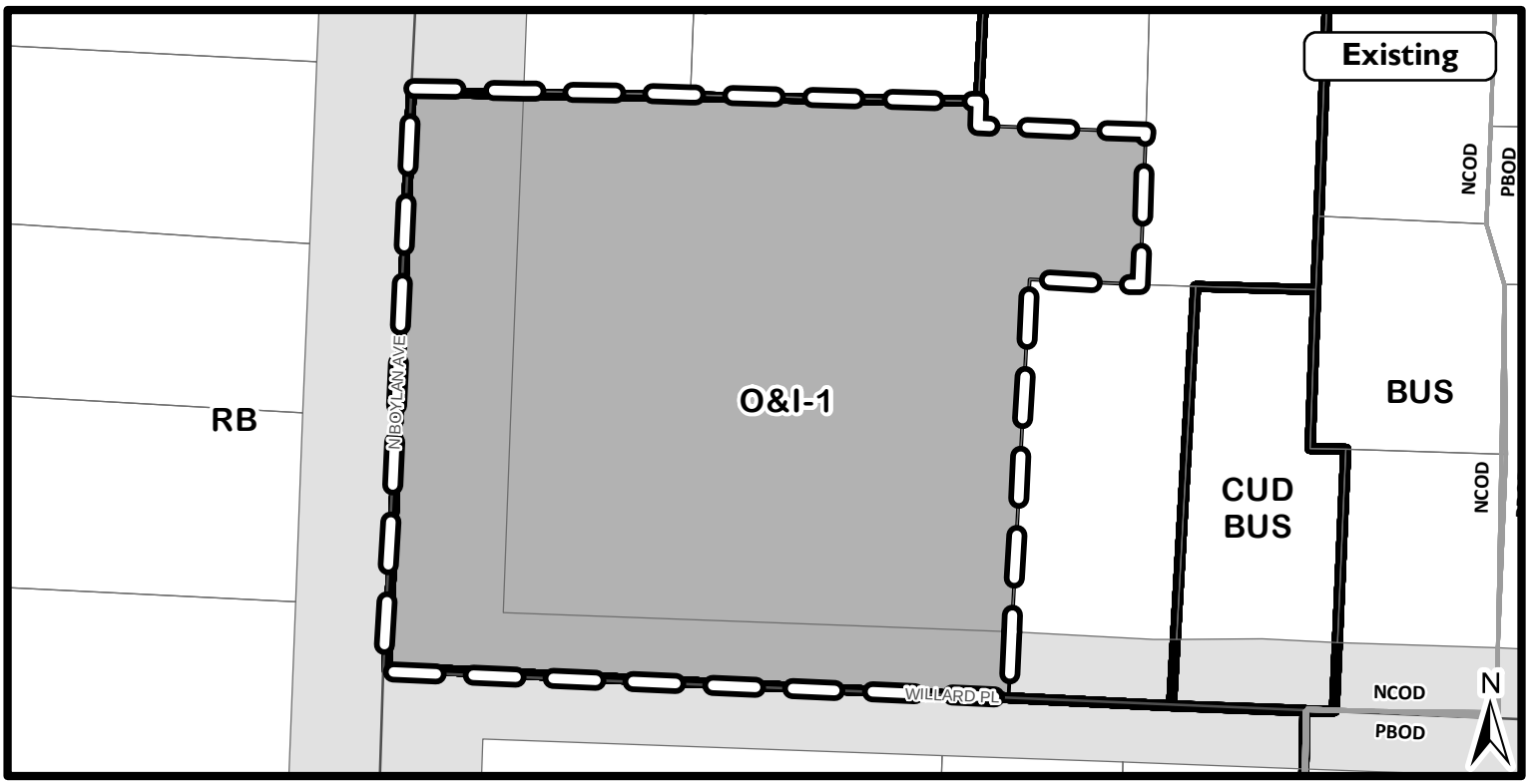
Future Land Use (Primary): Low Density Residential

Comment Reference ID(s): GEN-0458

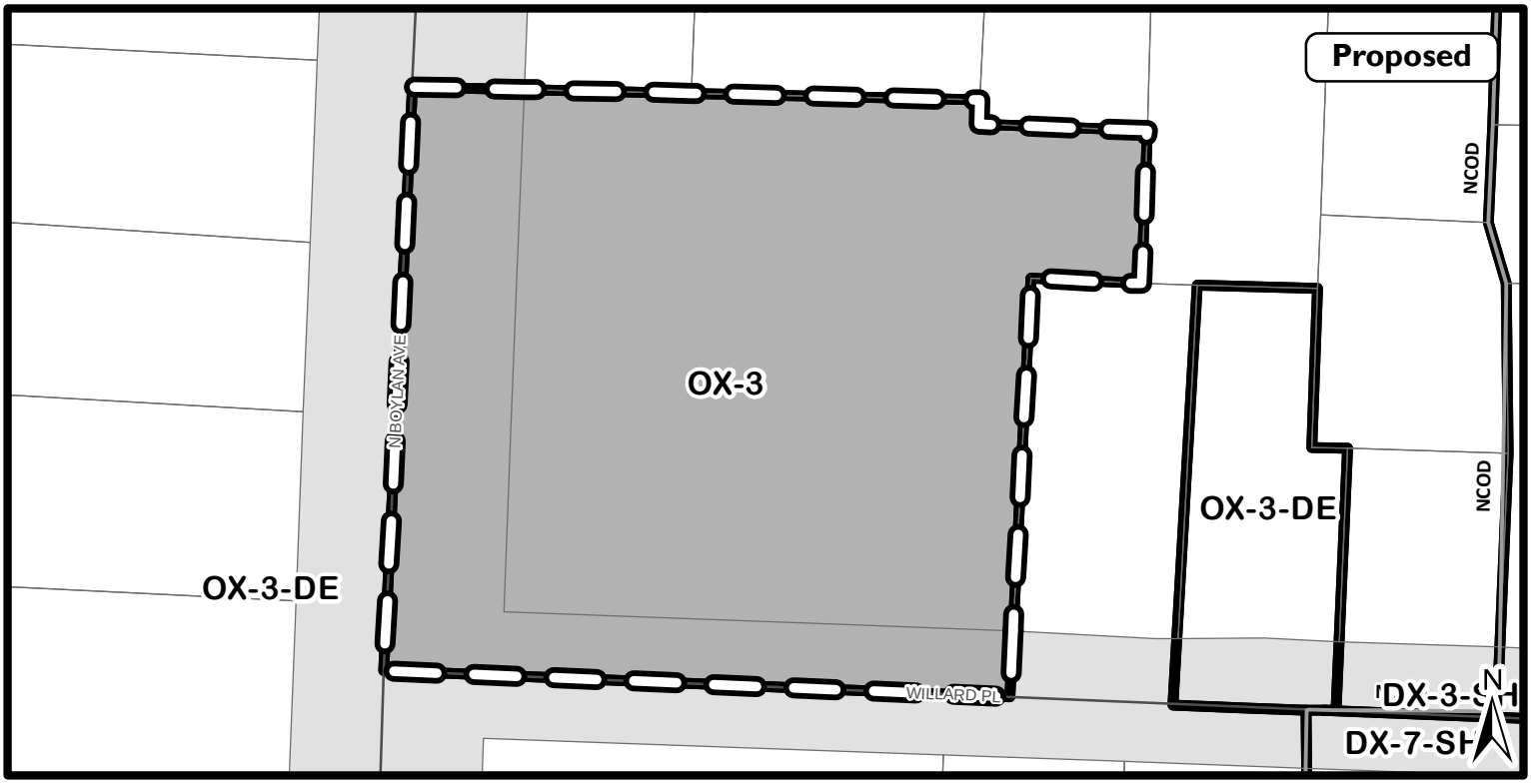


Planning Commission - CR Change: 43

Existing Zoning: O&I-1 w/NCOD

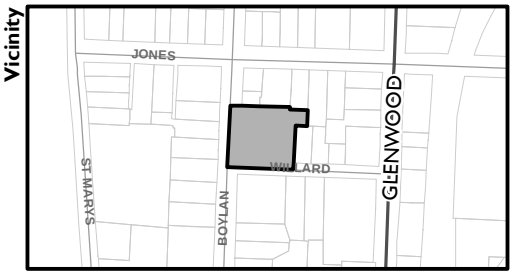


Staff Proposed Zoning: OX-3-DE w/NCOD



Planning Commission Recommended Zoning:

OX-3 w/NCOD

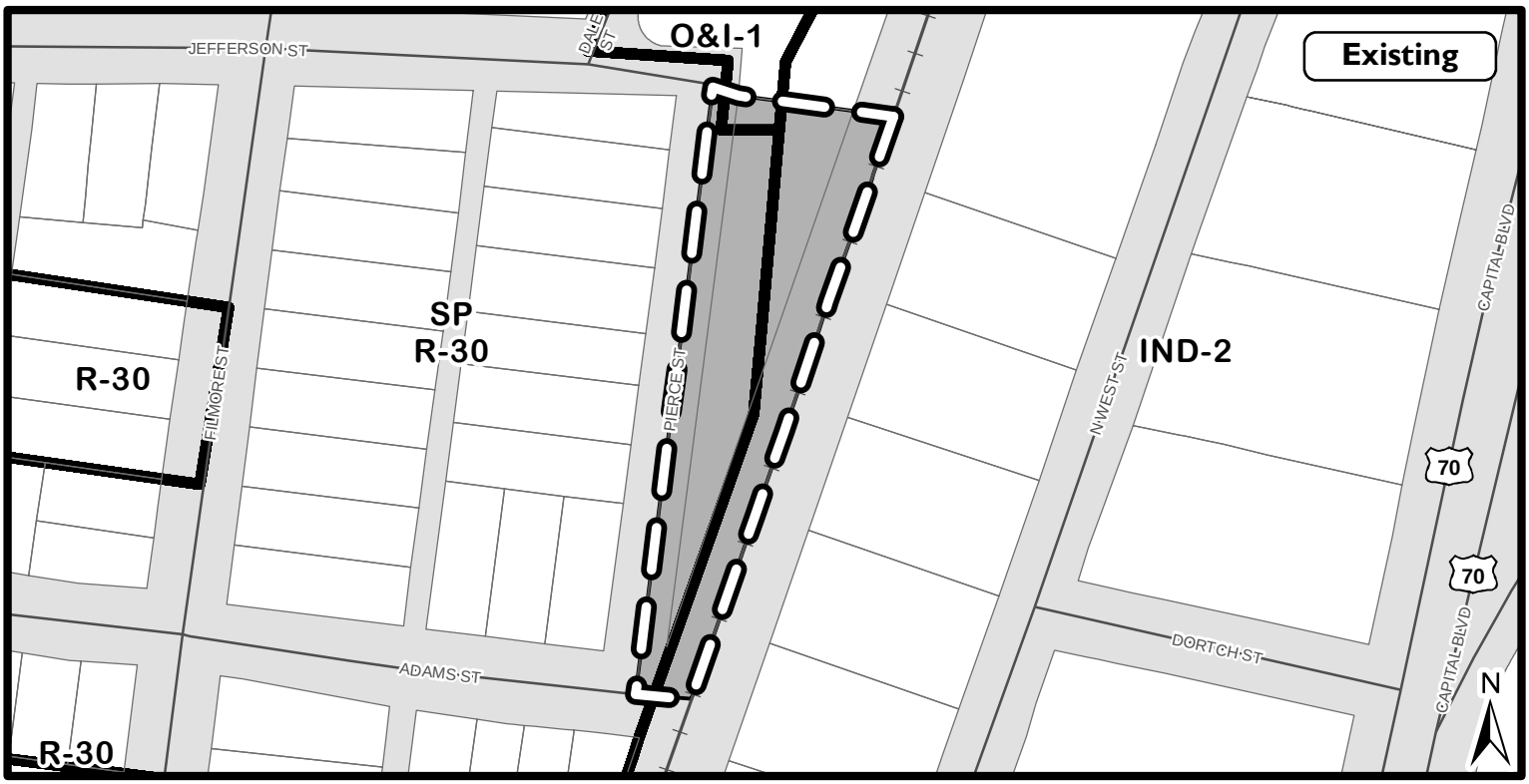


Future Land Use (Primary): Office & Residential Mixed Use

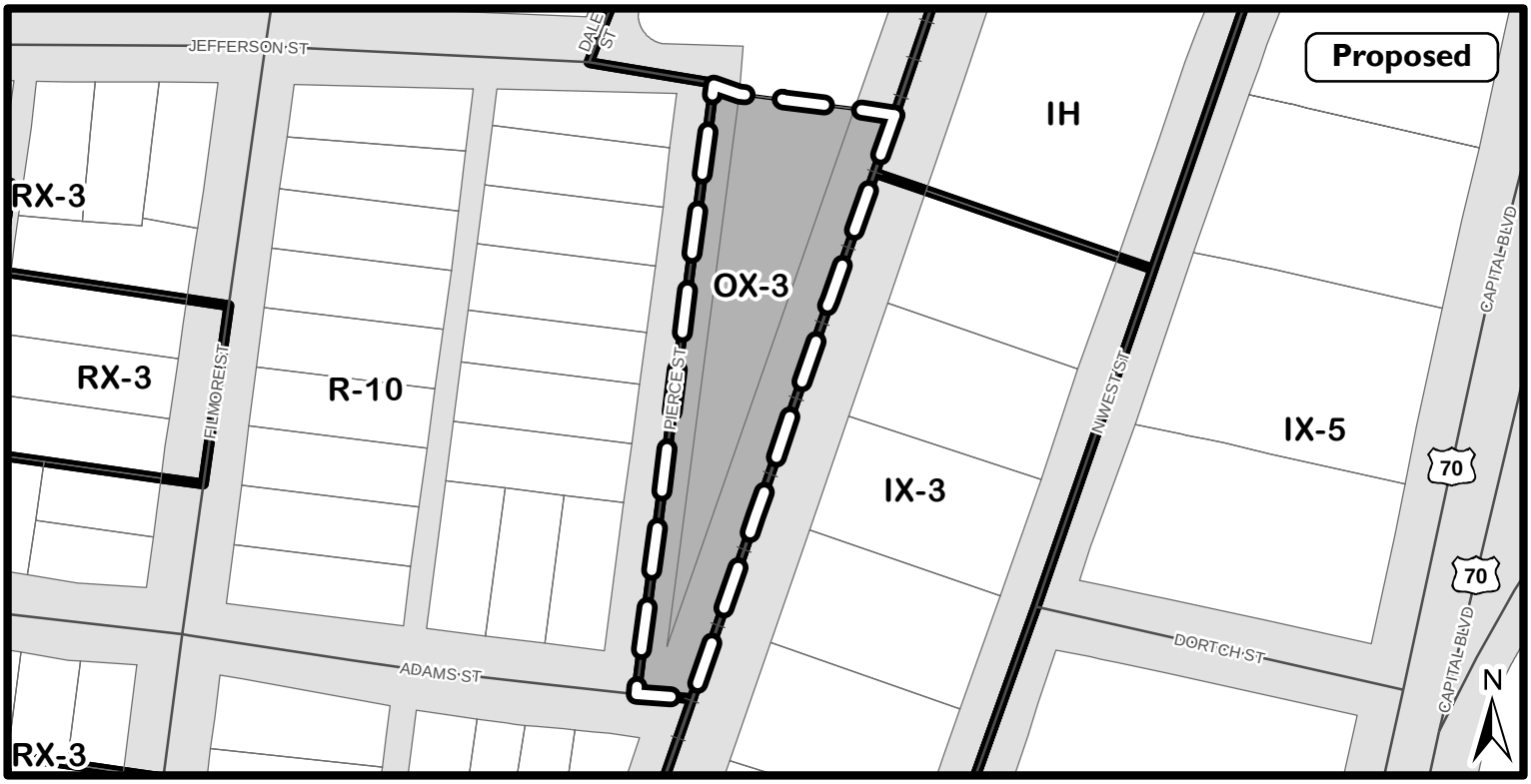
Comment Reference ID(s): WEB-24322; GEN-0079; CC3-0062

Planning Commission - CR Change: 70

Existing Zoning: SP R-30, O&I-1, & IND-2



Staff Proposed Zoning: R-10



Planning Commission Recommended Zoning:

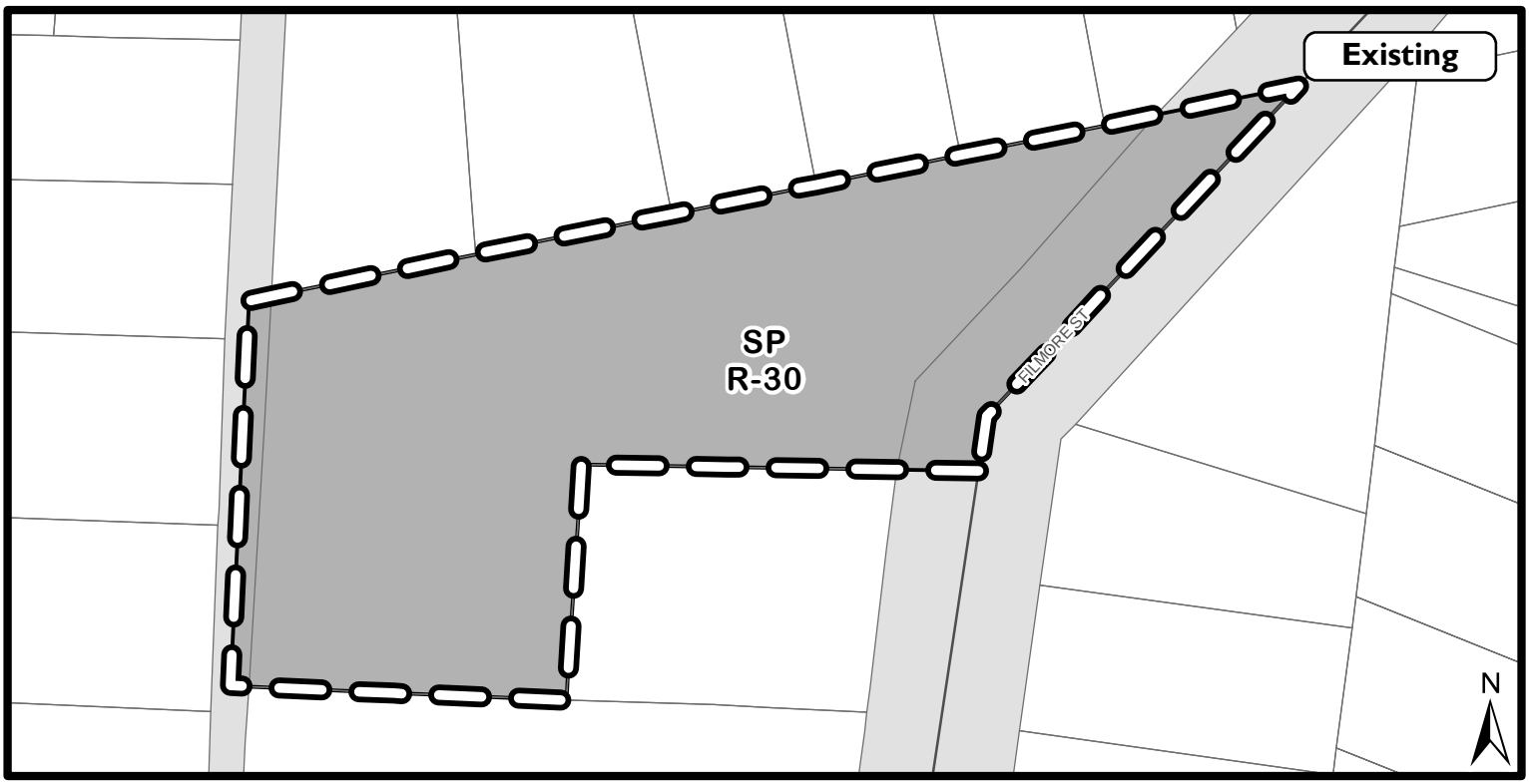
OX-3

Future Land Use (Primary): Office & Residential Mixed Use

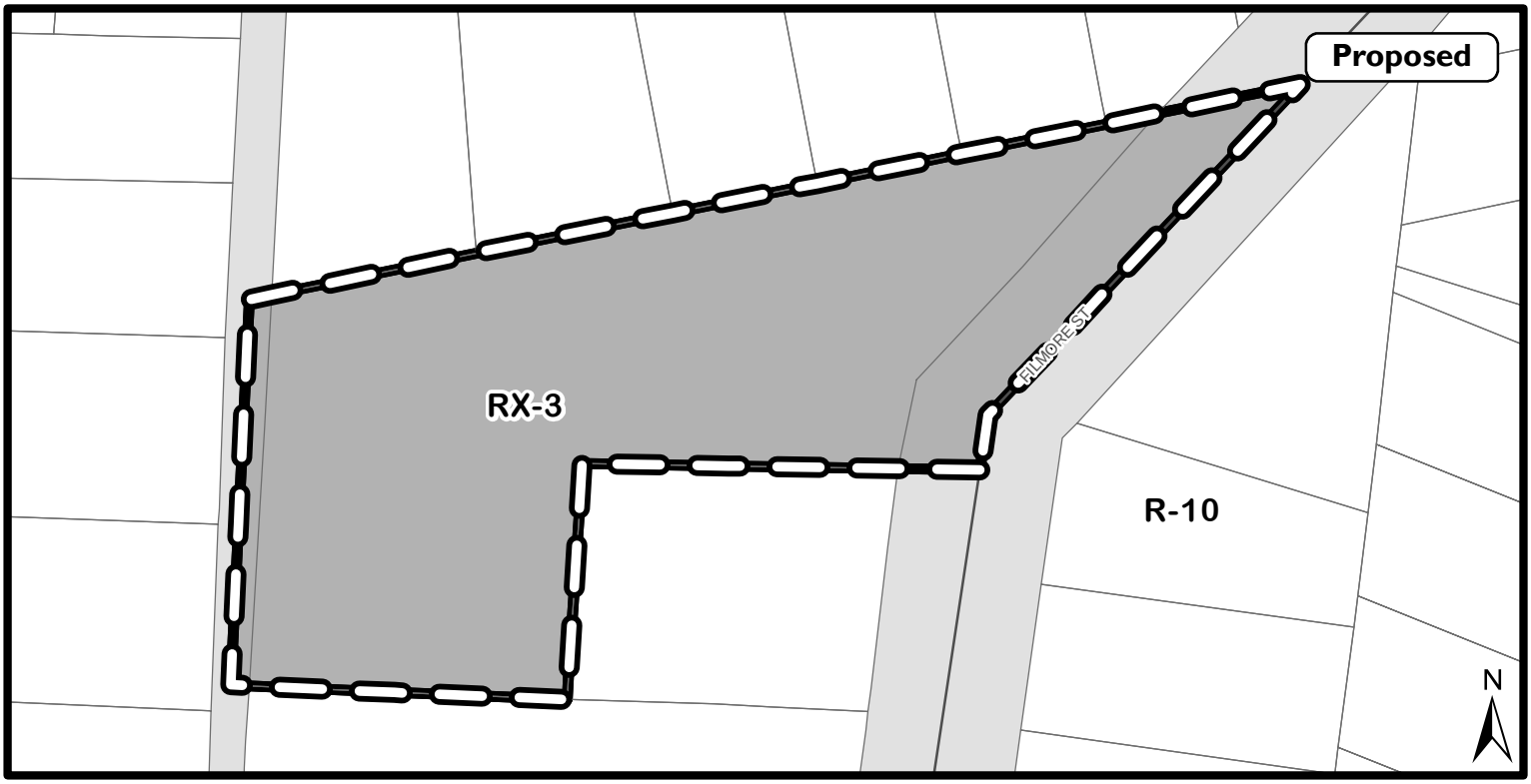
Comment Reference ID(s): GEN-0081; CC2-0109

Planning Commission - CR Change: 72

Existing Zoning: SP R-30

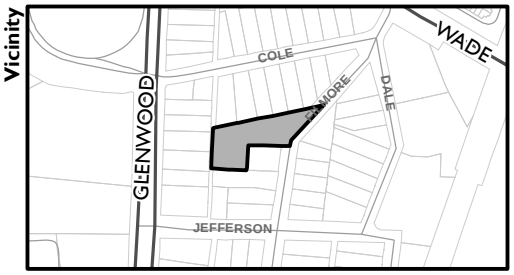


Staff Proposed Zoning: R-10



Planning Commission Recommended Zoning:

RX-3

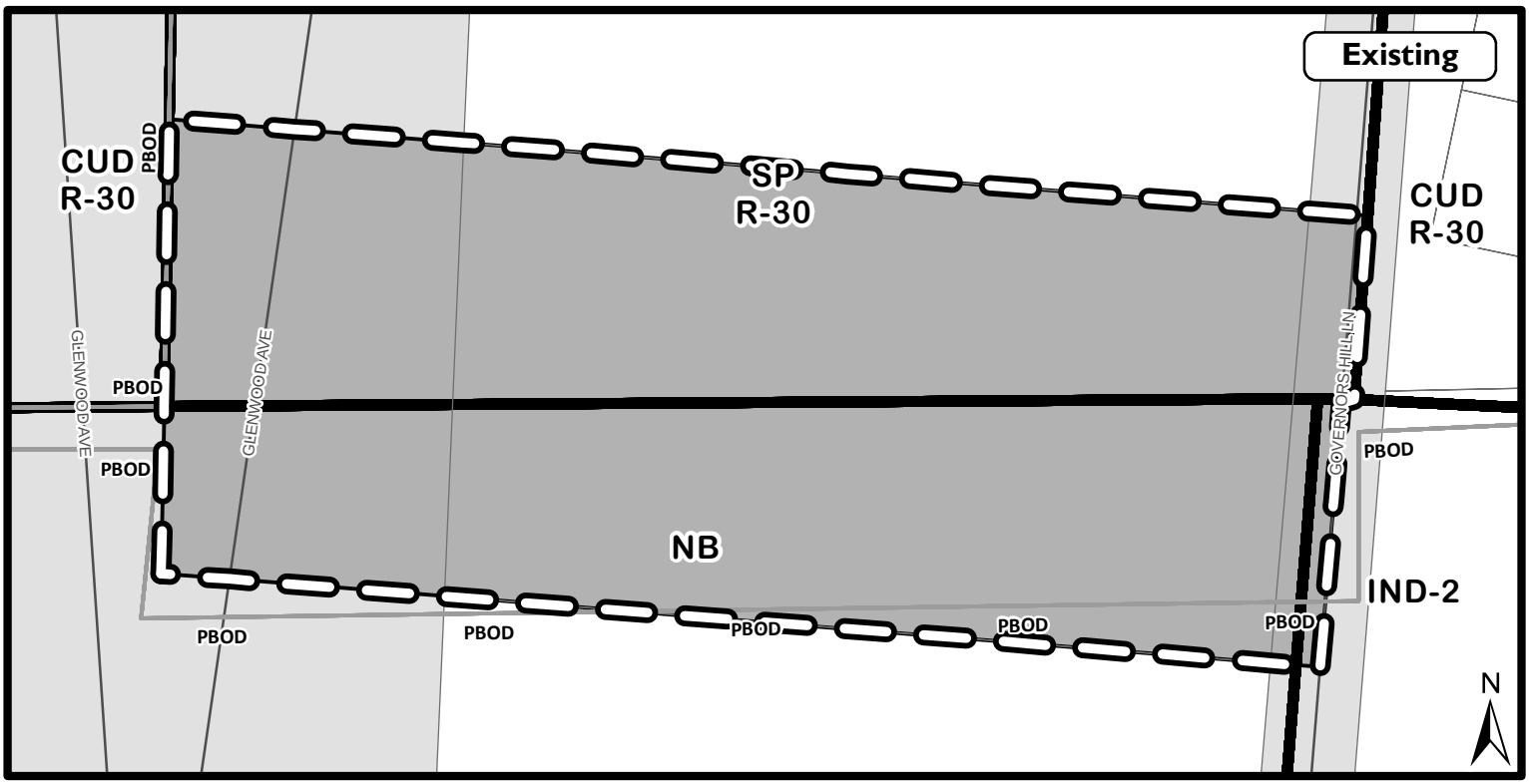


Future Land Use (Primary): Moderate Density Residential

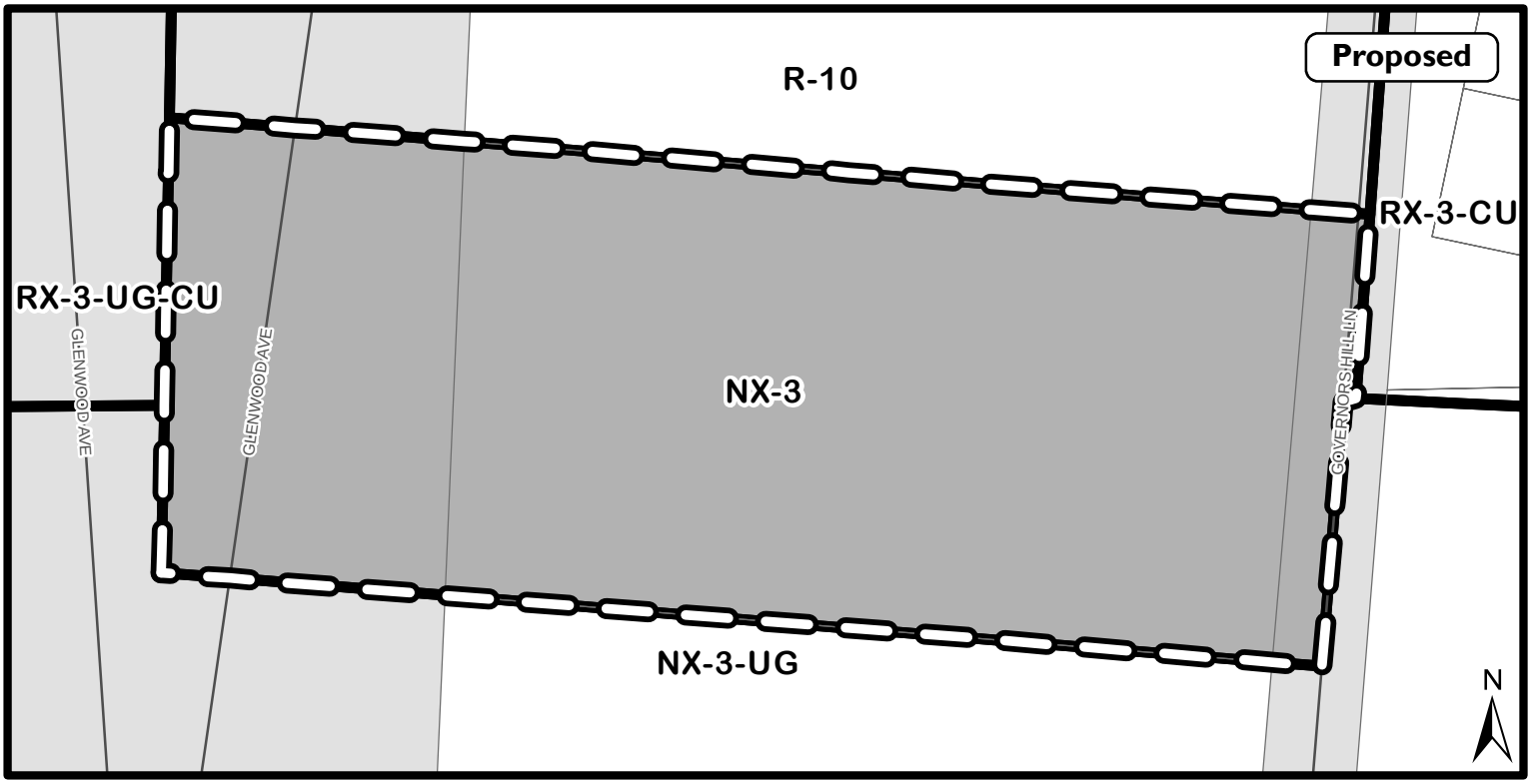
Comment Reference ID(s): GEN-0434

Planning Commission - CR Change: 77

Existing Zoning: SP R-30 & NB

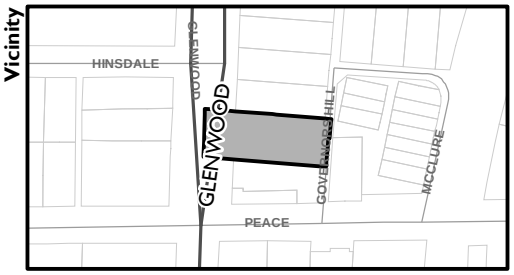


Staff Proposed Zoning: R-10



Planning Commission Recommended Zoning:

NX-3

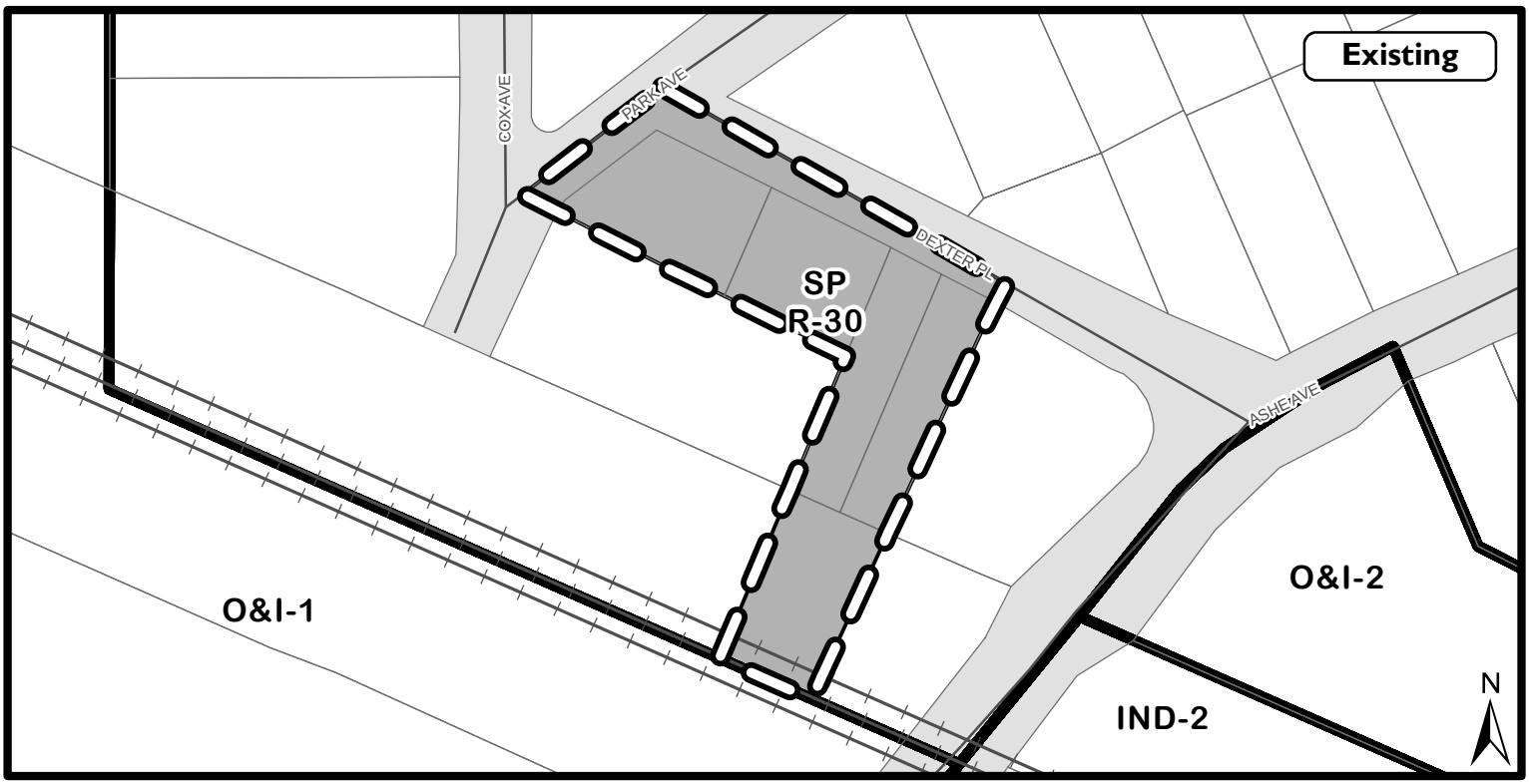


Future Land Use (Primary): Moderate Density Residential

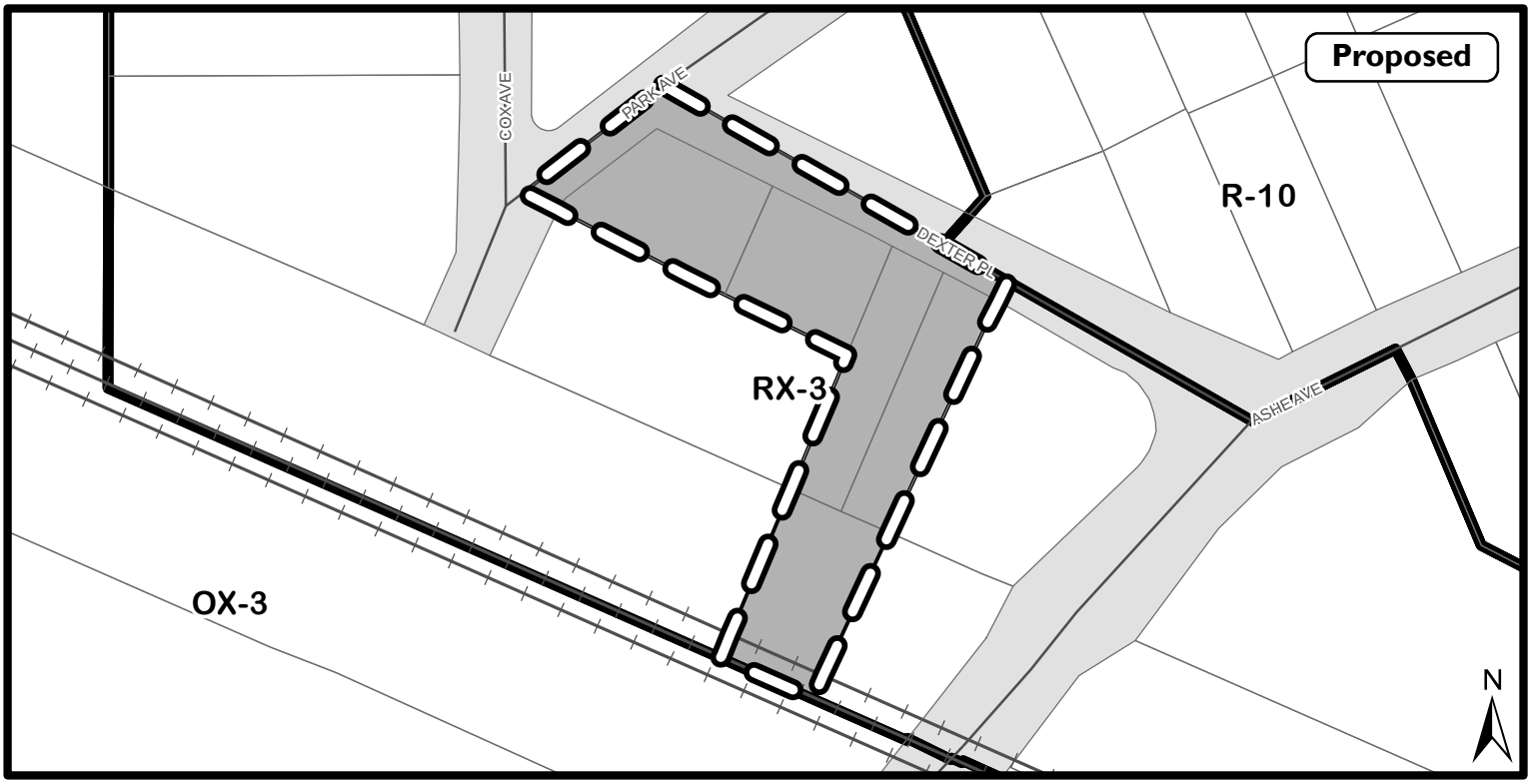
Comment Reference ID(s): WEB-20178

Planning Commission - CR Change: 81

Existing Zoning: SP R-30 w/SRPOD



Staff Proposed Zoning: R-10 w/SRPOD

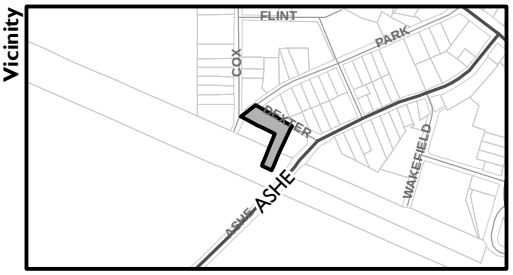


Planning Commission Recommended Zoning:

RX-3 w/SRPOD

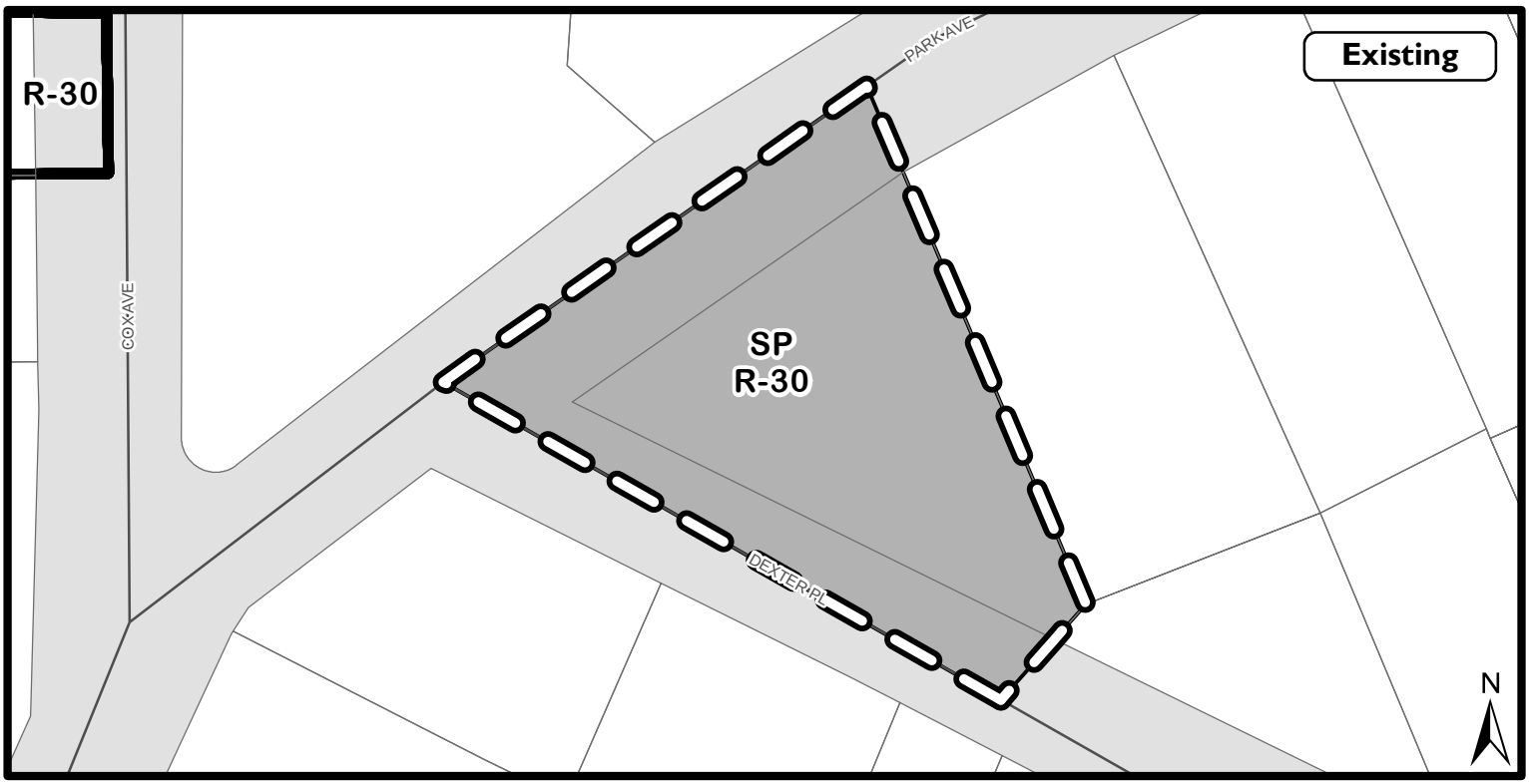
Future Land Use (Primary): Moderate Density Residential

Comment Reference ID(s): WEB-7682,7683,8321,10242

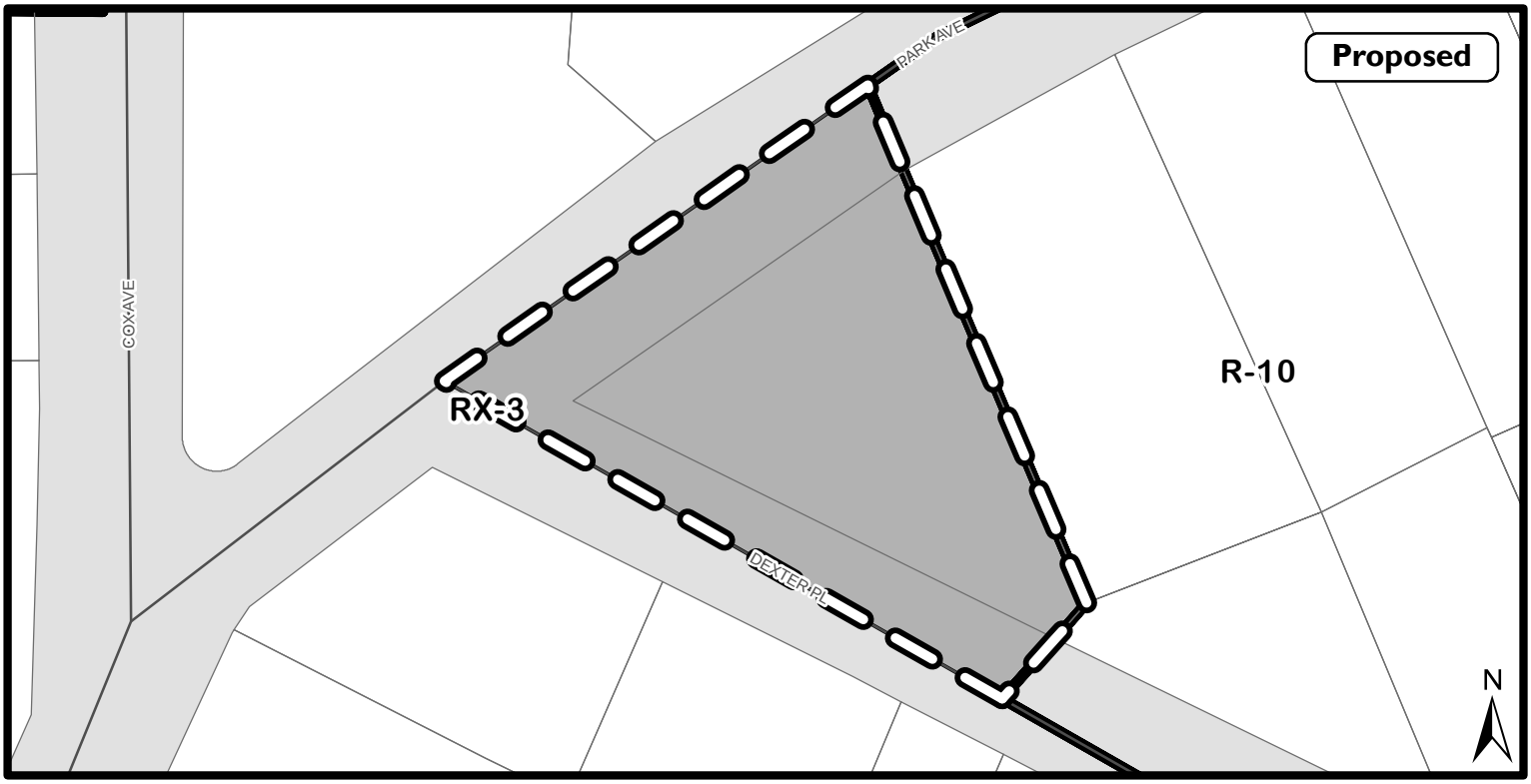


Planning Commission - CR Change: 82

Existing Zoning: SP R-30 w/SRPOD



Staff Proposed Zoning: R-10 w/SRPOD



Planning Commission Recommended Zoning:

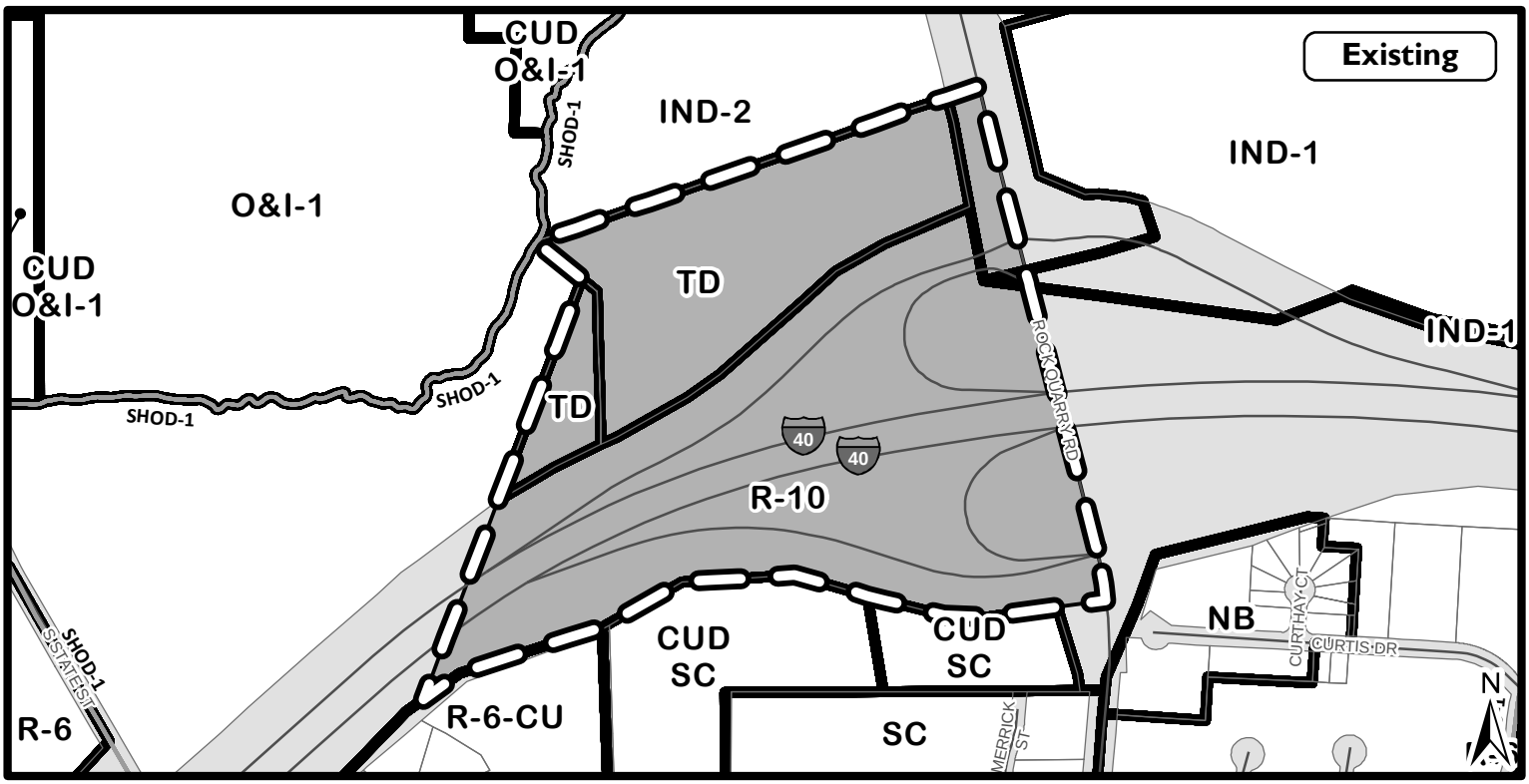
RX-3 w/SRPOD

Future Land Use (Primary): Moderate Density Residential

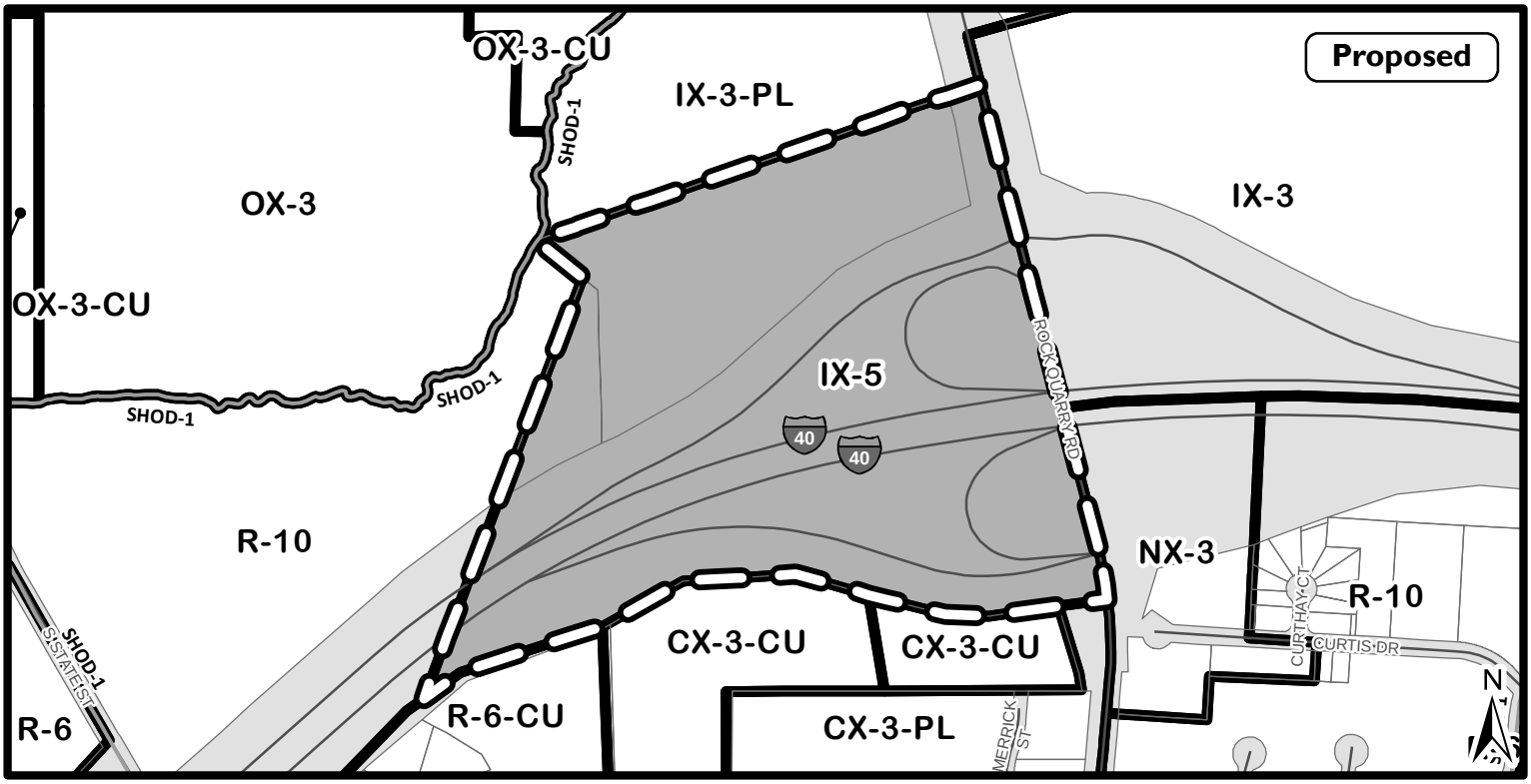
Comment Reference ID(s): GEN-0418, -0535; WEB-15367

Planning Commission - CR Change: 84

Existing Zoning: TD w/SHOD-1



Staff Proposed Zoning: IX-3-PK w/SHOD-1



Planning Commission Recommended Zoning:

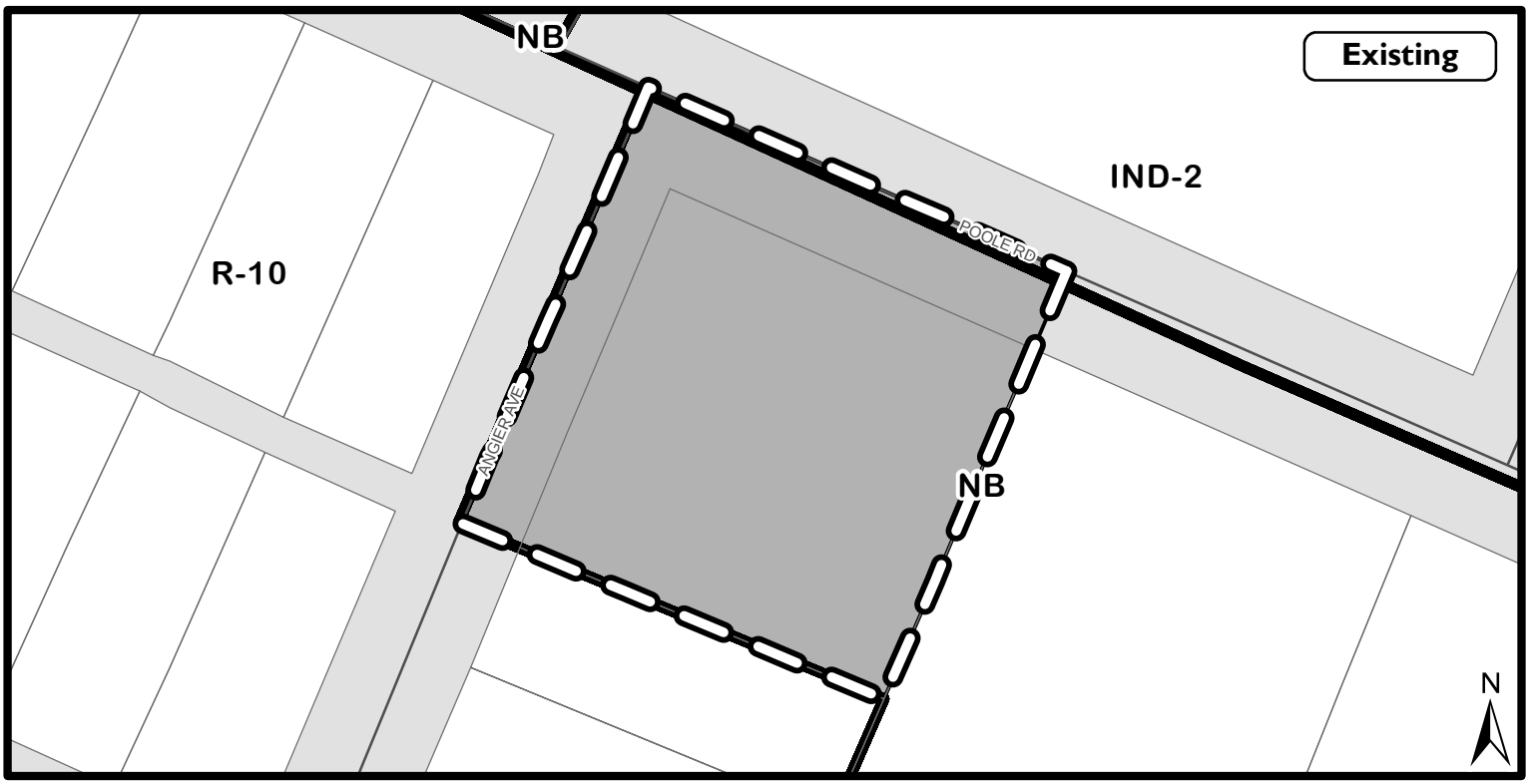
IX-5 w/SHOD-1

Future Land Use (Primary): Business & Commercial Services

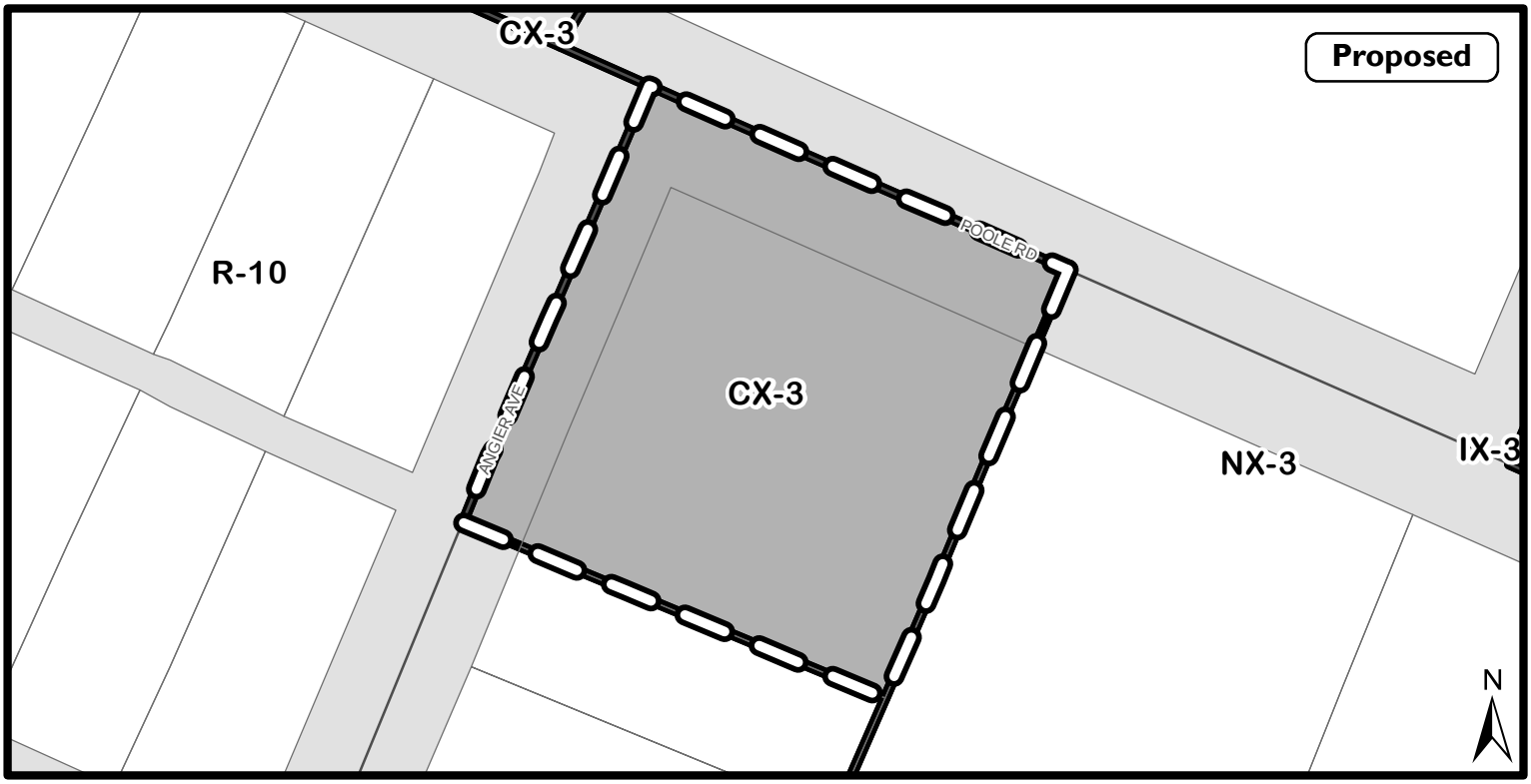
Comment Reference ID(s): GEN-0448; GEN-30/31; WEB-3843

Planning Commission - CR Change: 85

Existing Zoning: NB

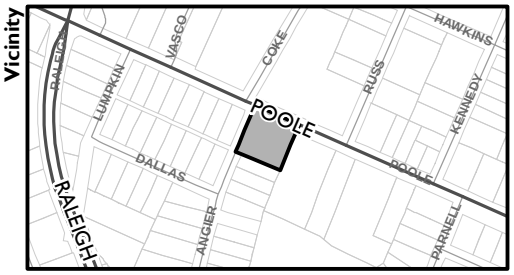


Staff Proposed Zoning: NX-3



Planning Commission Recommended Zoning:

CX-3

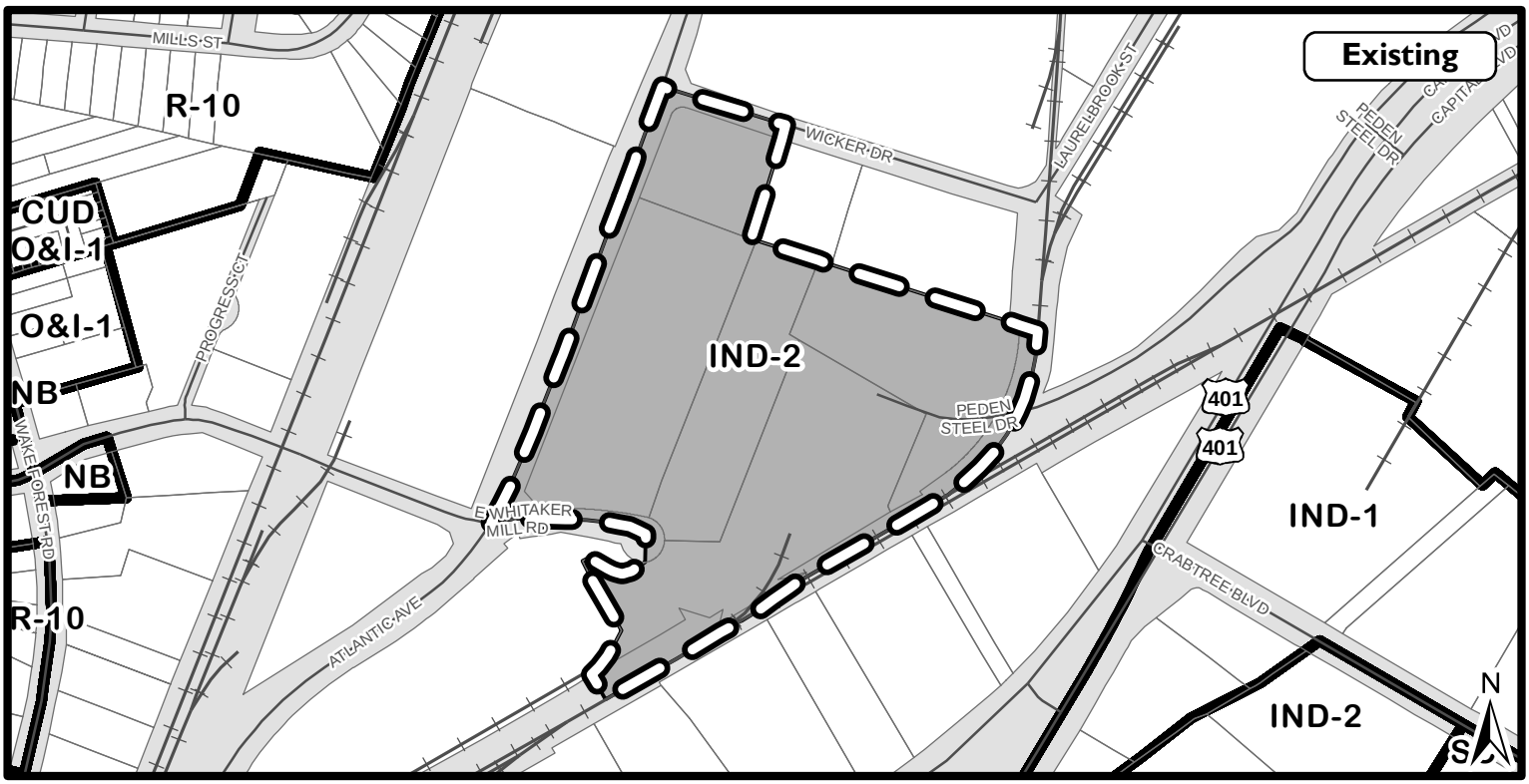


Future Land Use (Primary): Neighborhood Mixed Use

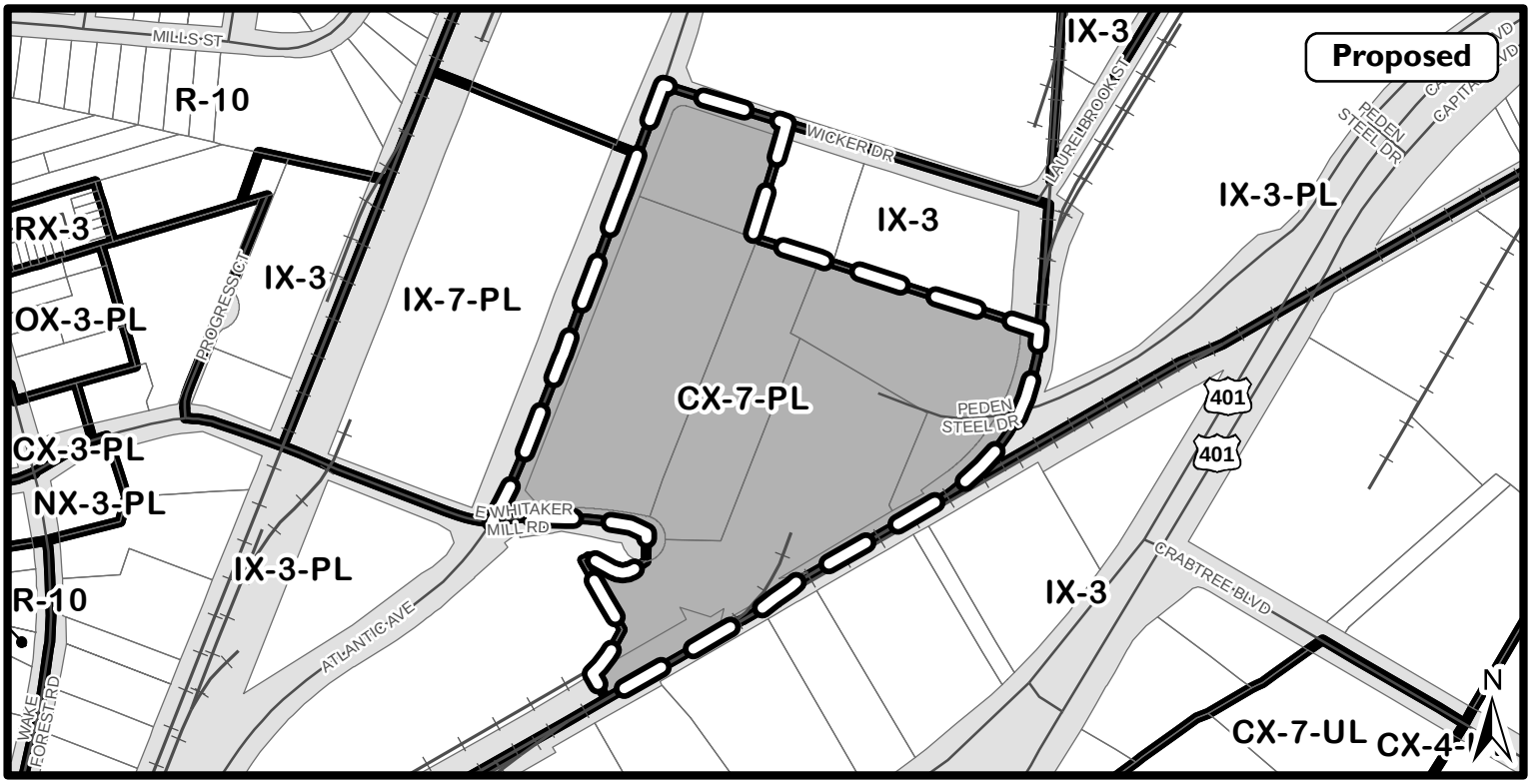
Comment Reference ID(s): GEN-0550

Planning Commission - CR Change: 86

Existing Zoning: IND-2

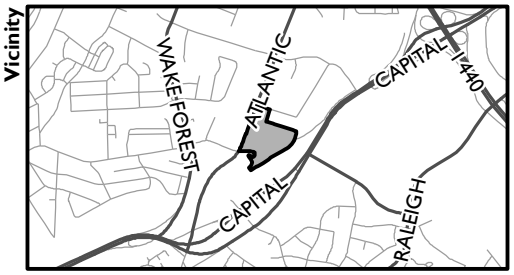


Staff Proposed Zoning: IH & IX-3-PL



Planning Commission Recommended Zoning:

CX-7-PL

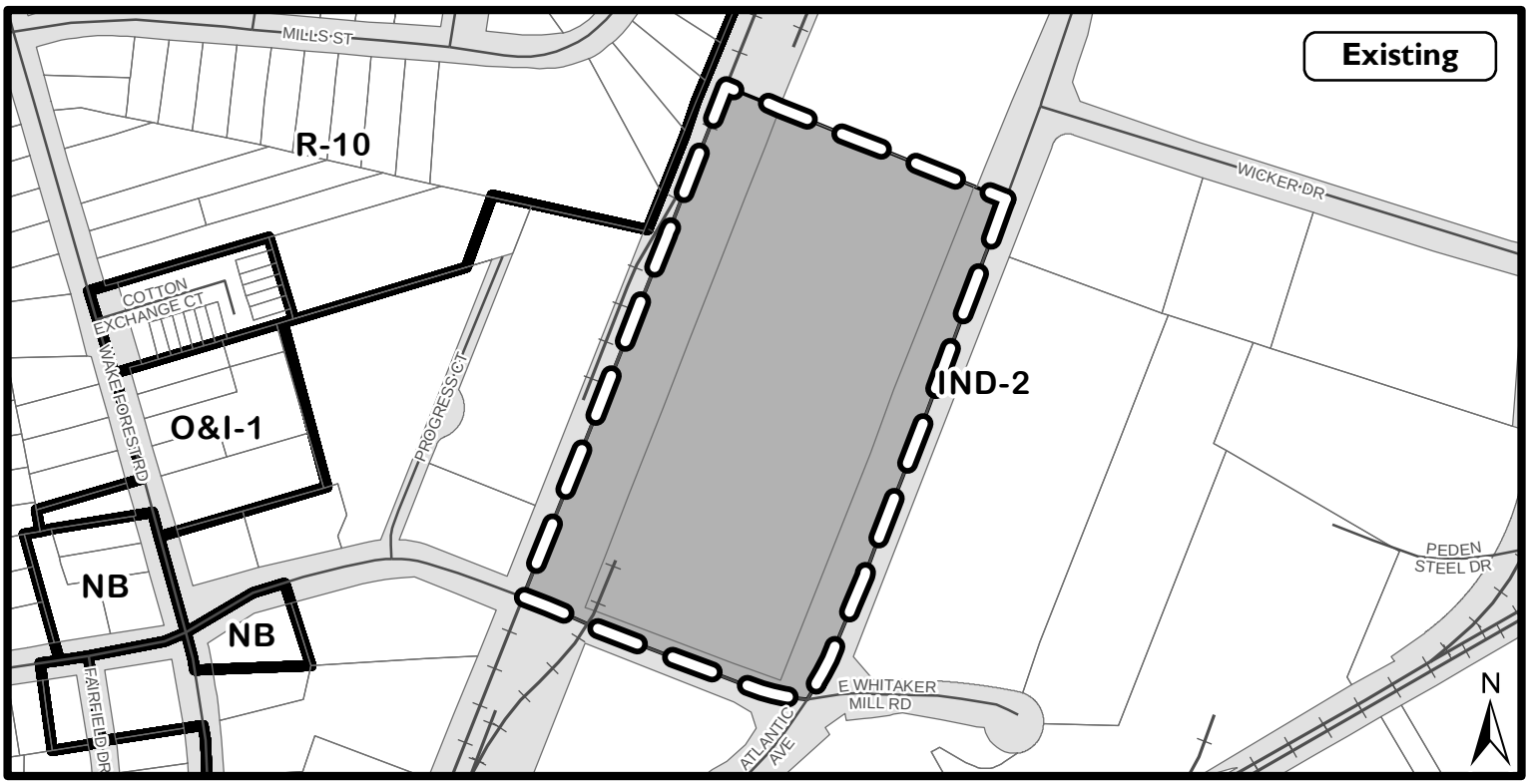


Future Land Use (Primary): Community Mixed Use

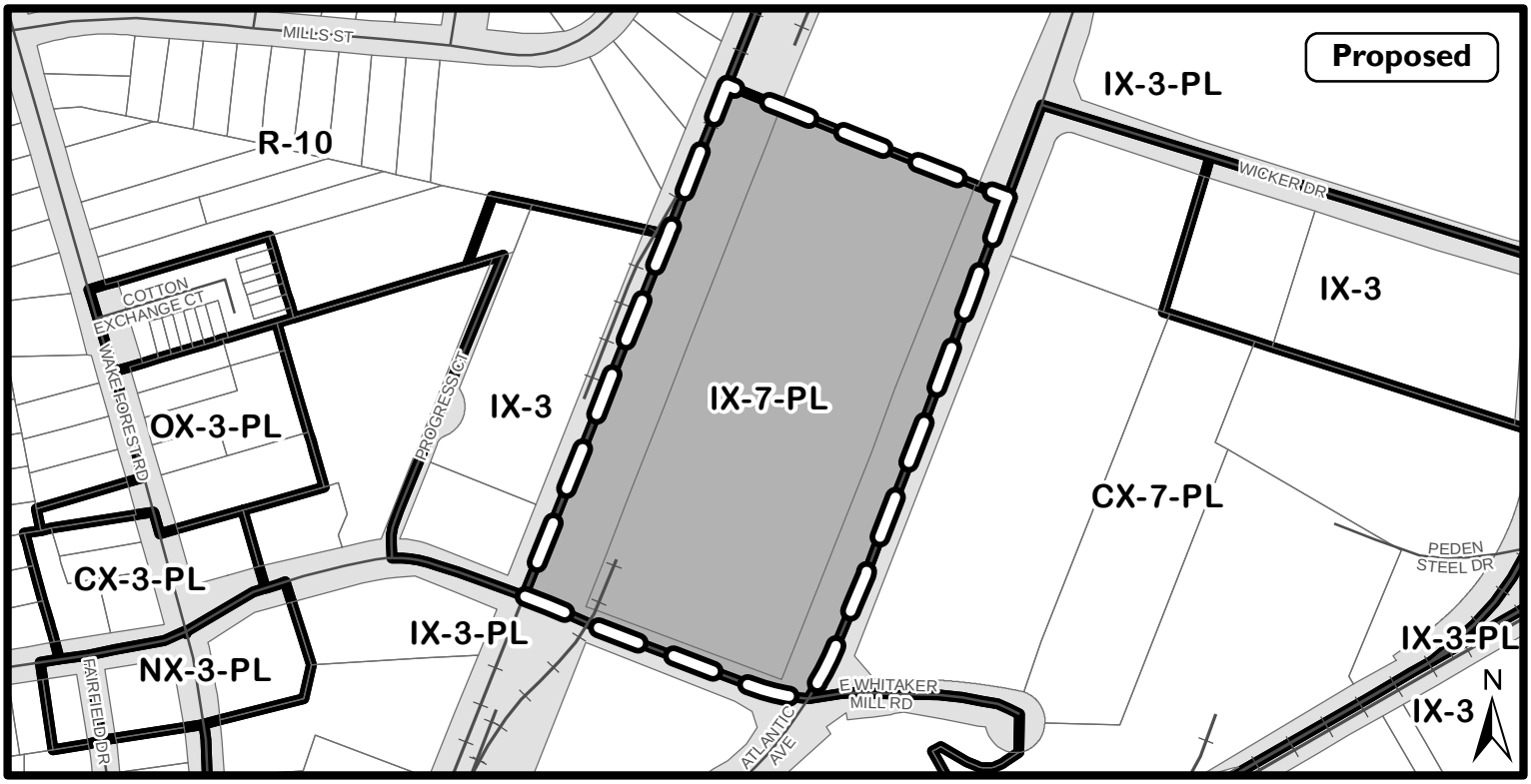
Comment Reference ID(s): CC6-0034; GEN-0246->250; 0528

Planning Commission - CR Change: 87

Existing Zoning: IND-2

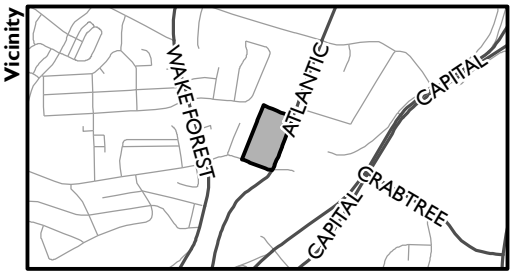


Staff Proposed Zoning: IX-3-PL



Planning Commission Recommended Zoning:

IX-7-PL

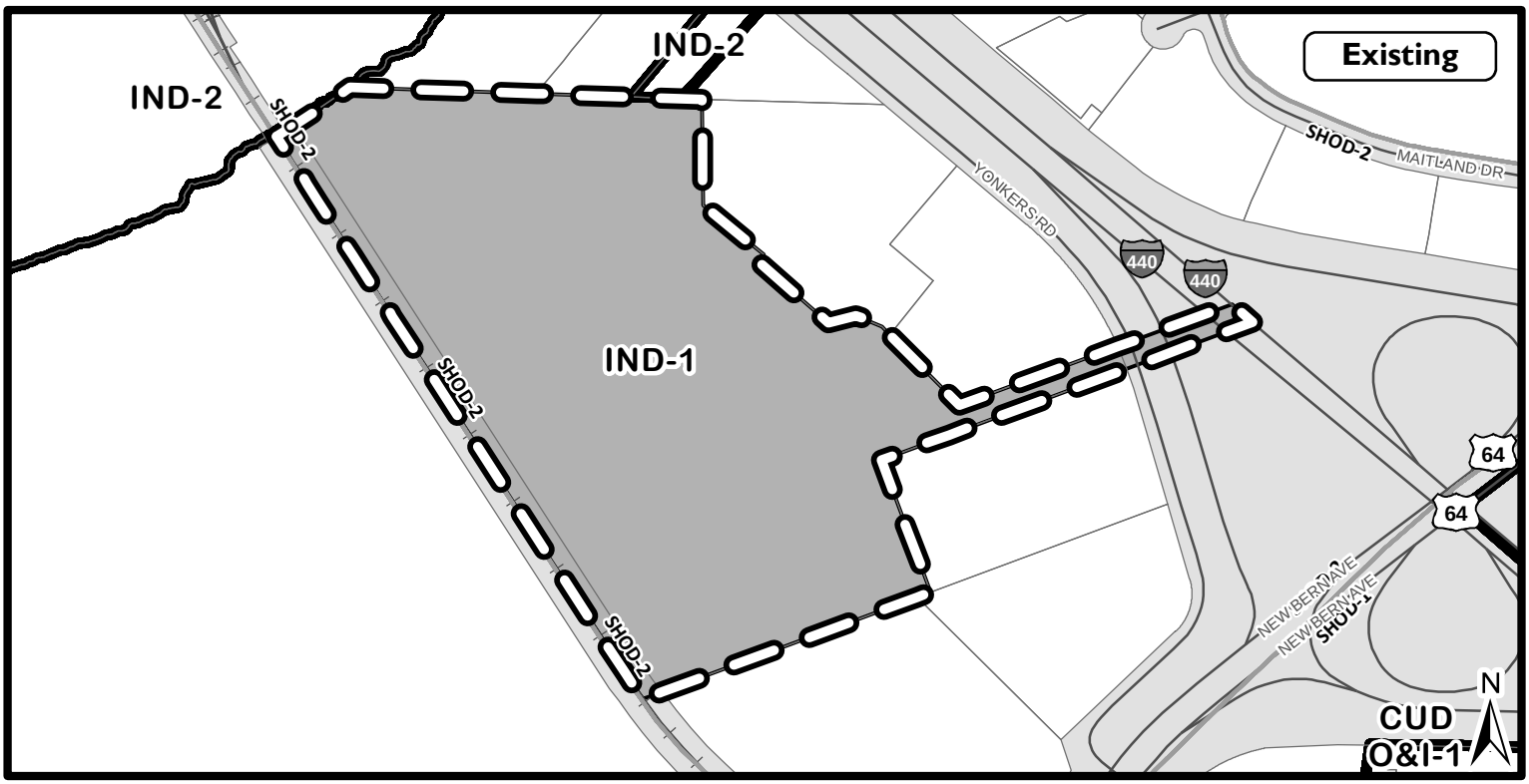


Future Land Use (Primary): Community Mixed Use

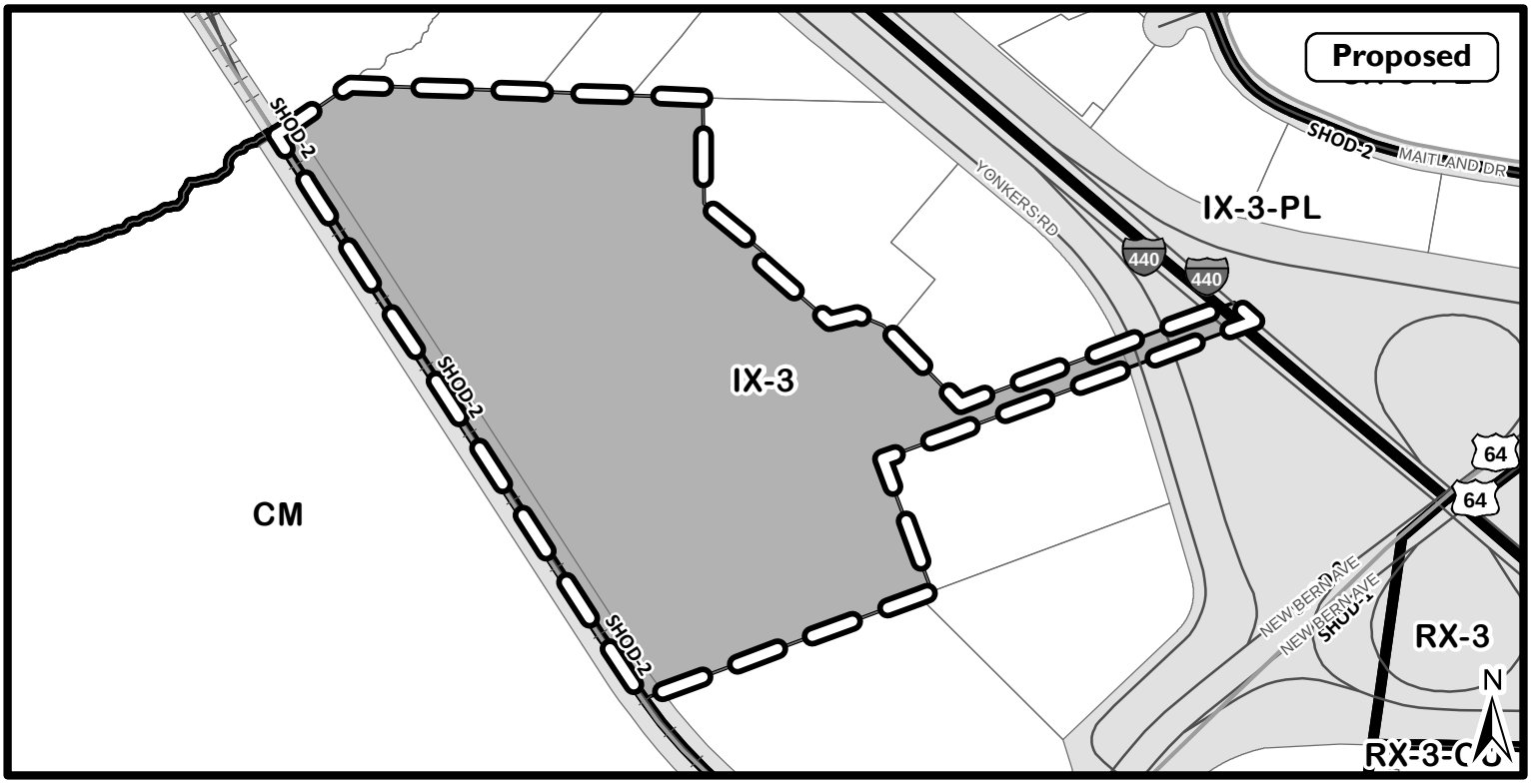
Comment Reference ID(s): GEN-0571

Planning Commission - CR Change: 88

Existing Zoning: IND-1 w/SHOD-2



Staff Proposed Zoning: IH w/SHOD-2

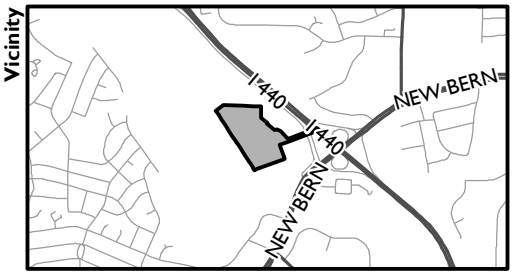


Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

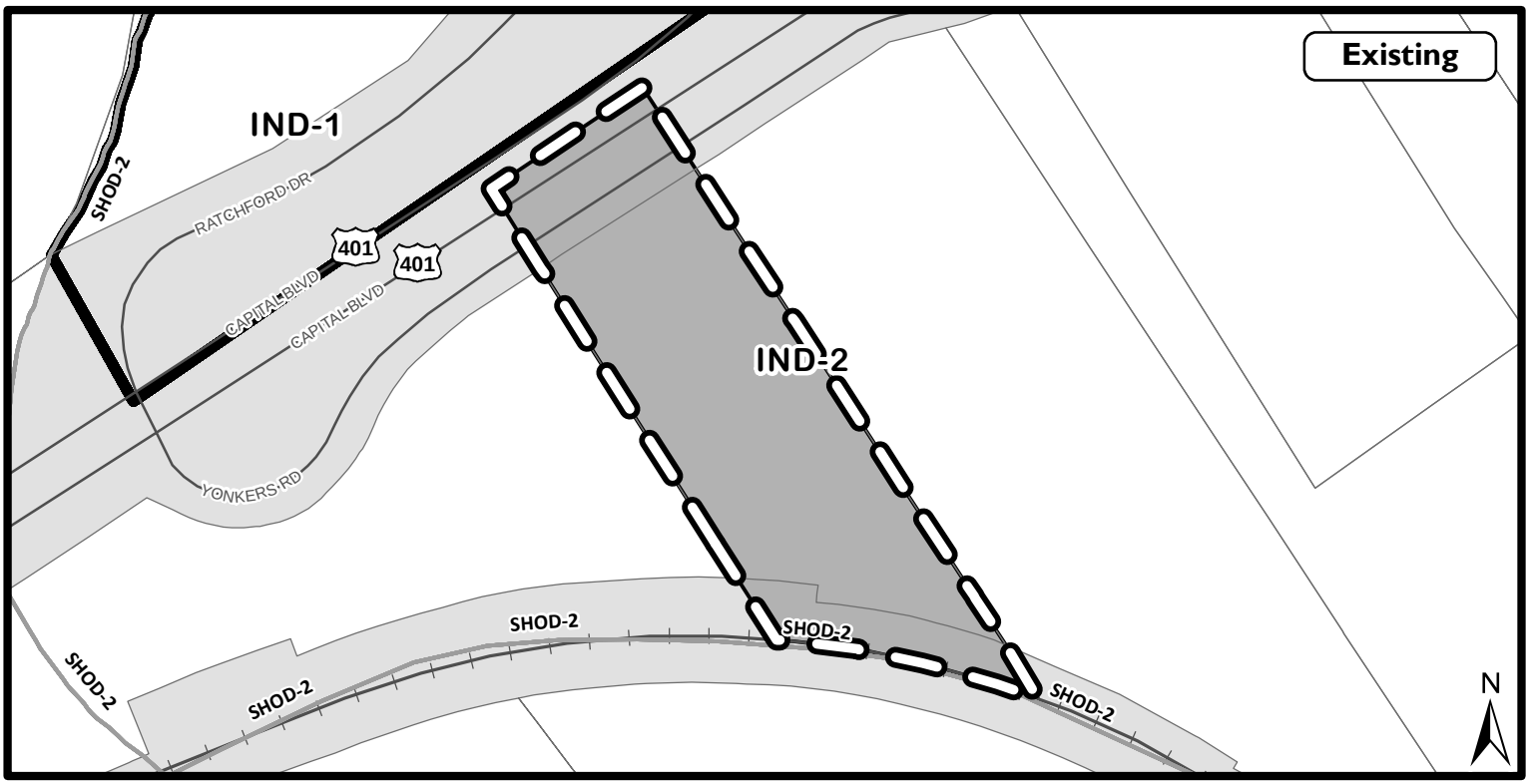
Future Land Use (Primary): General Industrial

Comment Reference ID(s): WEB-39042

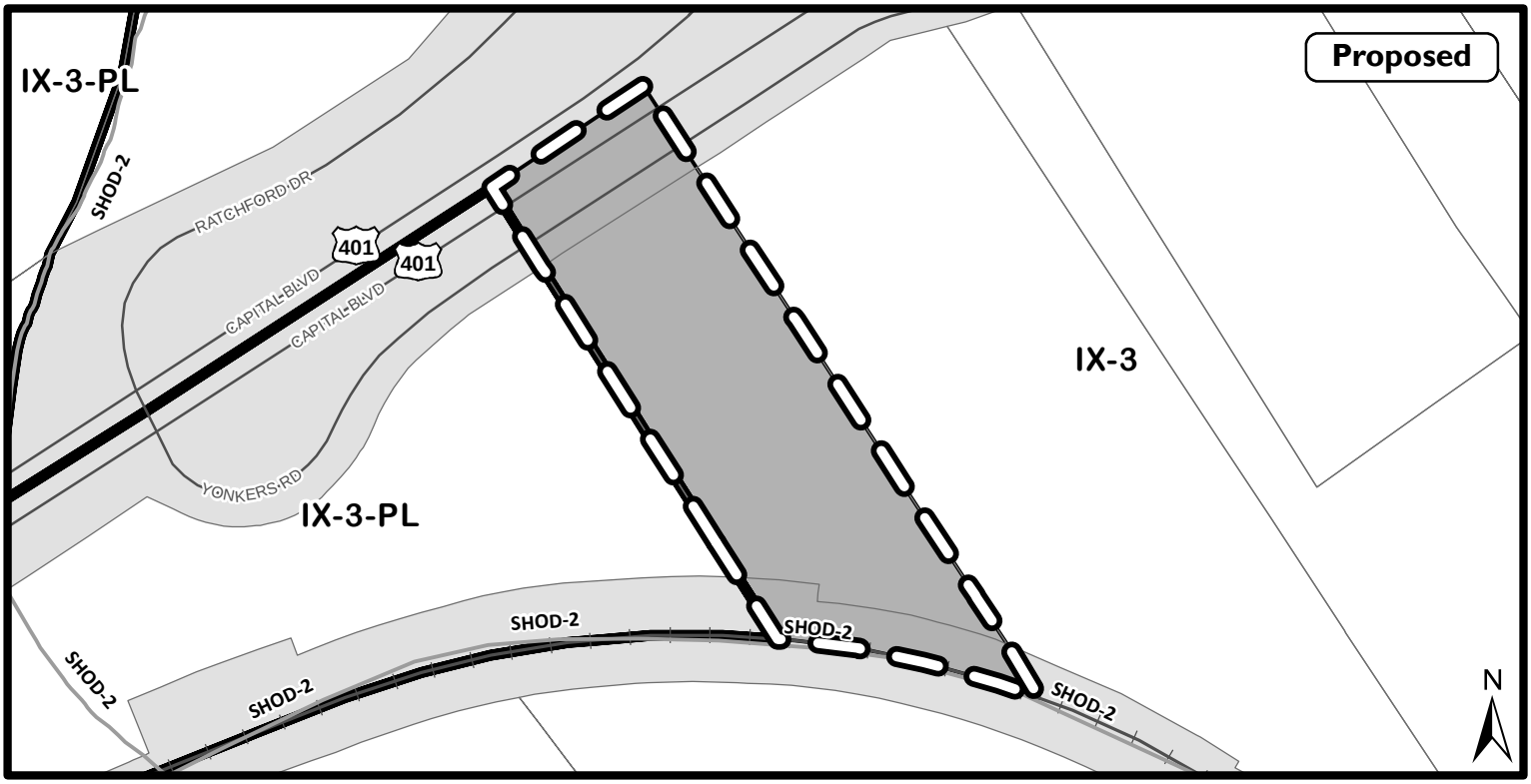


Planning Commission - CR Change: 89

Existing Zoning: IND-2 w/SHOD-2

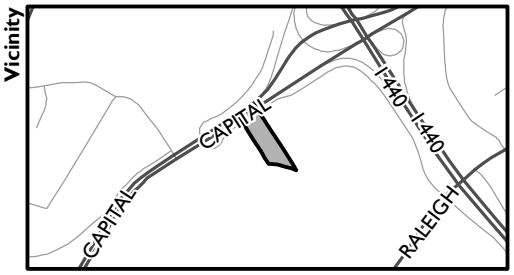


Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

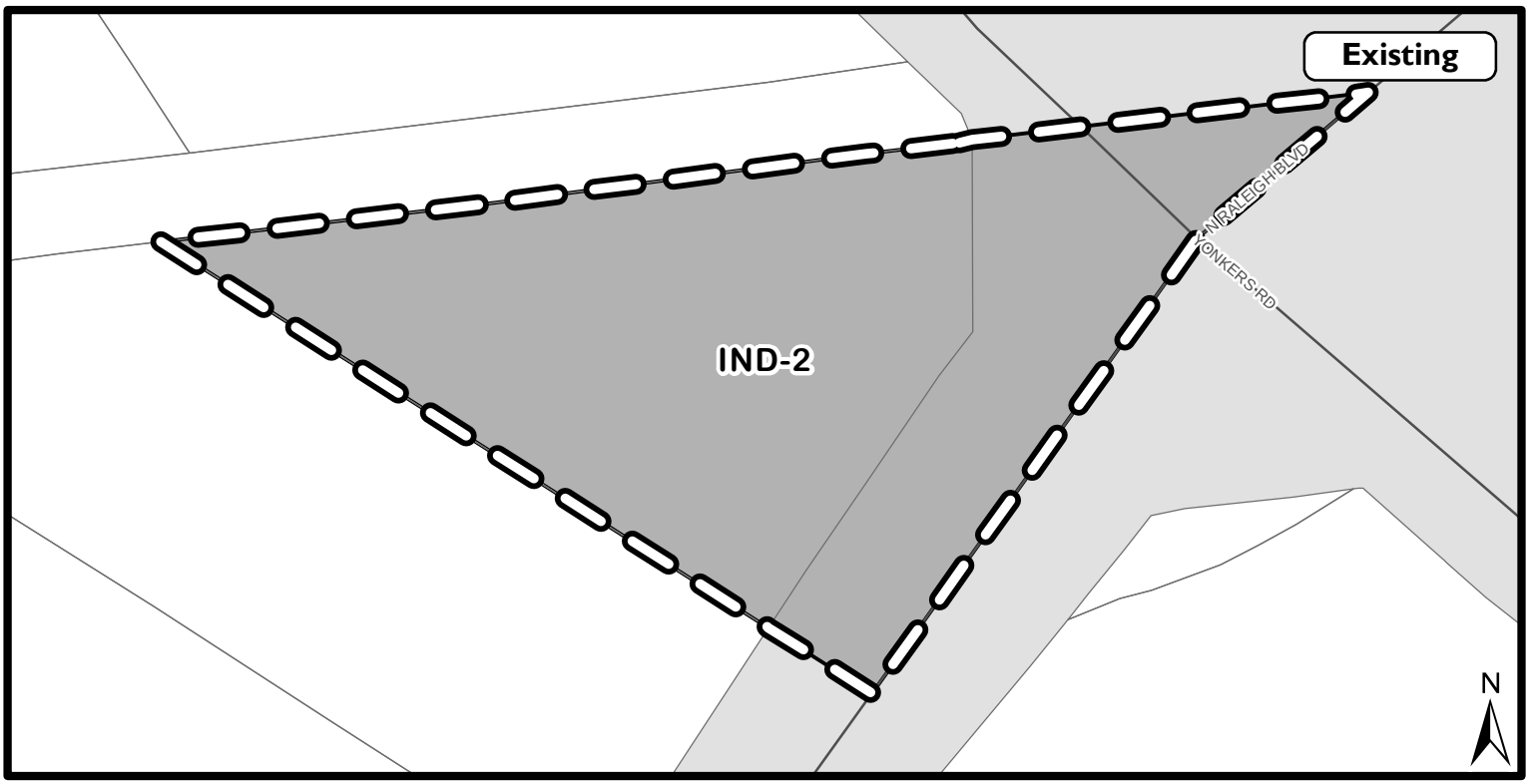


Future Land Use (Primary): General Industrial

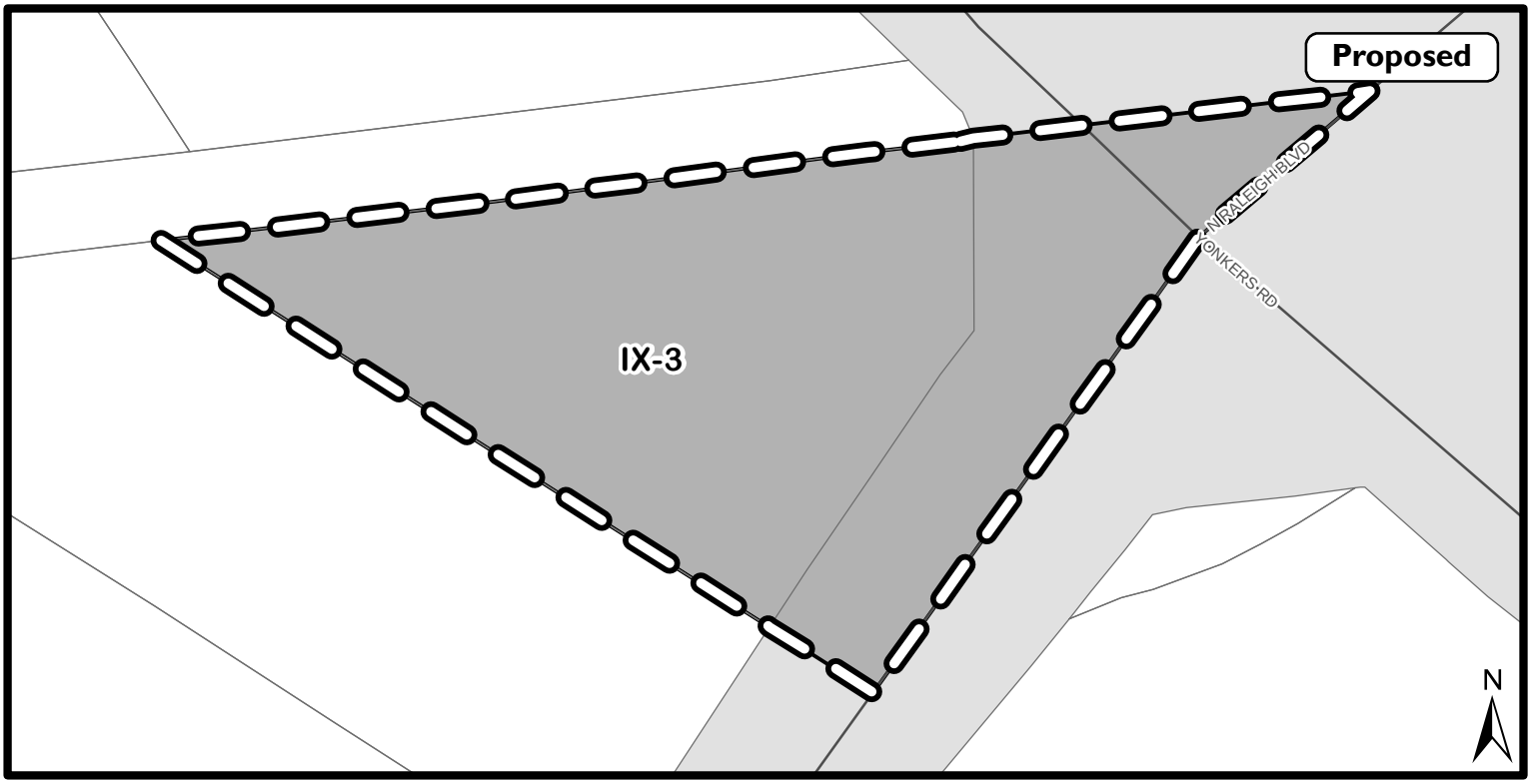
Comment Reference ID(s): WEB-37447

Planning Commission - CR Change: 90

Existing Zoning: IND-2 w/SHOD-2

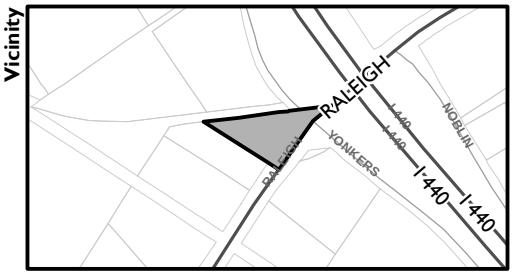


Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

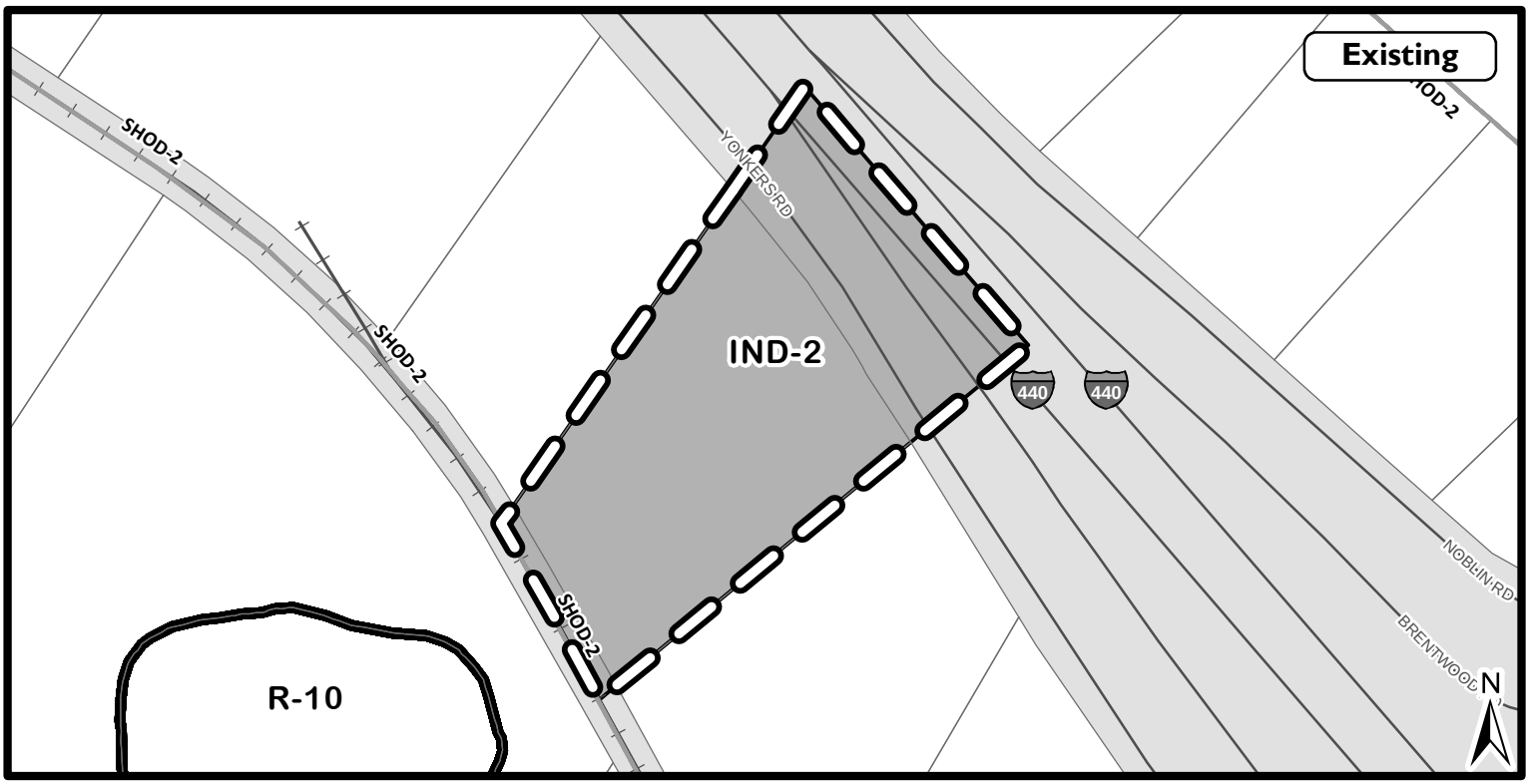


Future Land Use (Primary): General Industrial

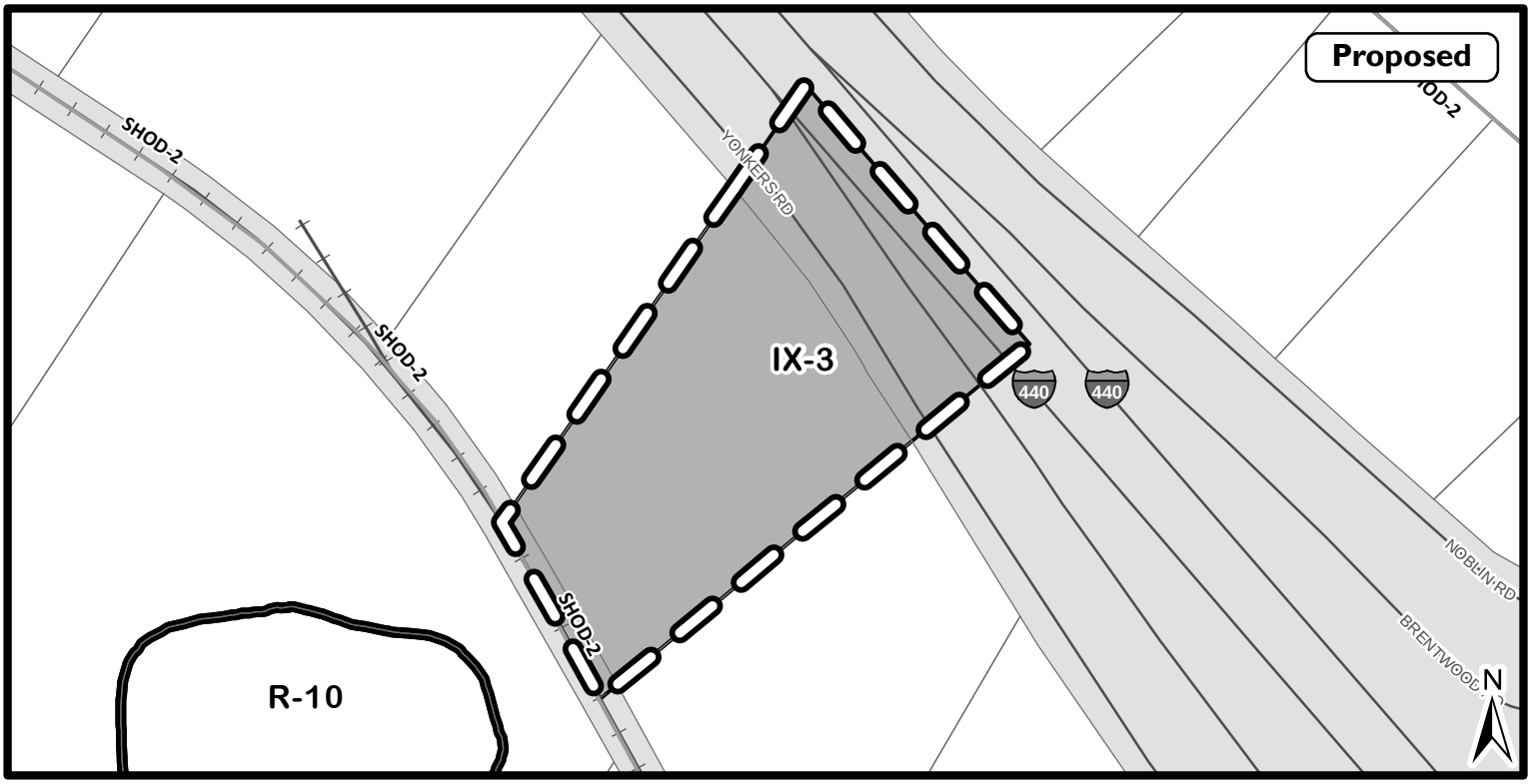
Comment Reference ID(s): WEB-38084

Planning Commission - CR Change: 91

Existing Zoning: IND-2 w/SHOD-2

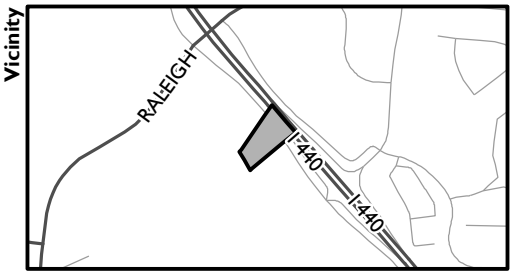


Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

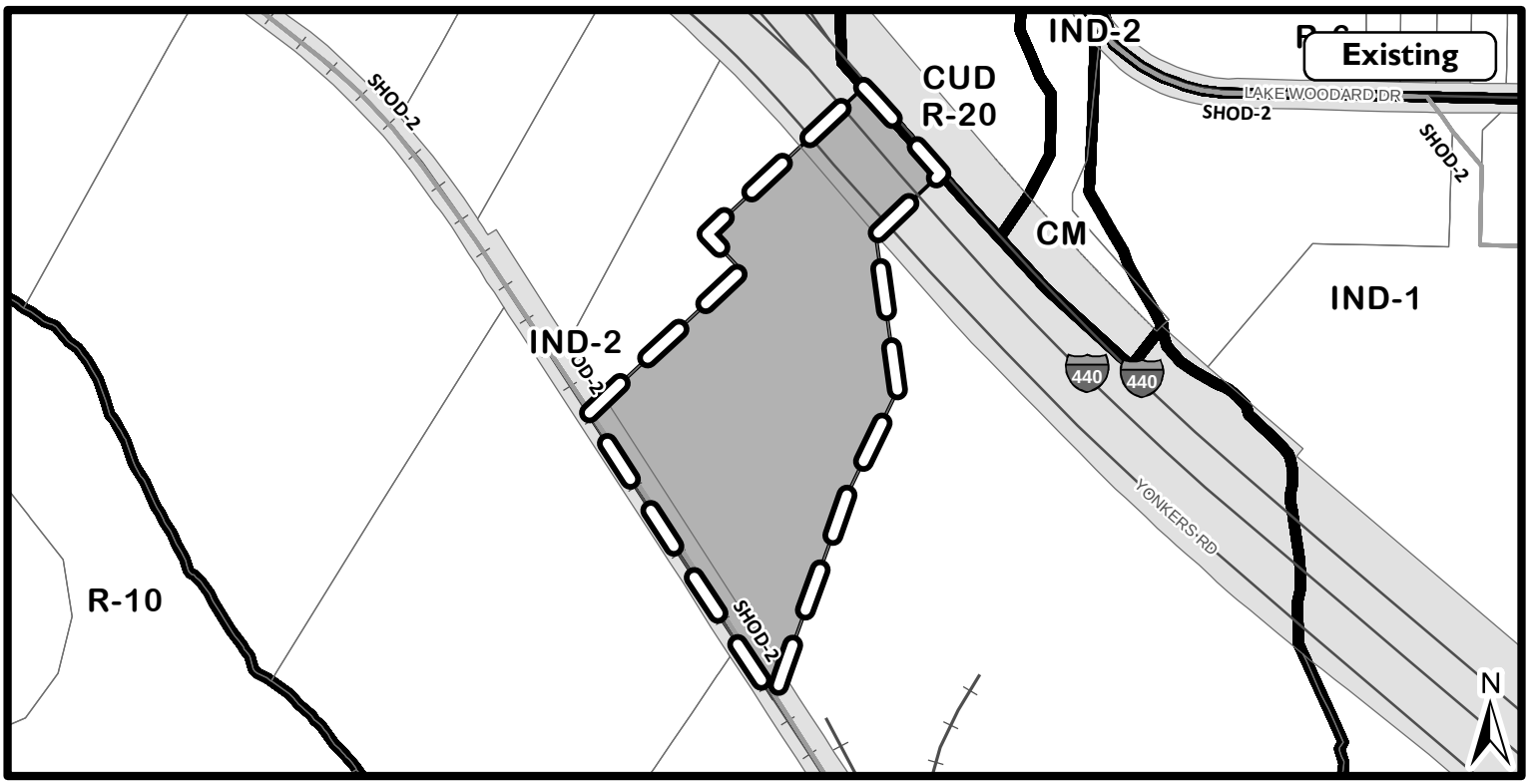


Future Land Use (Primary): General Industrial

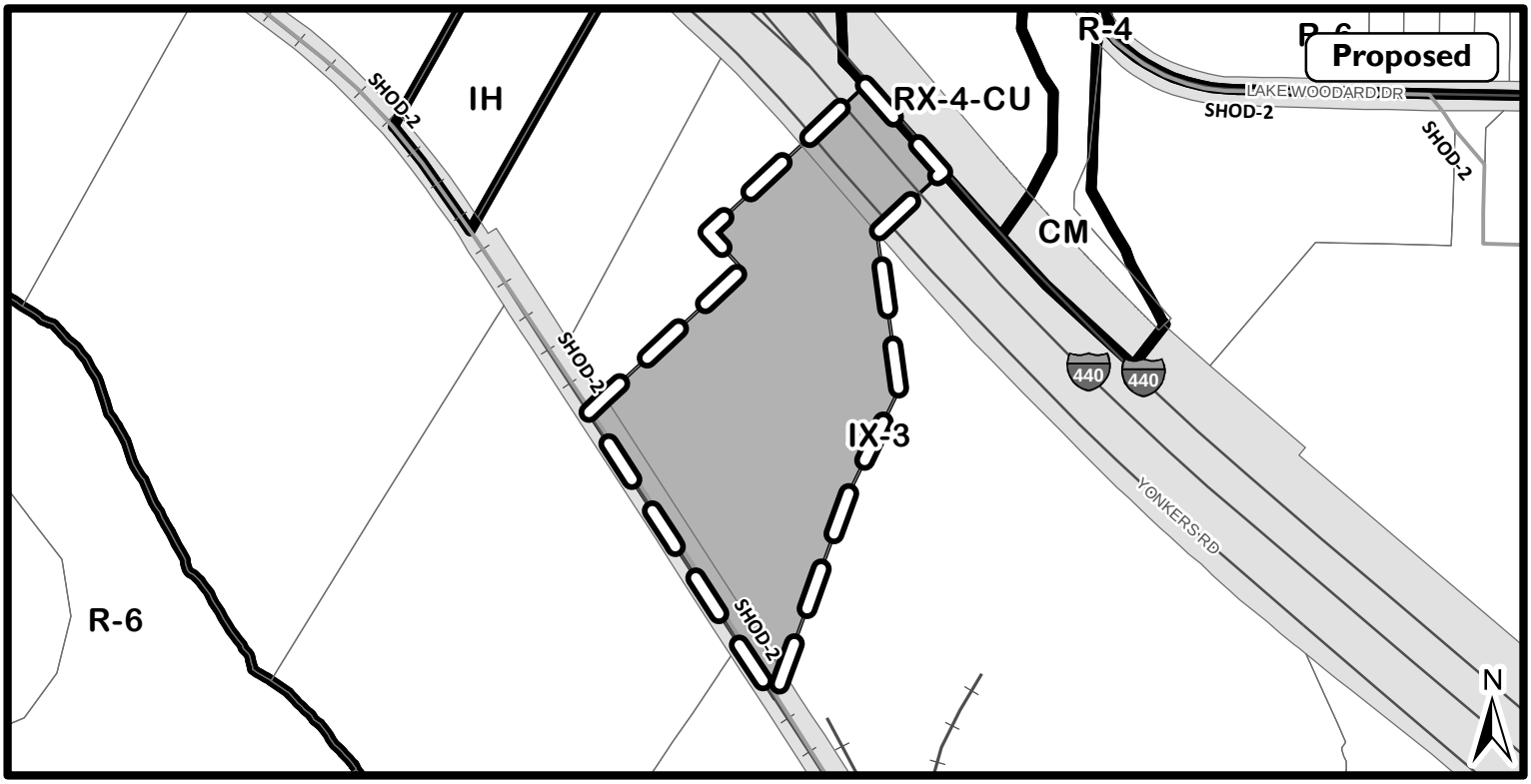
Comment Reference ID(s): WEB-38403

Planning Commission - CR Change: 92

Existing Zoning: IND-2 w/SHOD-2

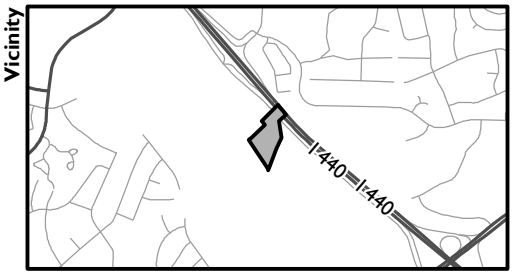


Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

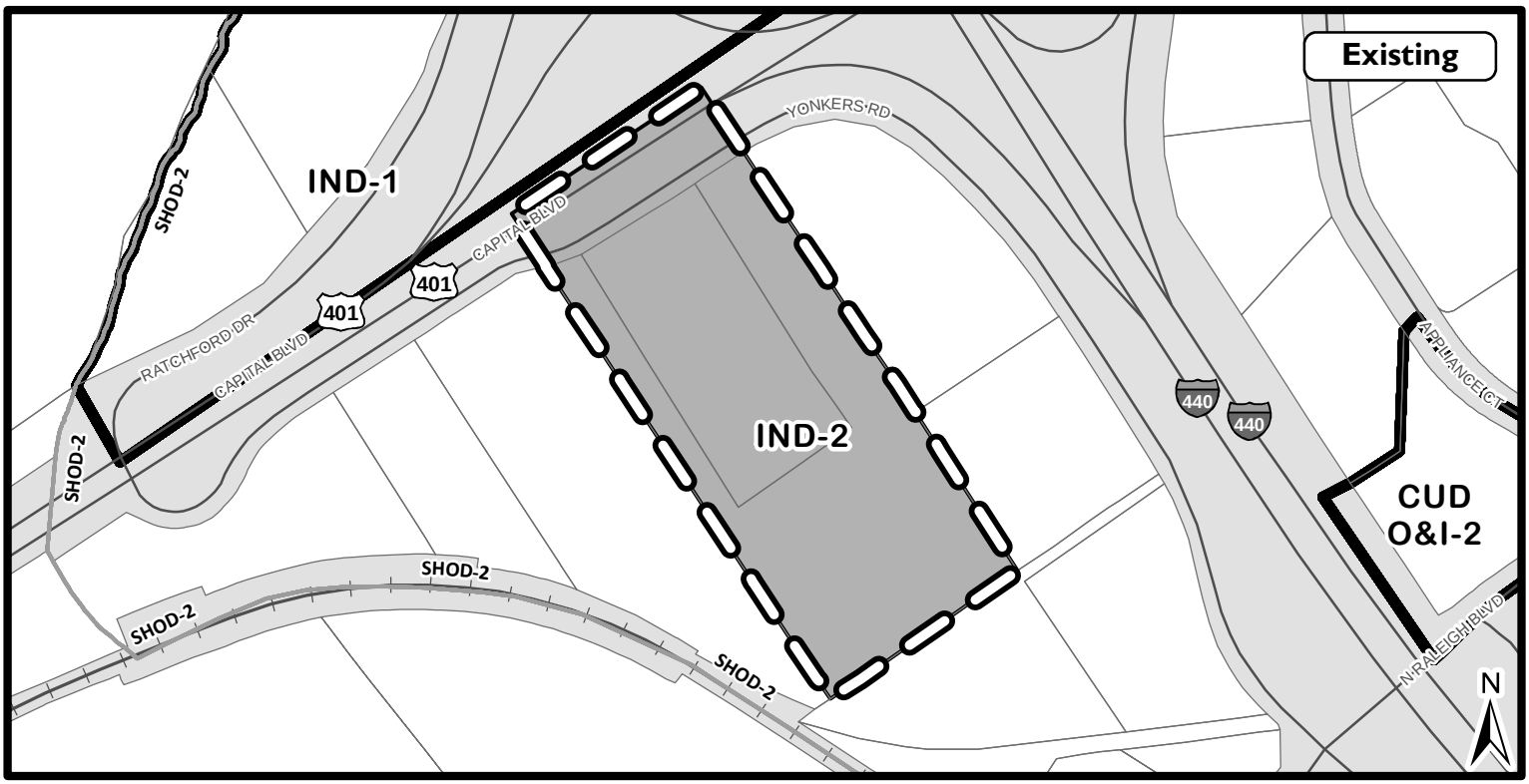


Future Land Use (Primary): General Industrial

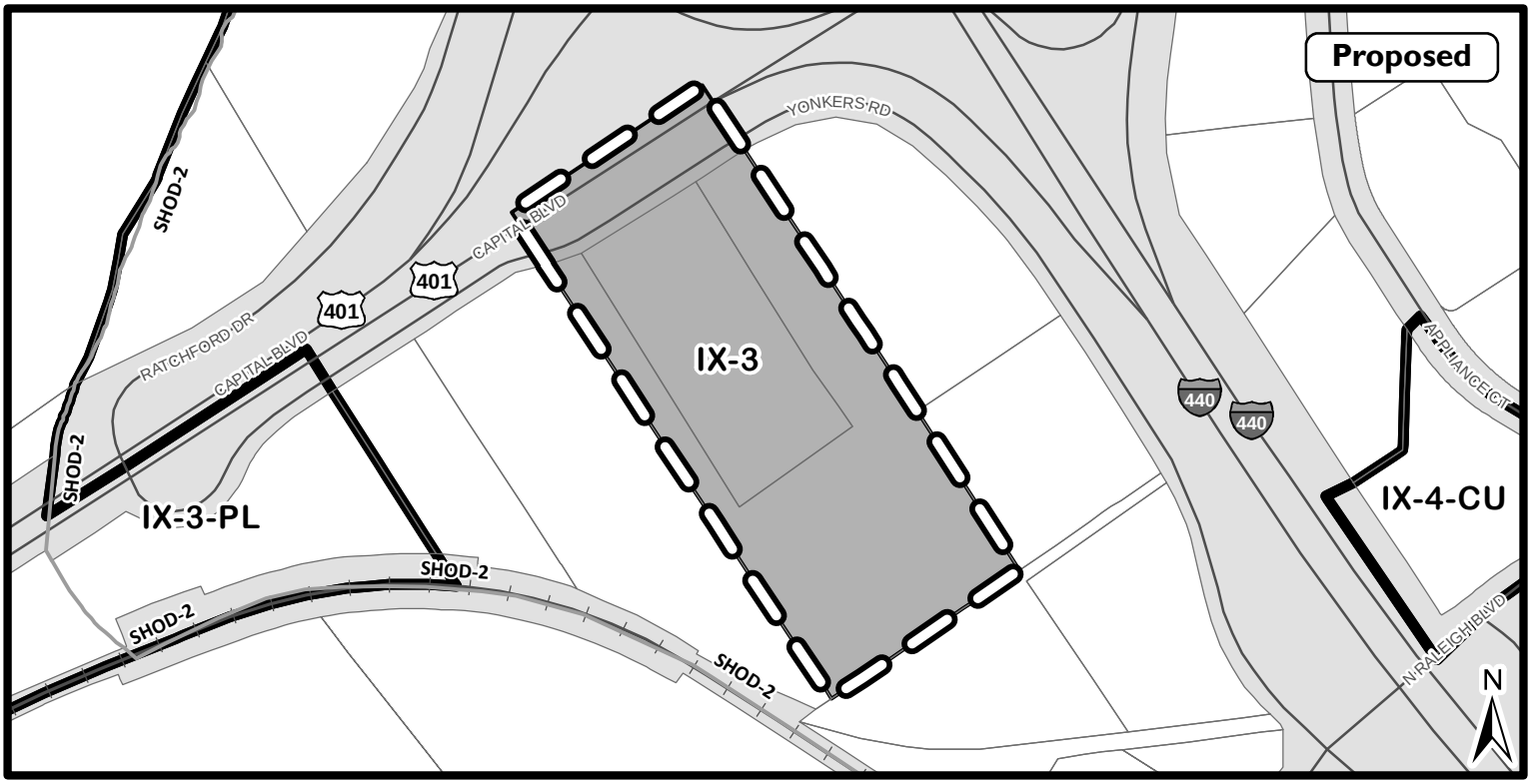
Comment Reference ID(s): WEB-37763

Planning Commission - CR Change: 93

Existing Zoning: IND-2 w/SHOD-2



Staff Proposed Zoning: IH w/SHOD-2

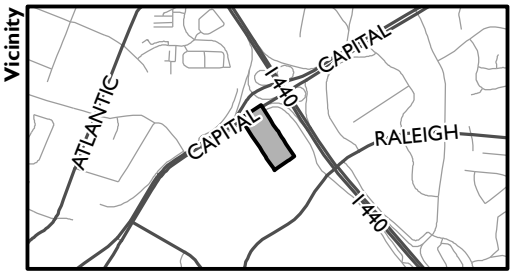


Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

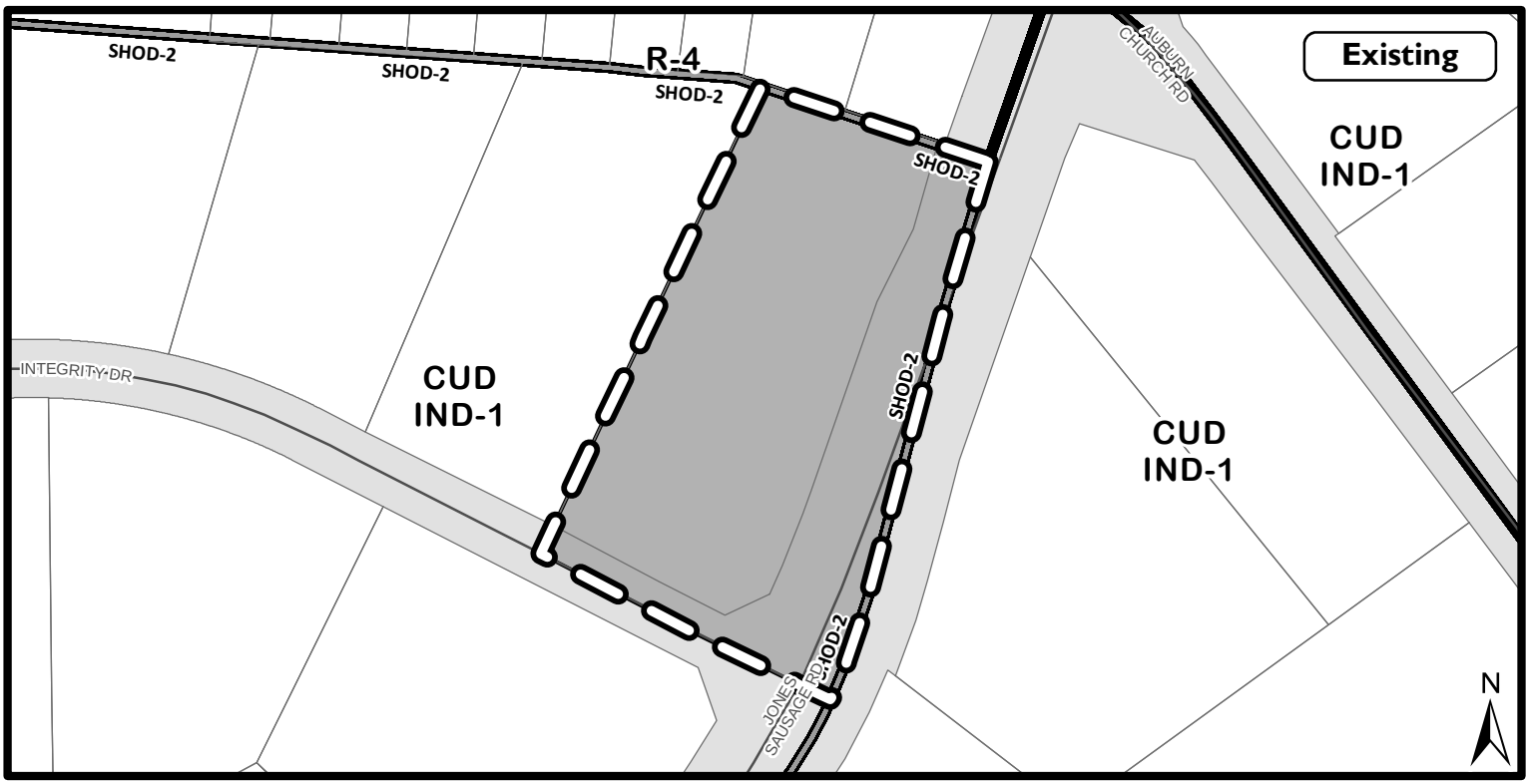
Future Land Use (Primary): General Industrial

Comment Reference ID(s): GEN-0490; WEB-38083

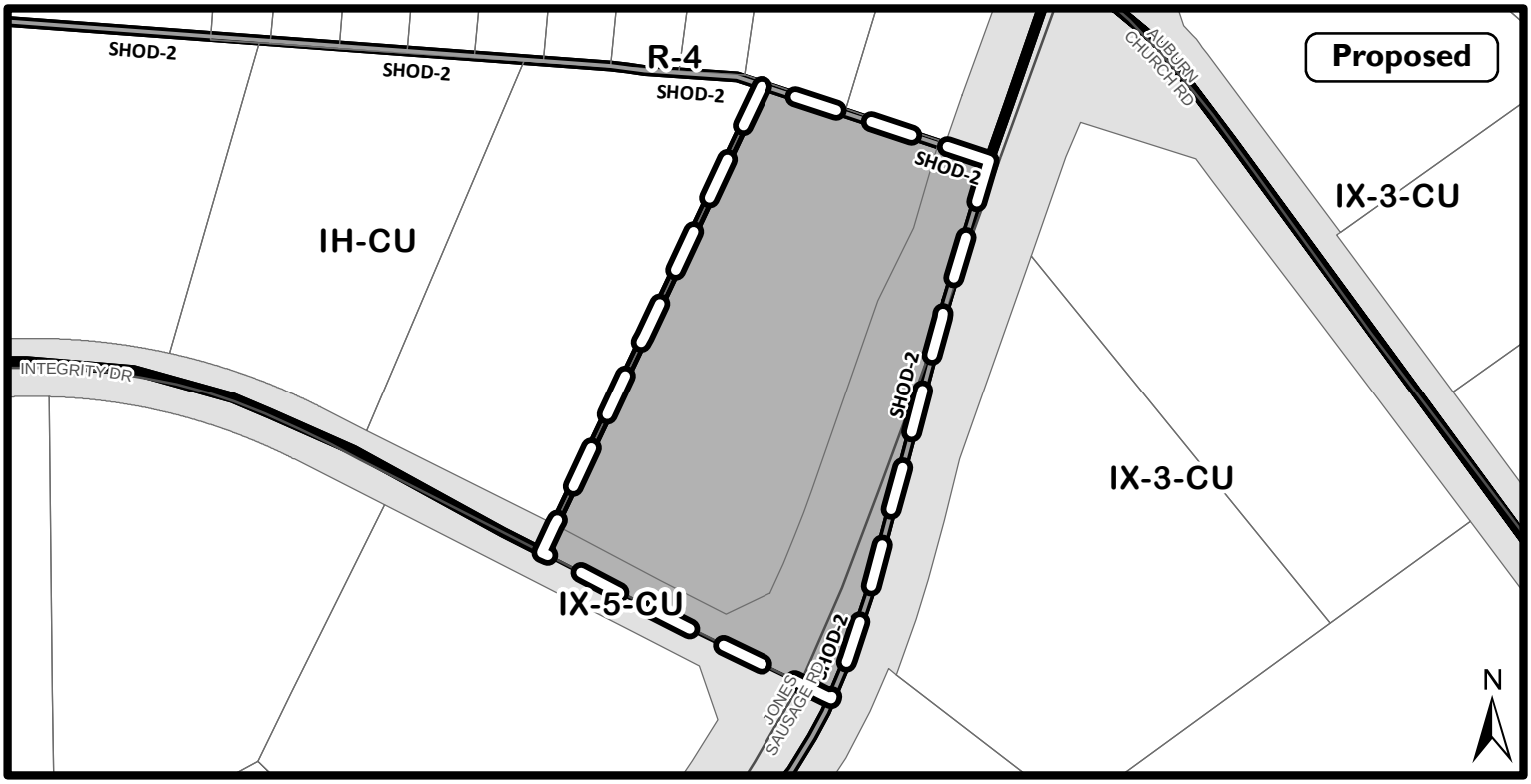


Planning Commission - CR Change: 95

Existing Zoning: CUD IND 1 w/SHOD-2



Staff Proposed Zoning: IH-CU w/SHOD-2

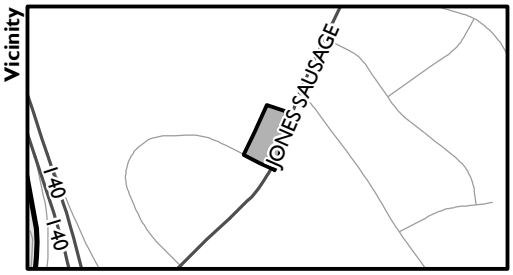


Planning Commission Recommended Zoning:

IX-5-CU w/SHOD-2

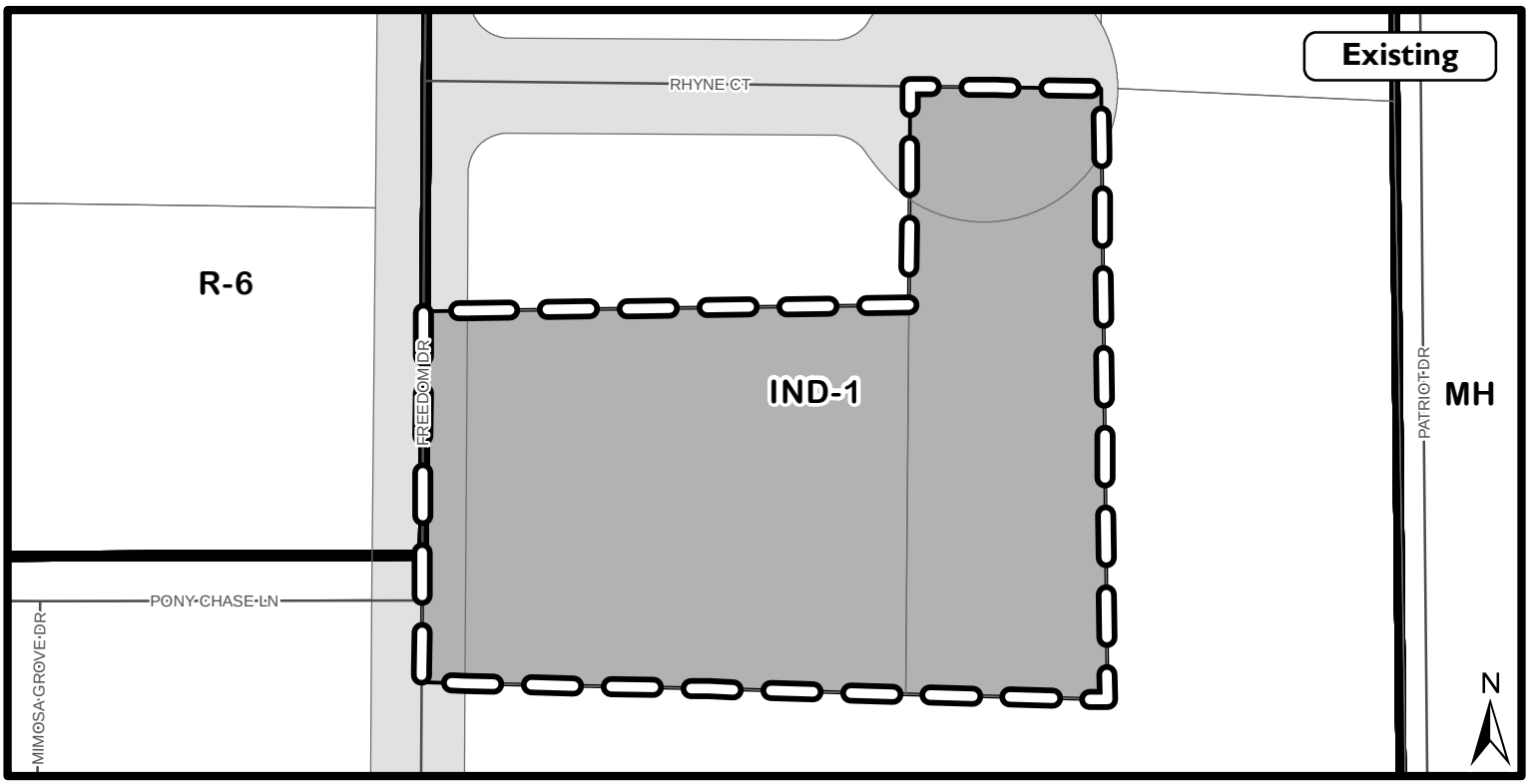
Future Land Use (Primary): Business & Commercial Services

Comment Reference ID(s): PC-0014

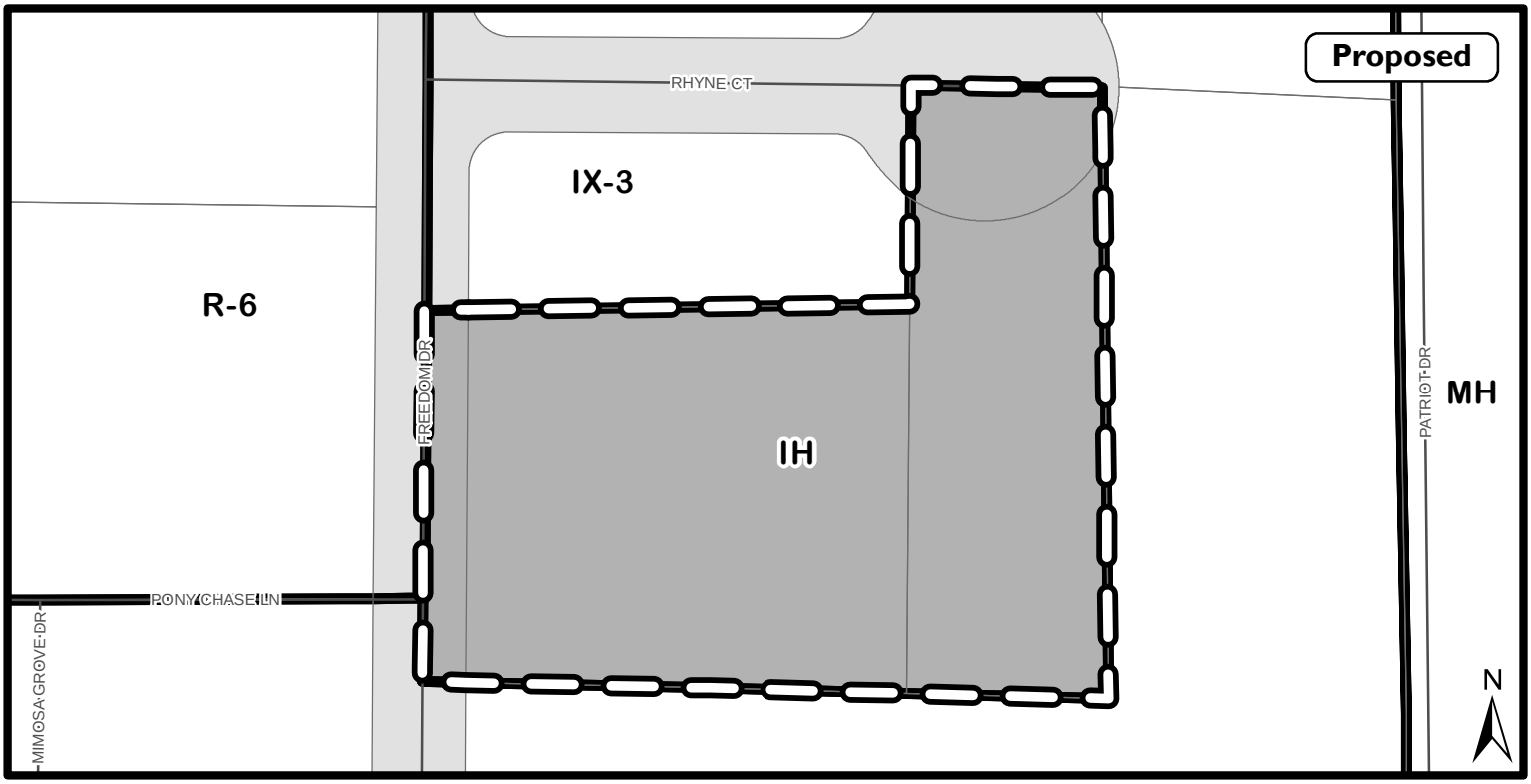


Planning Commission - CR Change: 96

Existing Zoning: IND-1

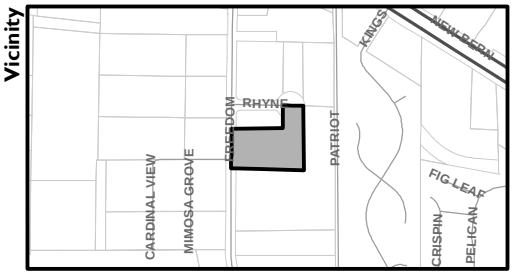


Staff Proposed Zoning: IX-3



Planning Commission Recommended Zoning:

IH

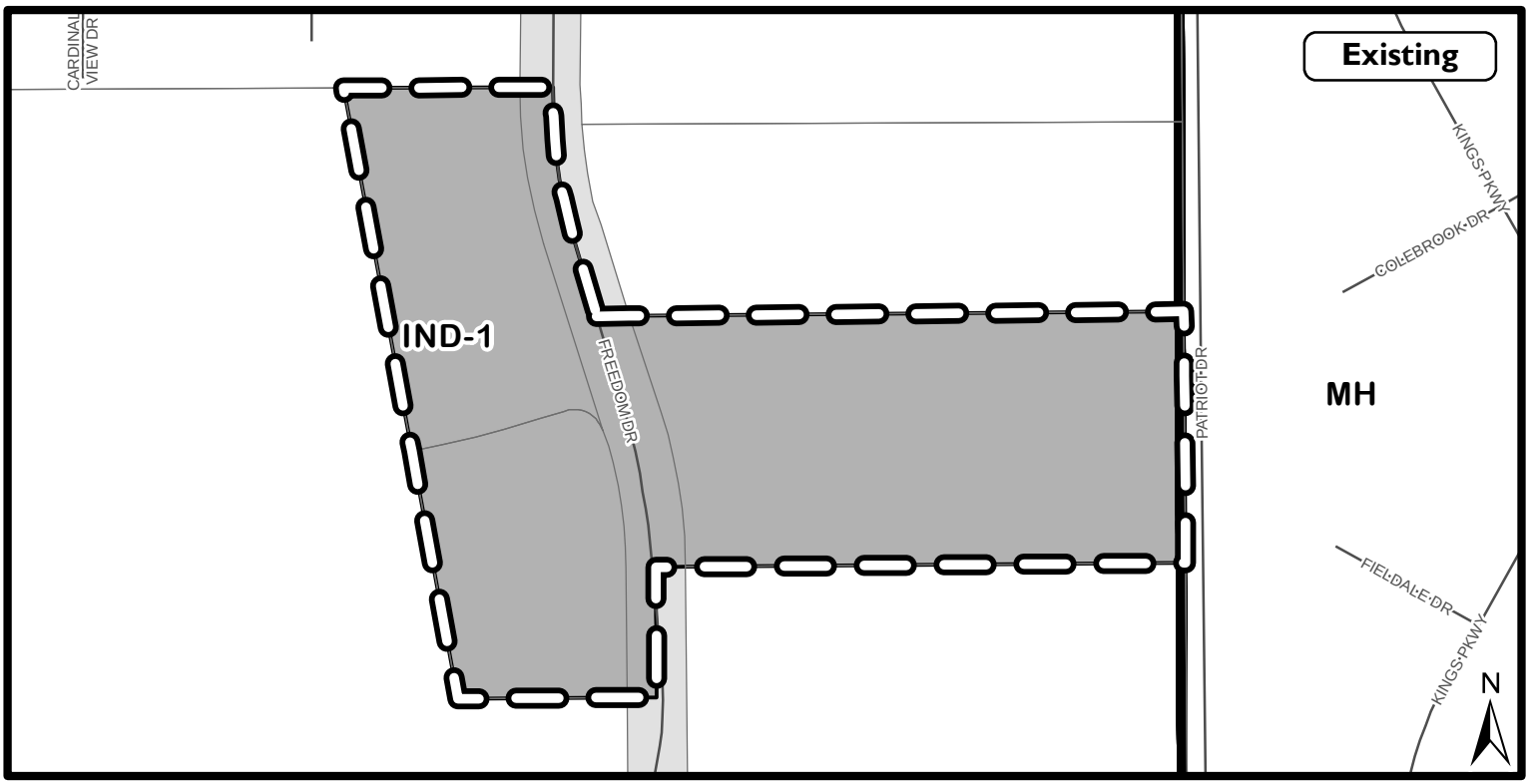


Future Land Use (Primary): Moderate Density Residential

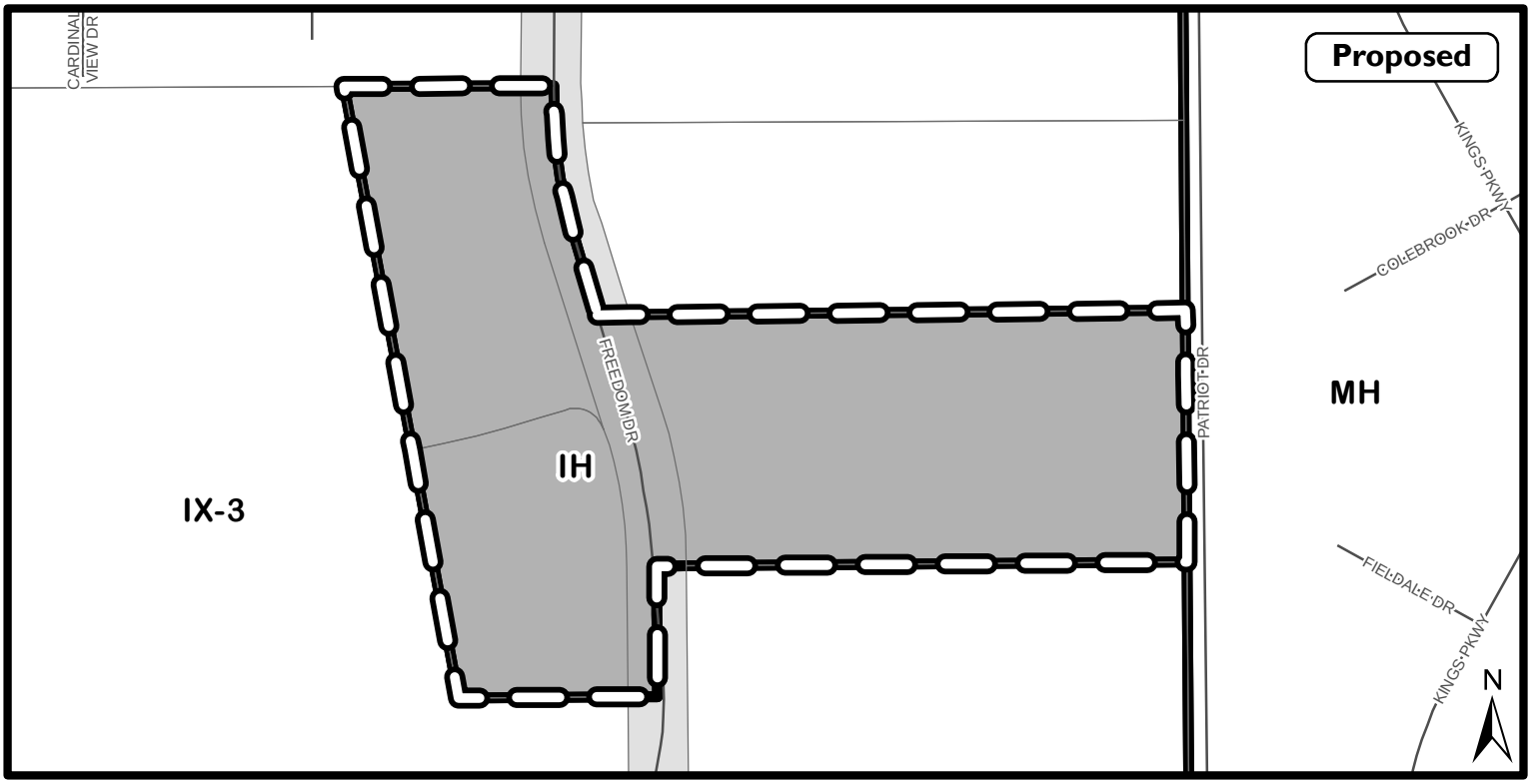
Comment Reference ID(s): CC1-0063,64

Planning Commission - CR Change: 98

Existing Zoning: IND-1

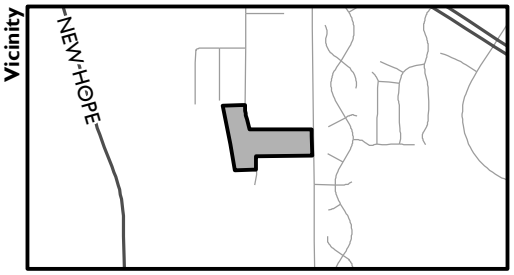


Staff Proposed Zoning: IX-3



Planning Commission Recommended Zoning:

IH

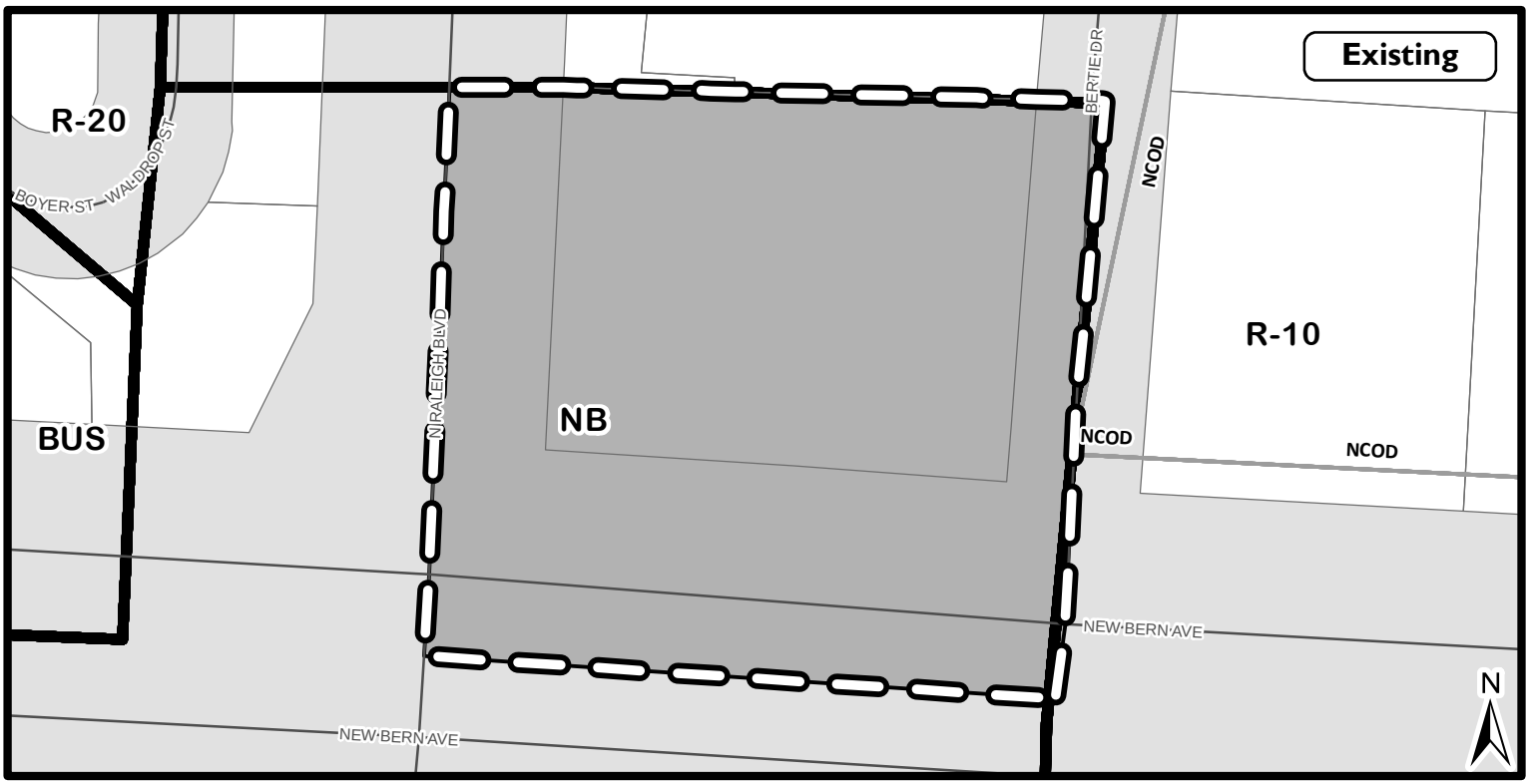


Future Land Use (Primary): Moderate Density Residential

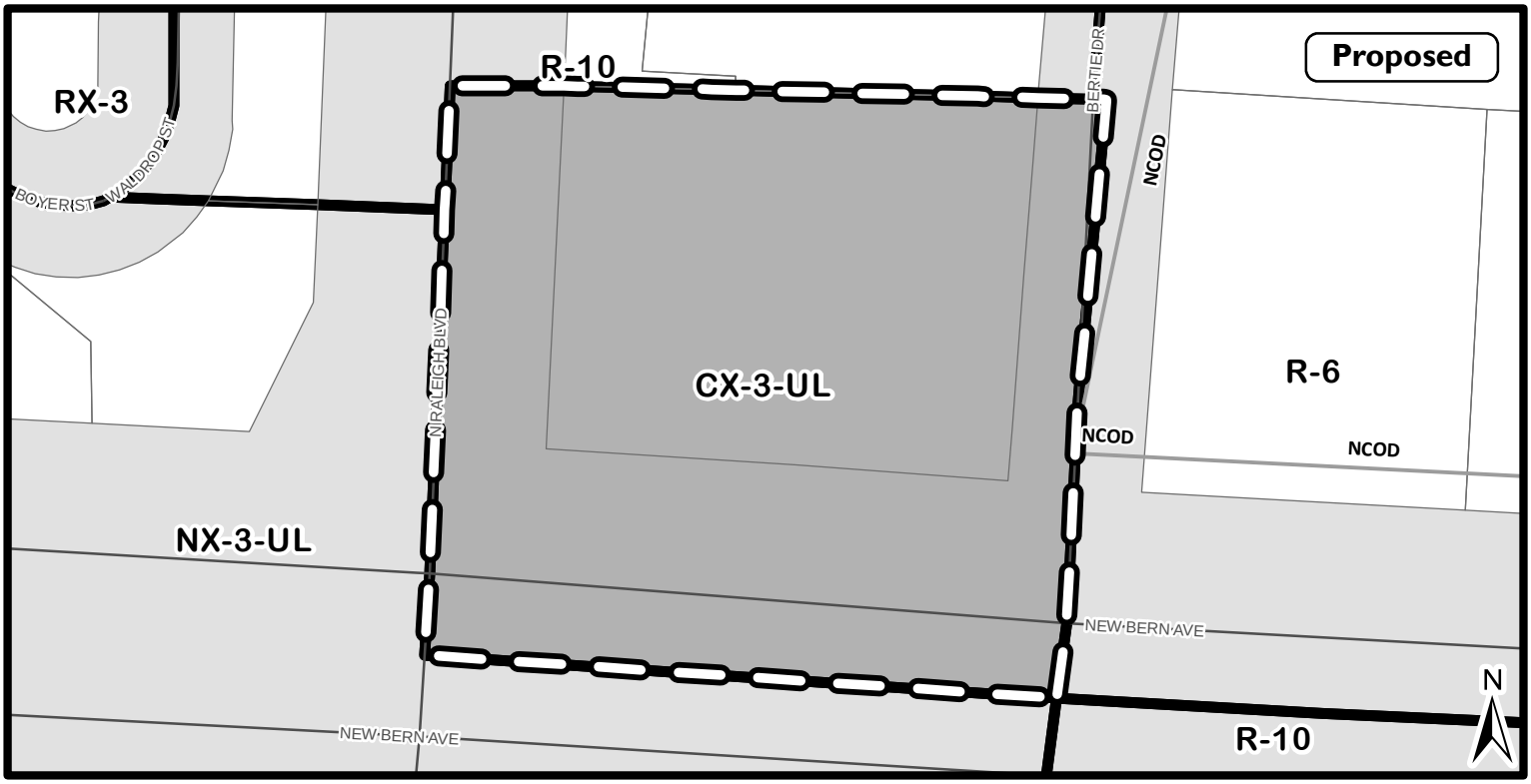
Comment Reference ID(s): PC-0005,6,7

Planning Commission - CR Change: 102

Existing Zoning: NB

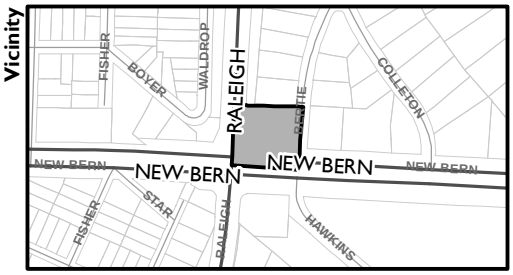


Staff Proposed Zoning: NX-3-UL



Planning Commission Recommended Zoning:

CX-3-UL

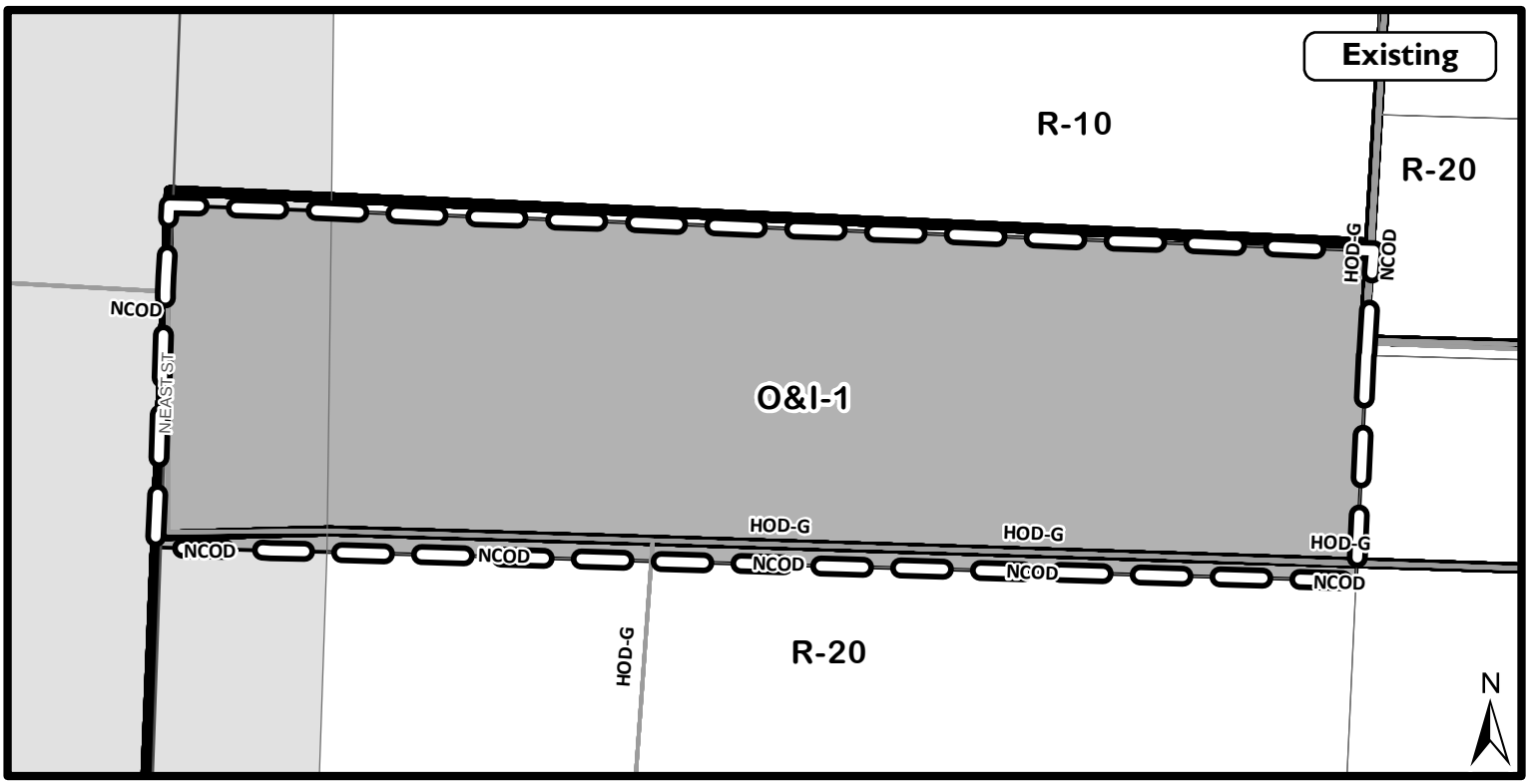


Future Land Use (Primary): Neighborhood Mixed Use

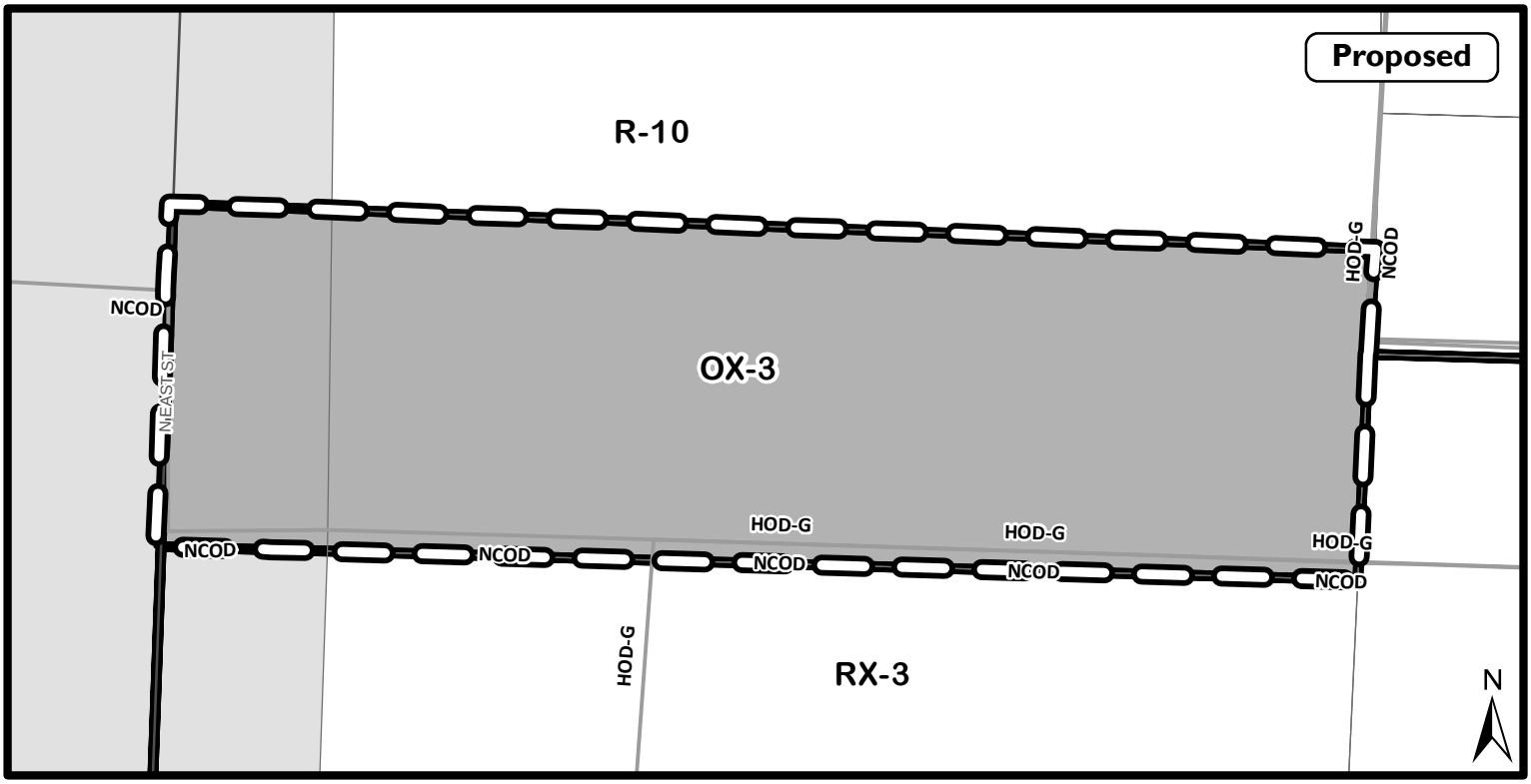
Comment Reference ID(s): GEN-0552

Planning Commission - CR Change: 105

Existing Zoning: O&I-1 w/HOD-G



Staff Proposed Zoning: R-10 w/HOD-G

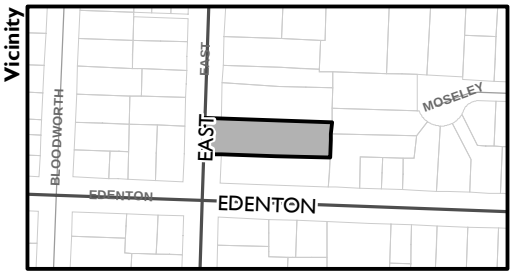


Planning Commission Recommended Zoning:

OX-3 w/HOD-G

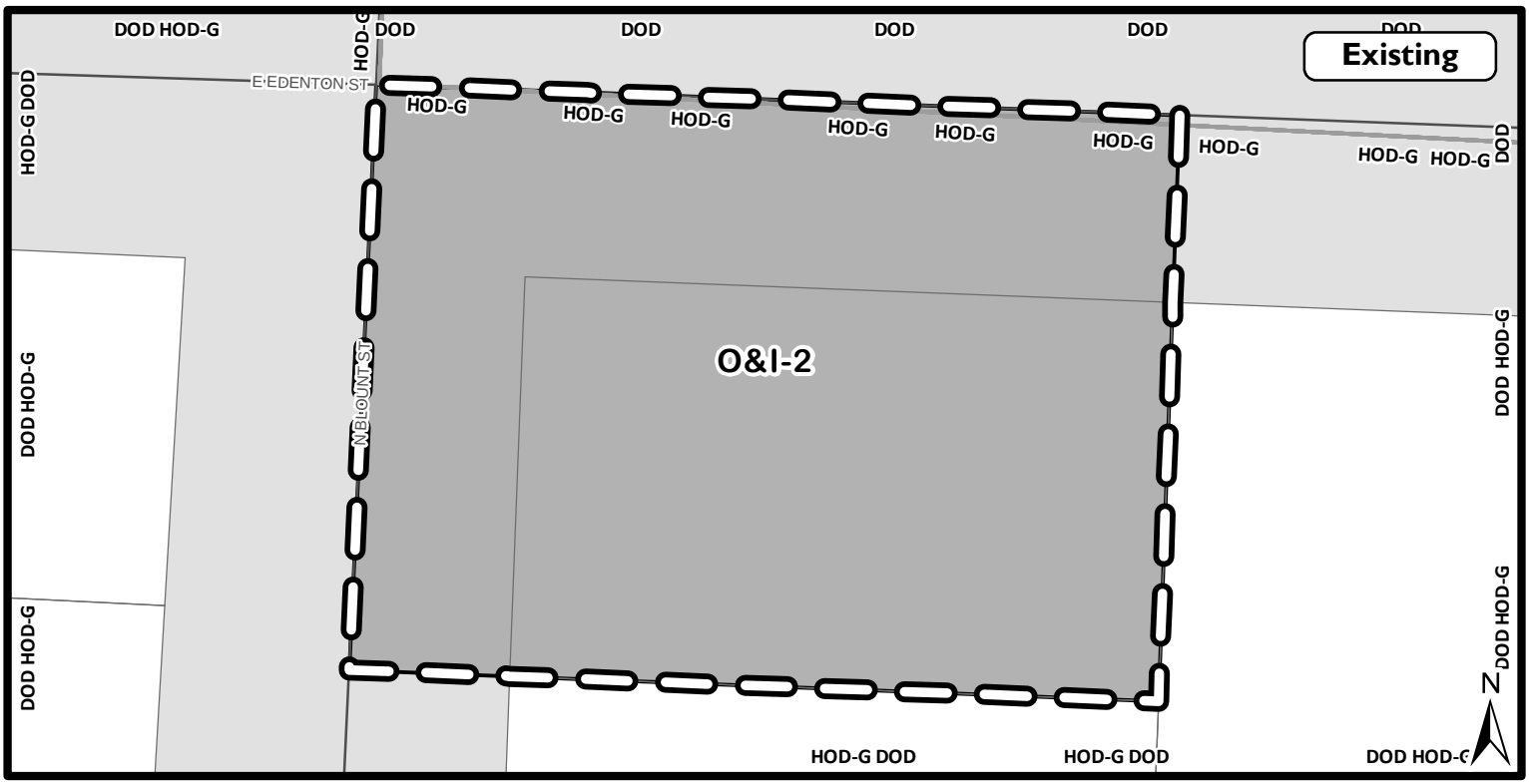
Future Land Use (Primary): Moderate Density Residential

Comment Reference ID(s): GEN-0053

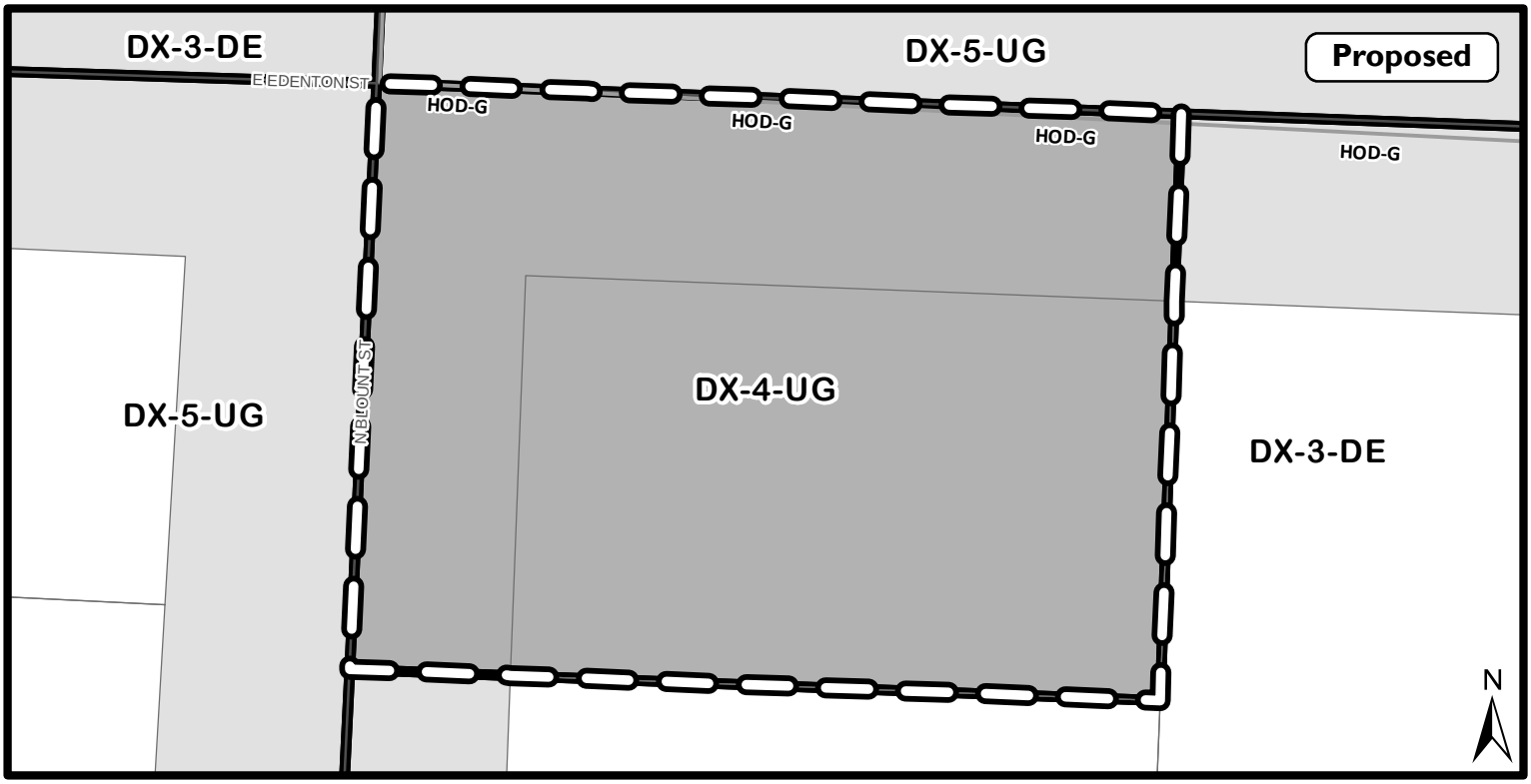


Planning Commission - CR Change: 106

Existing Zoning: O&I-2 w/DOD & HOD-G



Staff Proposed Zoning: DX-3-DE w/HOD-G

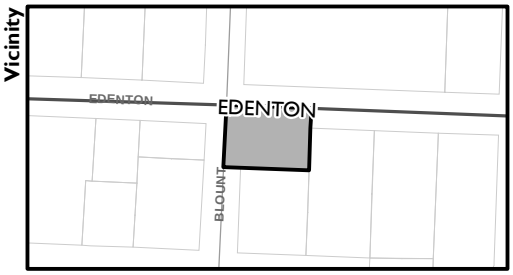


Planning Commission Recommended Zoning:

DX-4-UG w/HOD-G

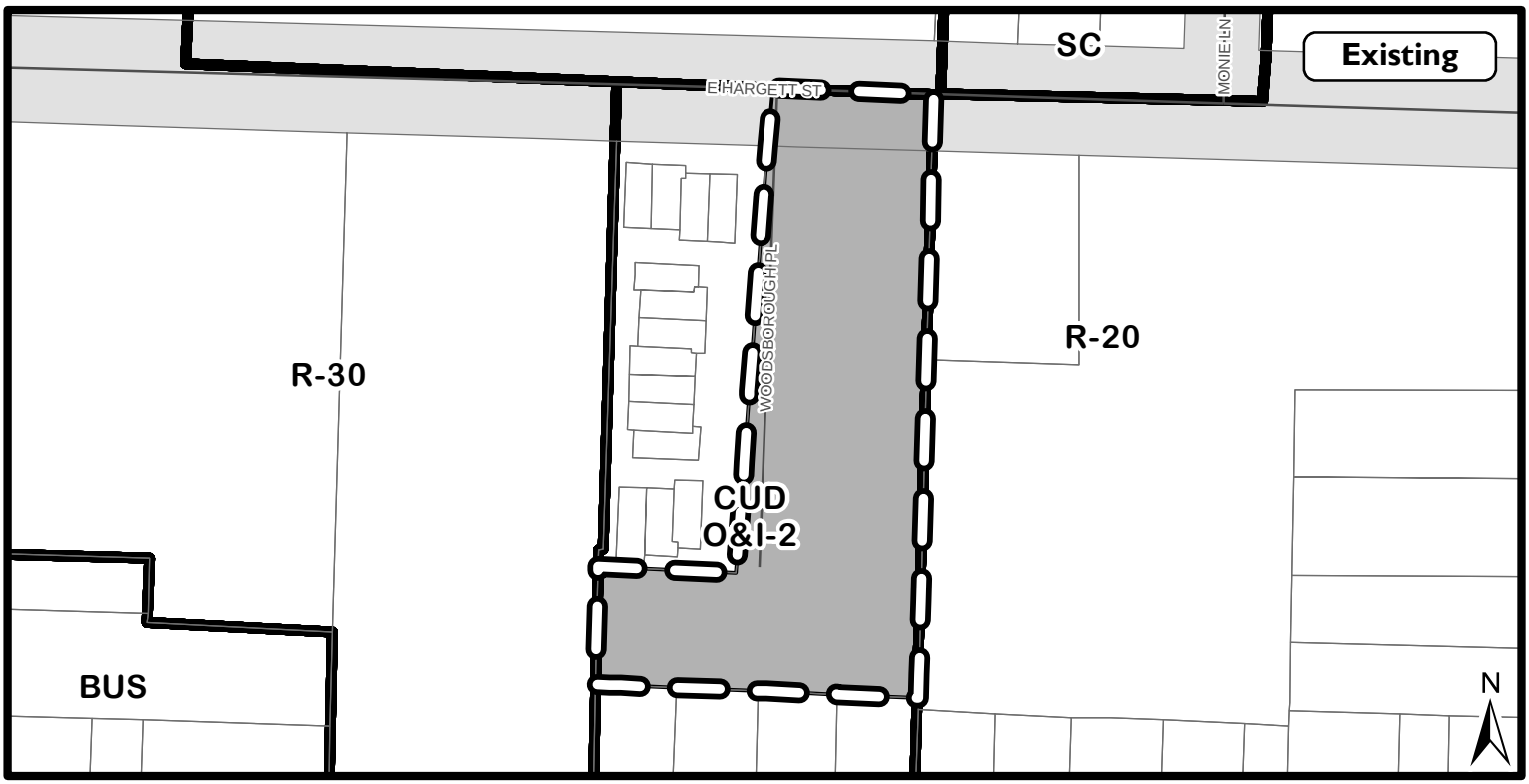
Future Land Use (Primary): Central Business District

Comment Reference ID(s): GEN-0395

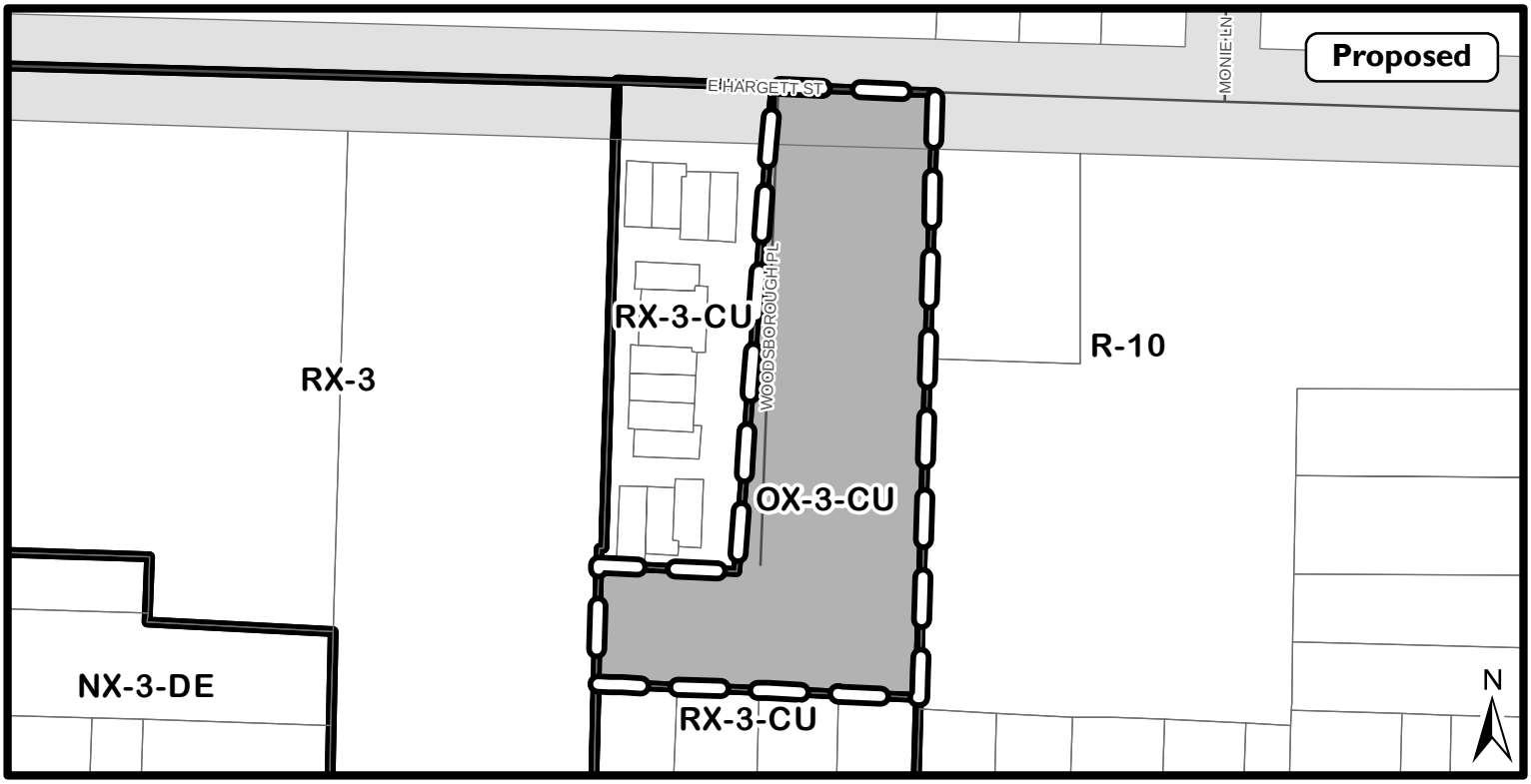


Planning Commission - CR Change: 108

Existing Zoning: CUD O&I-2



Staff Proposed Zoning: RX-3-CU



Planning Commission Recommended Zoning:

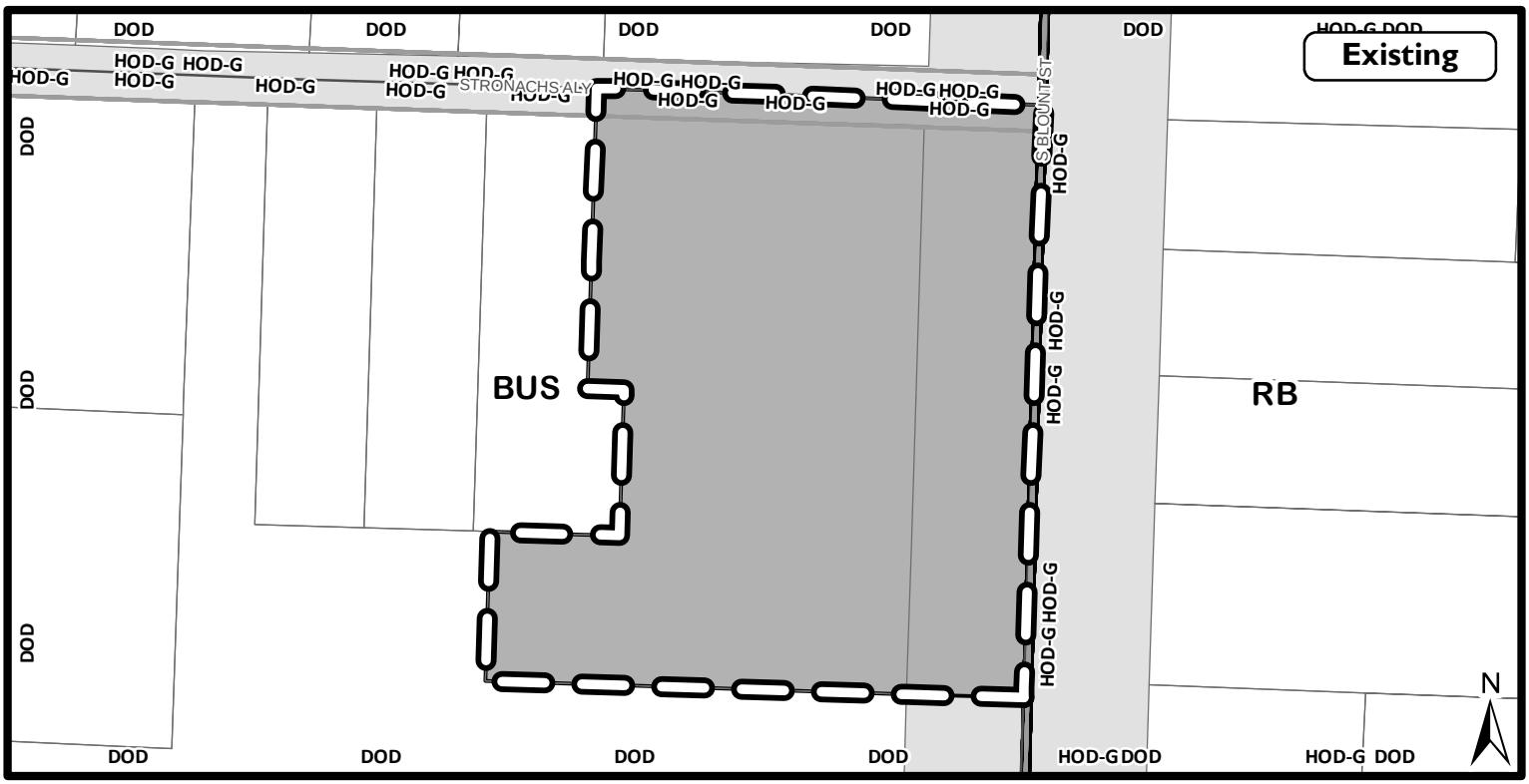
OX-3-CU

Future Land Use (Primary): High Density Residential

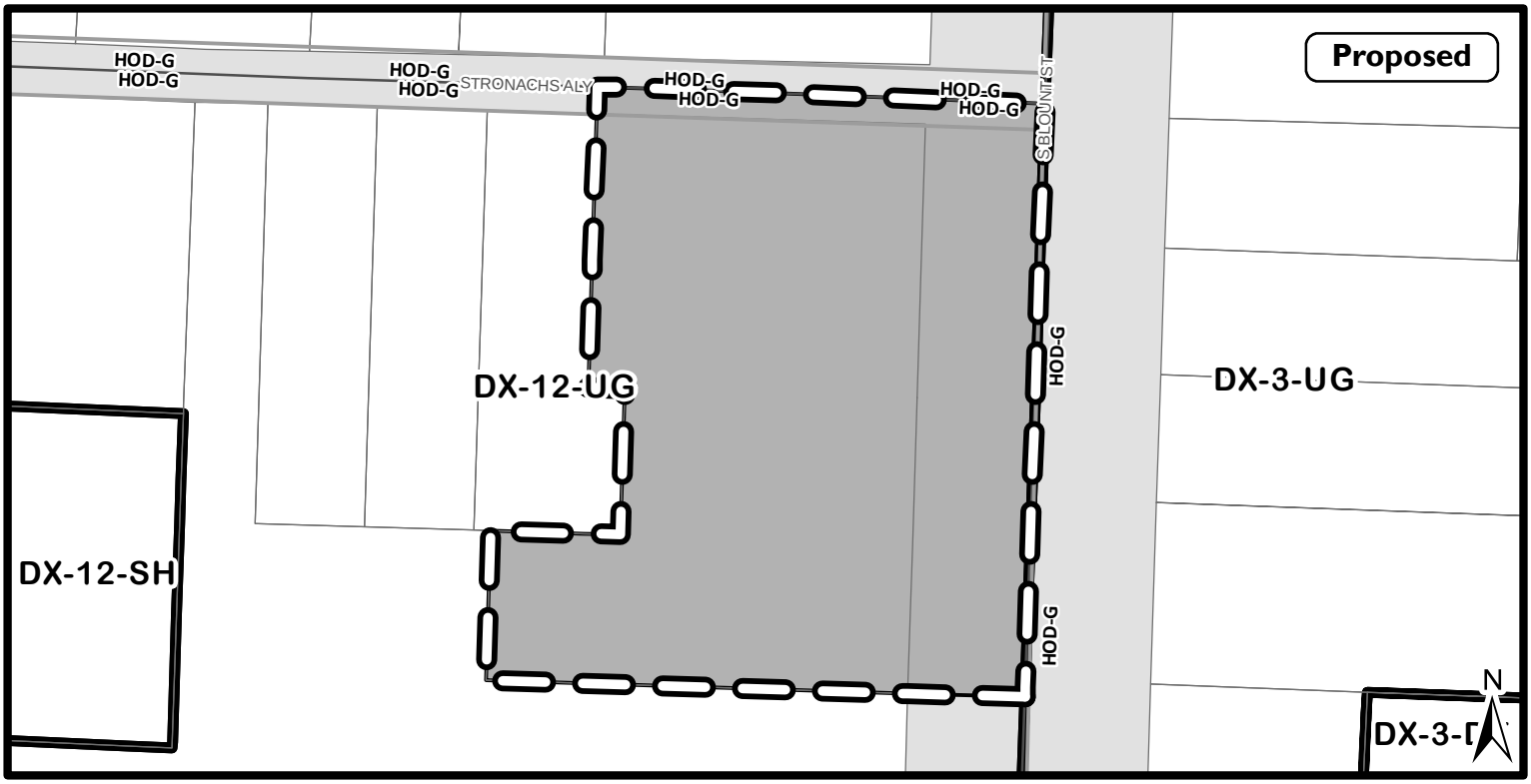
Comment Reference ID(s): GEN-0484

Planning Commission - CR Change: 125

Existing Zoning: BUS w/DOD

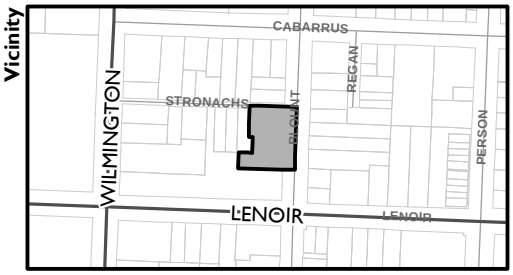


Staff Proposed Zoning: DX-7-UG



Planning Commission Recommended Zoning:

DX-12-UG

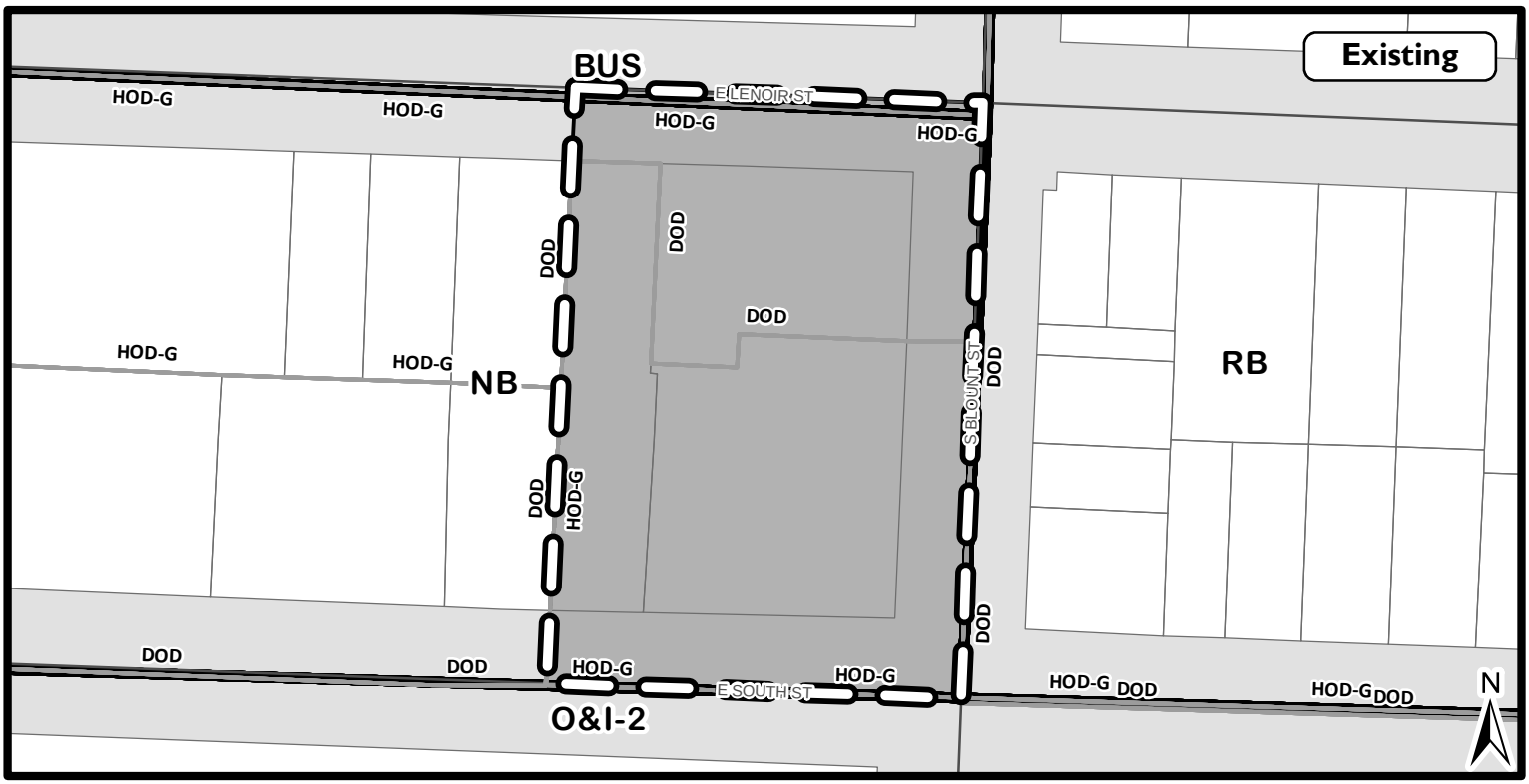


Future Land Use (Primary): Central Business District

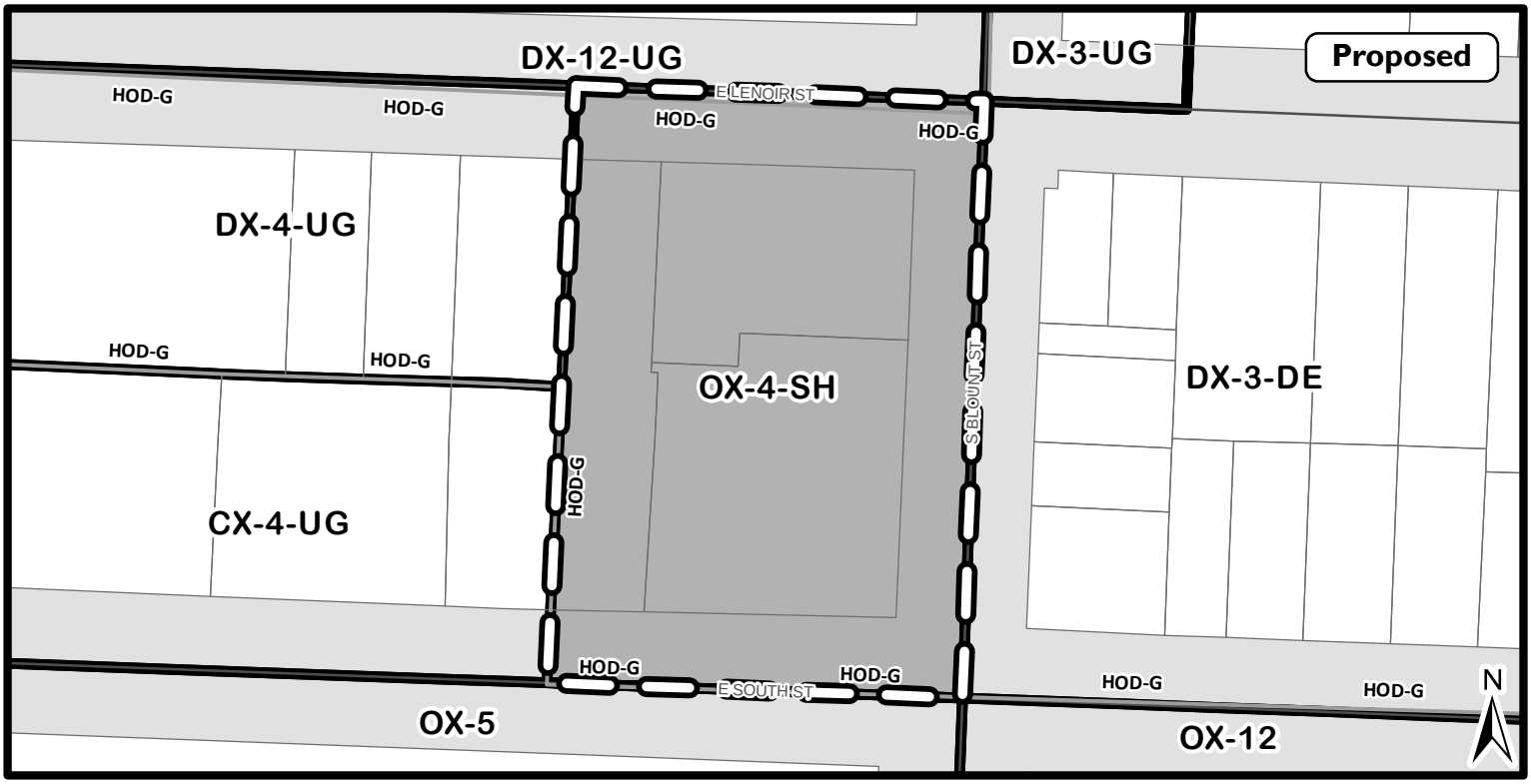
Comment Reference ID(s): WEB-34923

Planning Commission - CR Change: 126

Existing Zoning: NB w/HOD-G (part DOD)



Staff Proposed Zoning: OX-5 w/HOD-G

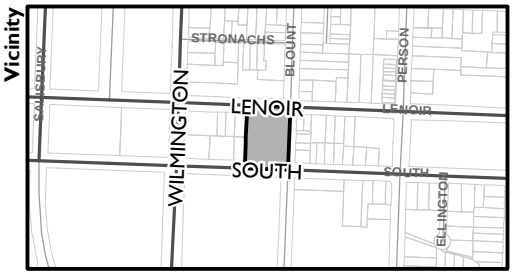


Planning Commission Recommended Zoning:

OX-4-SH w/HOD-G

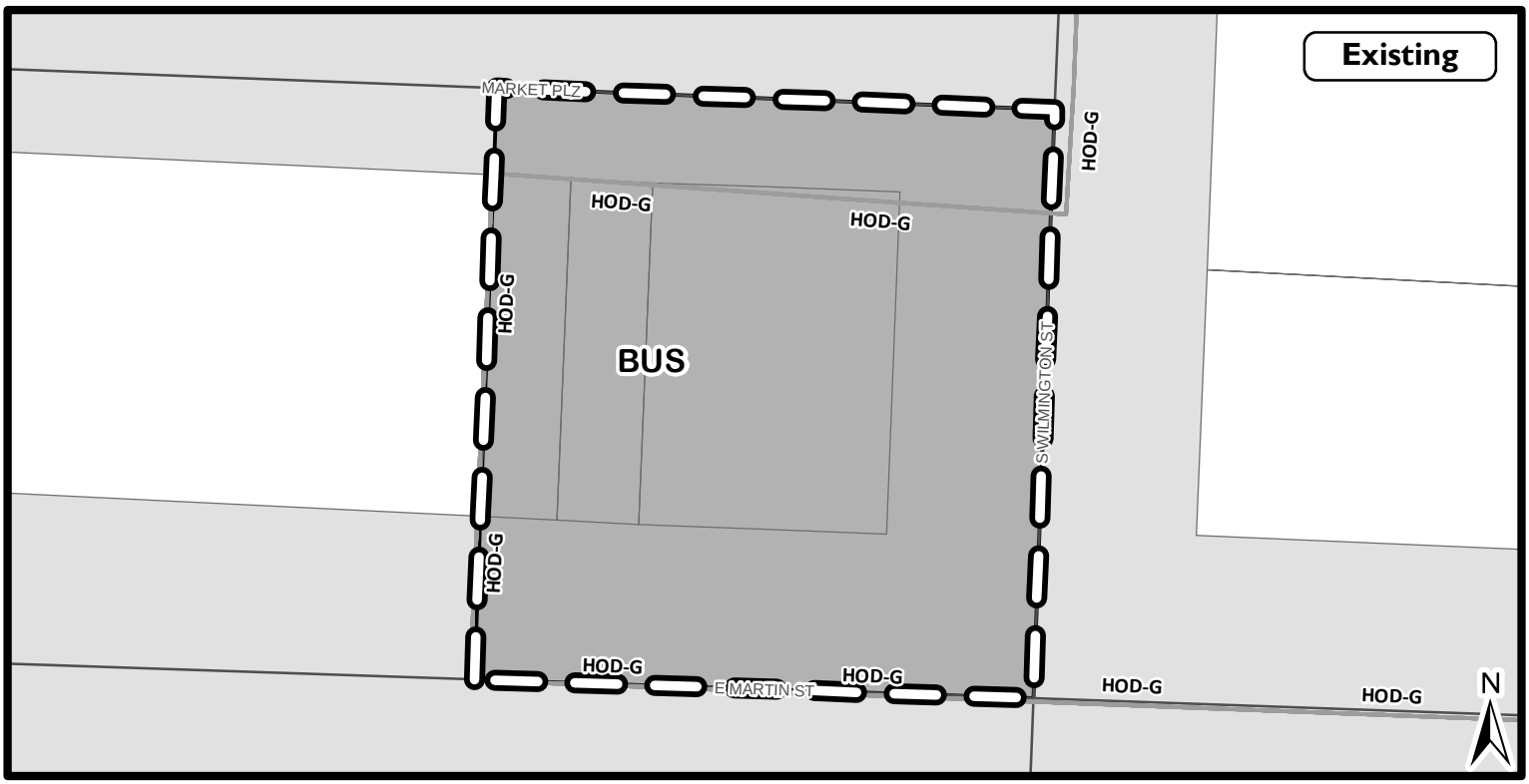
Future Land Use (Primary): Central Business District

Comment Reference ID(s): GEN-0510

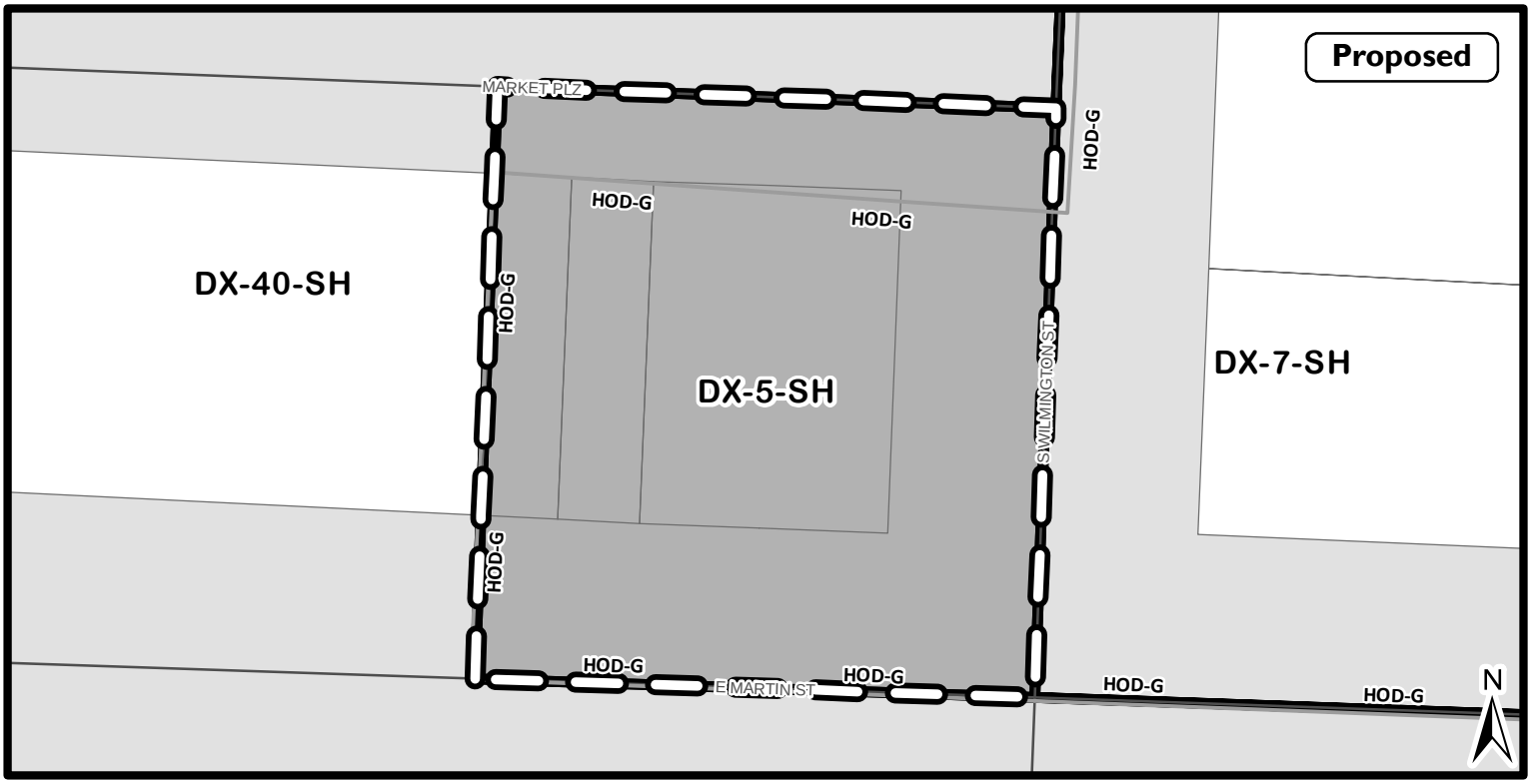


Planning Commission - CR Change: 127

Existing Zoning: BUS w/DOD & HOD-G

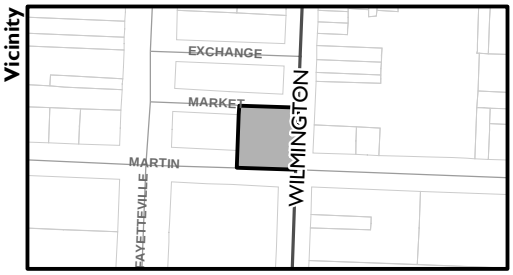


Staff Proposed Zoning: DX-40-SH w/HOD-G



Planning Commission Recommended Zoning:

DX-5-SH w/HOD-G

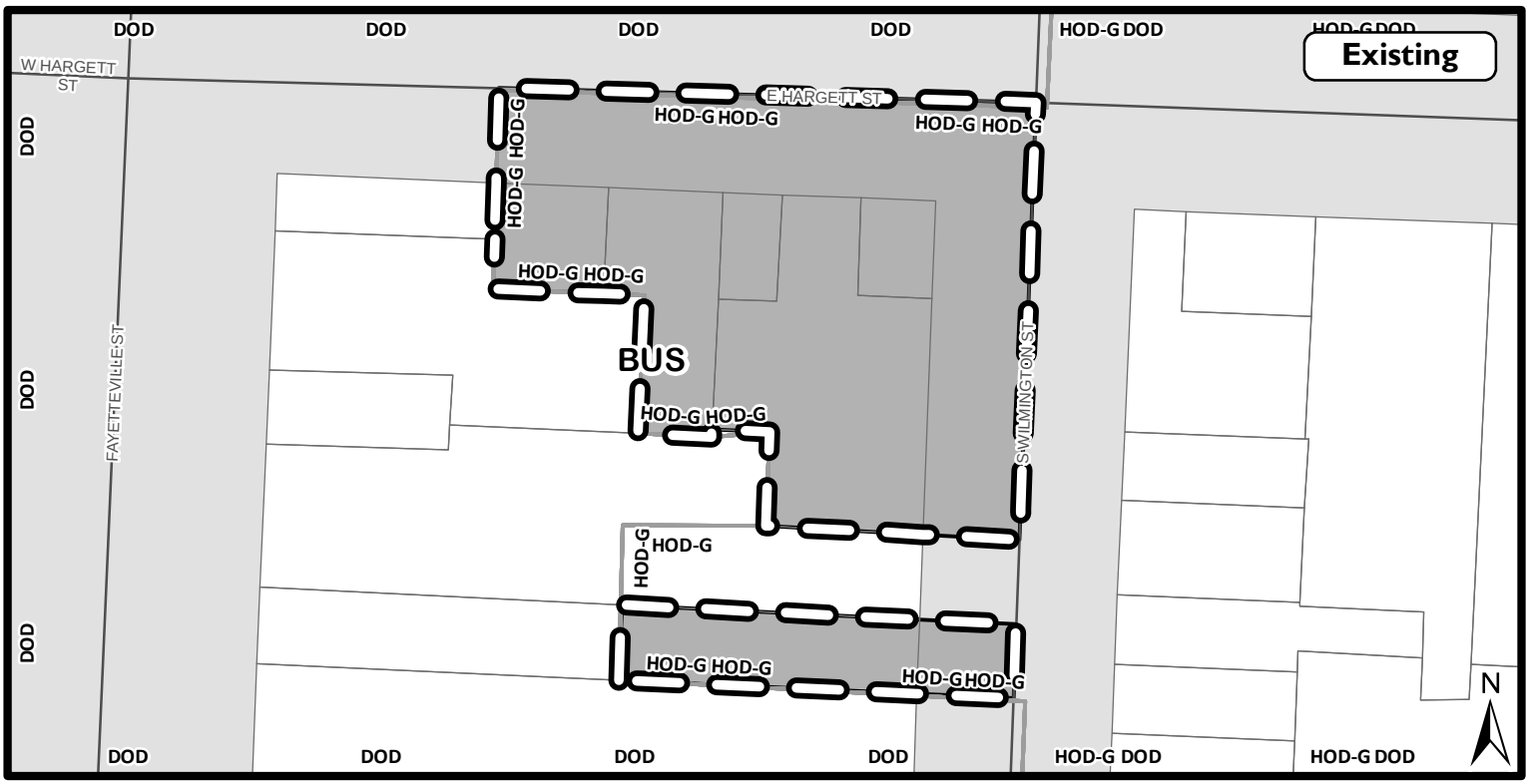


Future Land Use (Primary): Central Business District

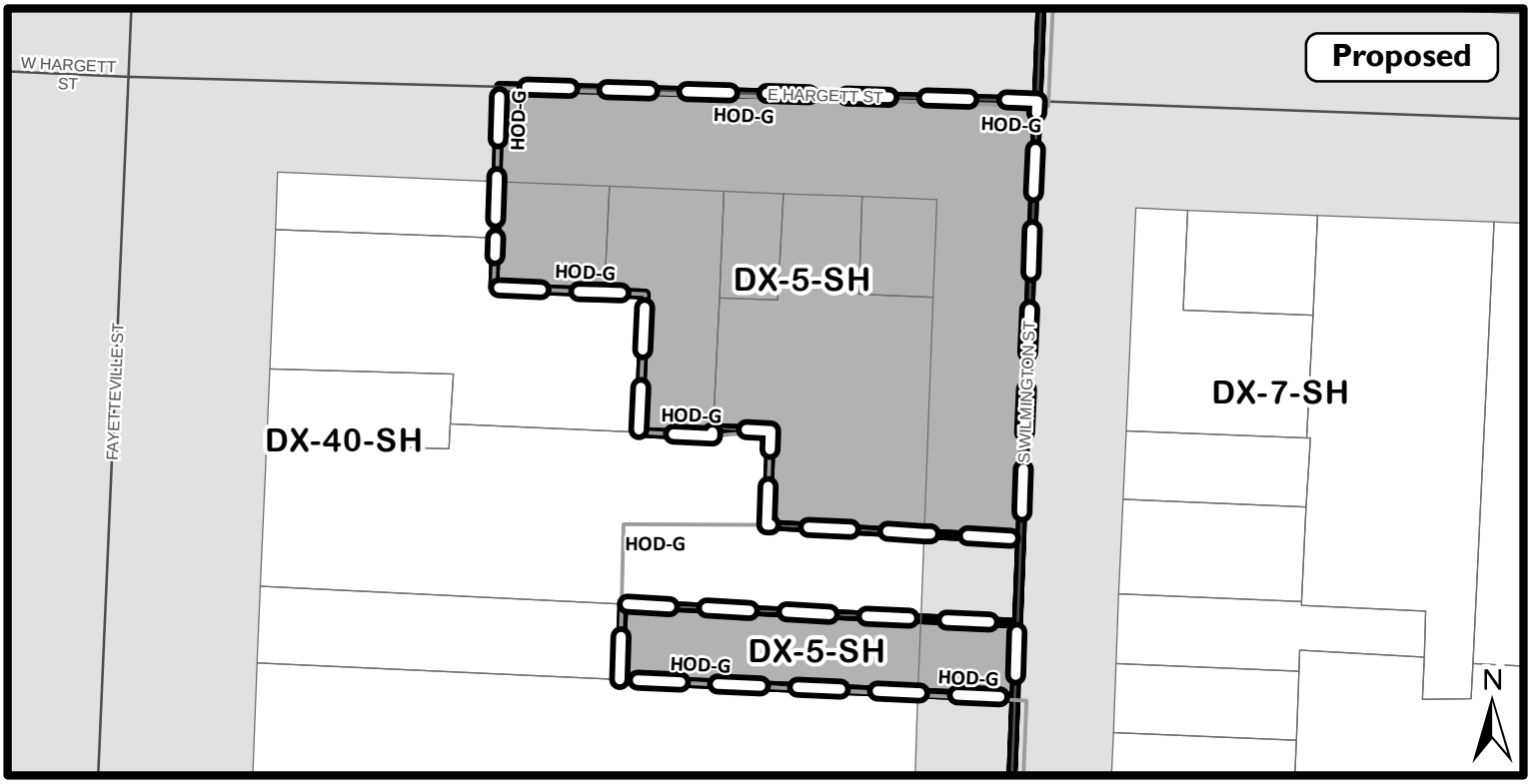
Comment Reference ID(s): GEN-0511

Planning Commission - CR Change: 128

Existing Zoning: BUS w/DOD & HOD-G



Staff Proposed Zoning: DX-40-SH w/HOD-G

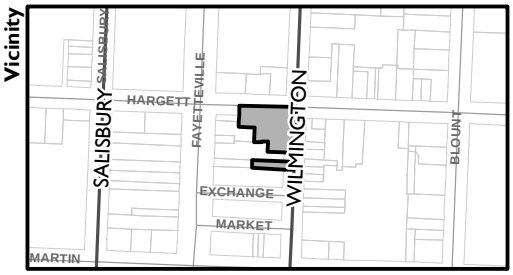


Planning Commission Recommended Zoning:

DX-5-SH w/HOD-G

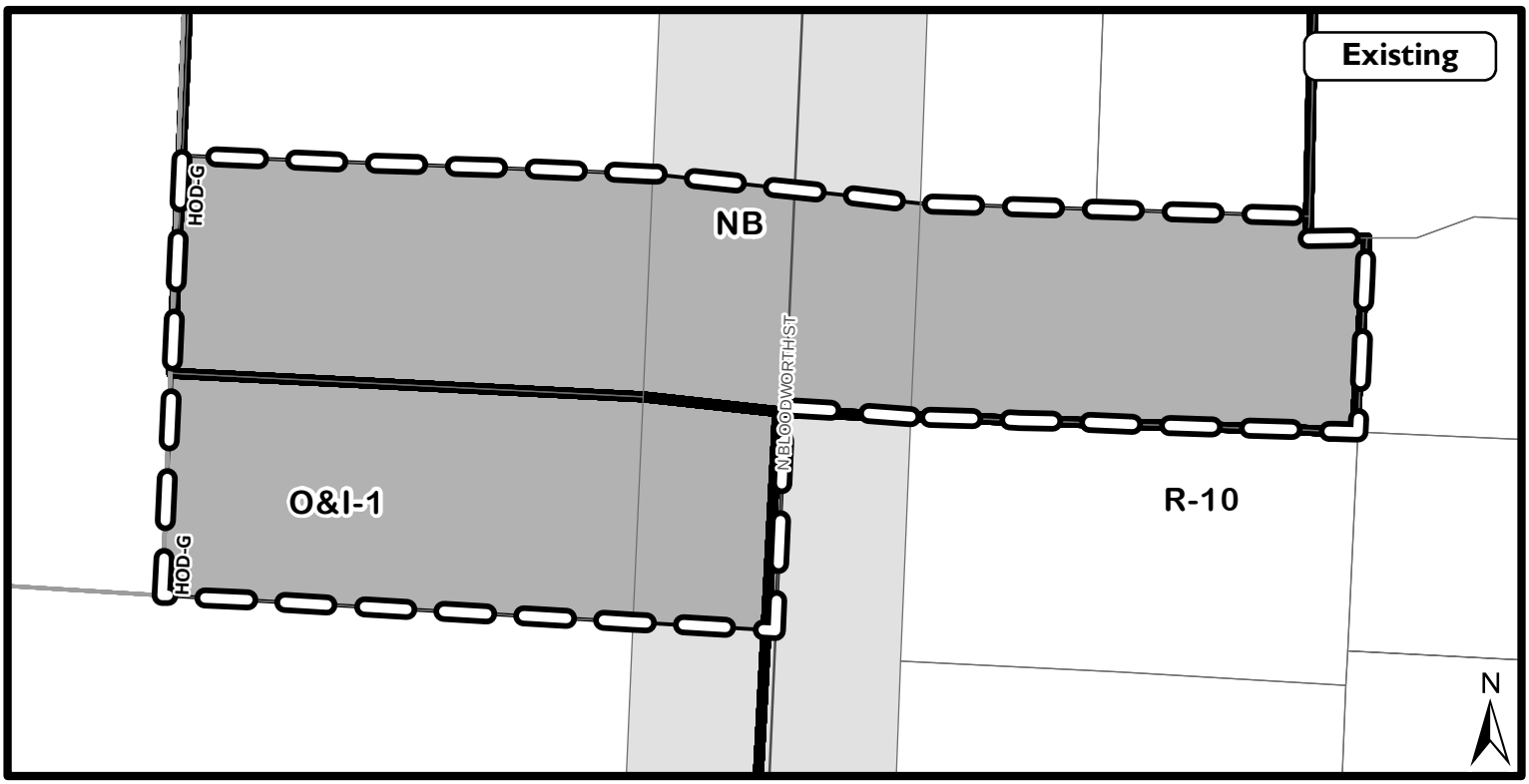
Future Land Use (Primary): Central Business District

Comment Reference ID(s): GEN-0512

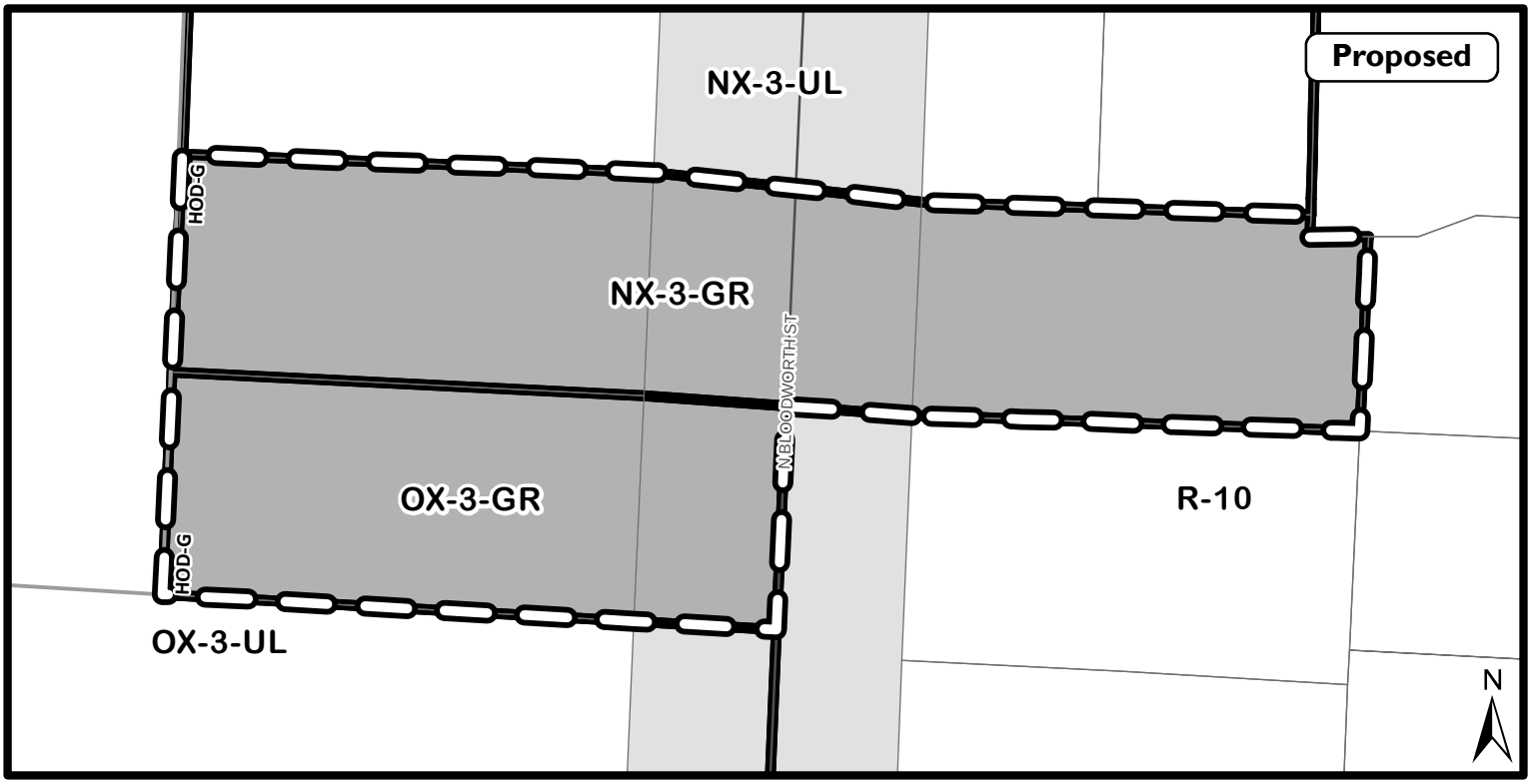


Planning Commission - CR Change: 133

Existing Zoning: NB & O&I-1 w/HOD-G

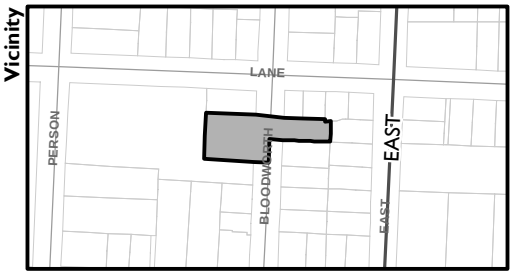


Staff Proposed Zoning: NX-3-UL & OX-3-UL w/HOD-G



Planning Commission Recommended Zoning:

NX-3-GR & OX-3-GR w/HOD-G

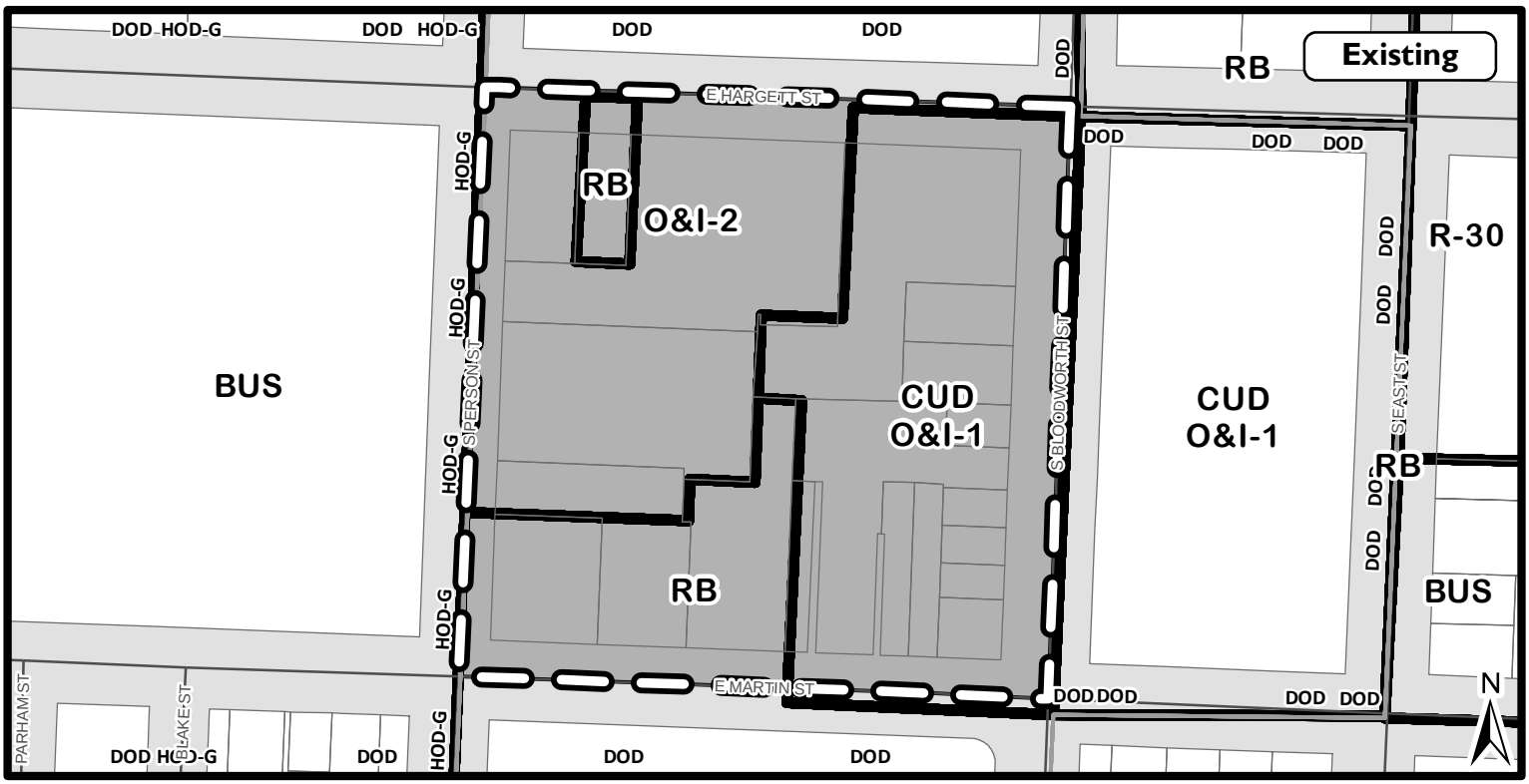


Future Land Use (Primary): Moderate Density Residential

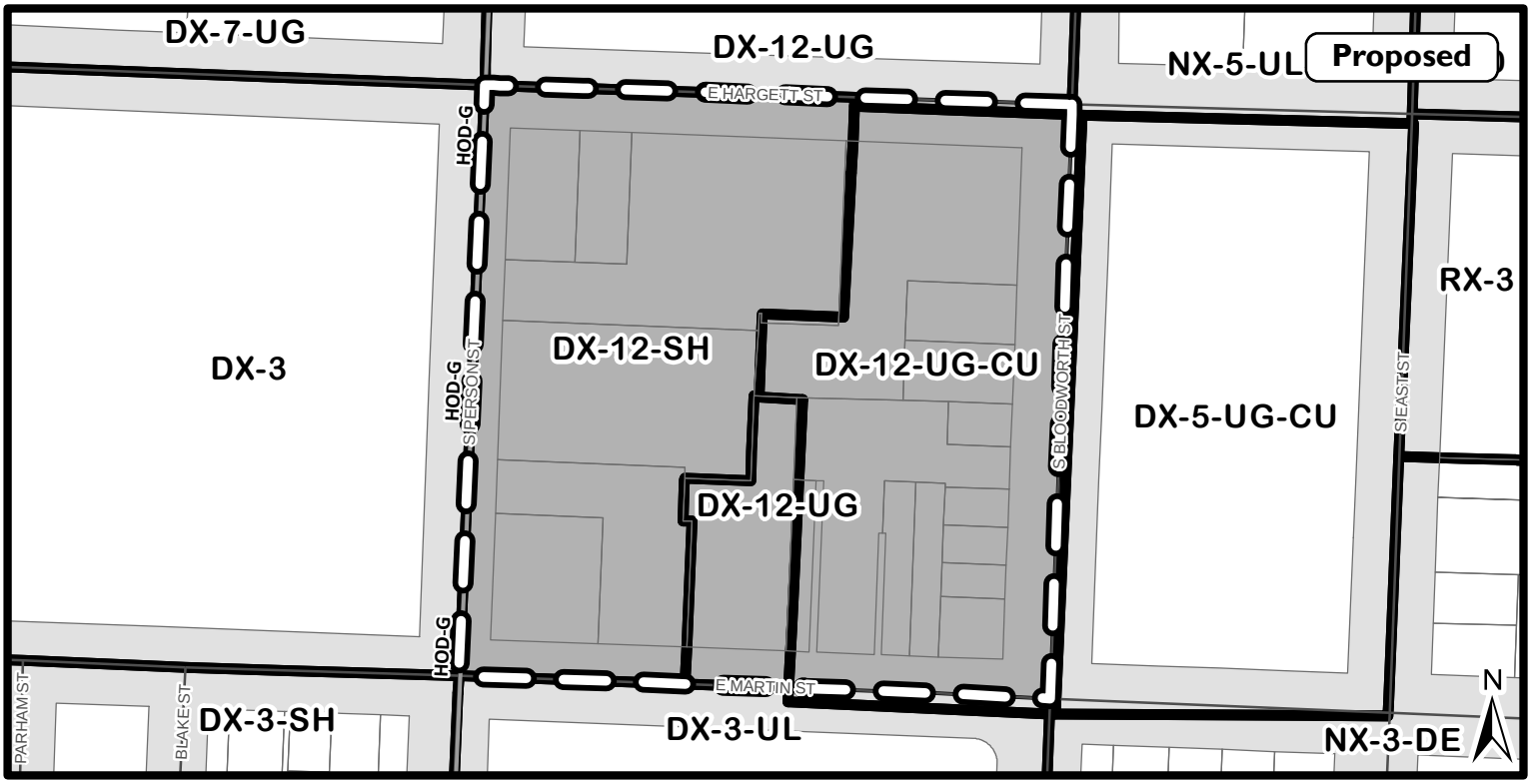
Comment Reference ID(s): GEN-0517

Planning Commission - CR Change: 143

Existing Zoning: RB, O&I-2, CUD O&I-1

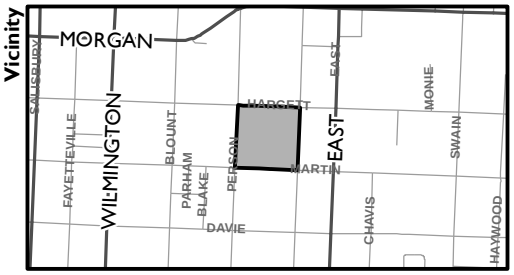


Staff Proposed Zoning: DX-7-SH, DX-7-UG, DX-7-UG-CU



Planning Commission Recommended Zoning:

DX-12-SH, DX-12-UG, DX-12-UG-CU

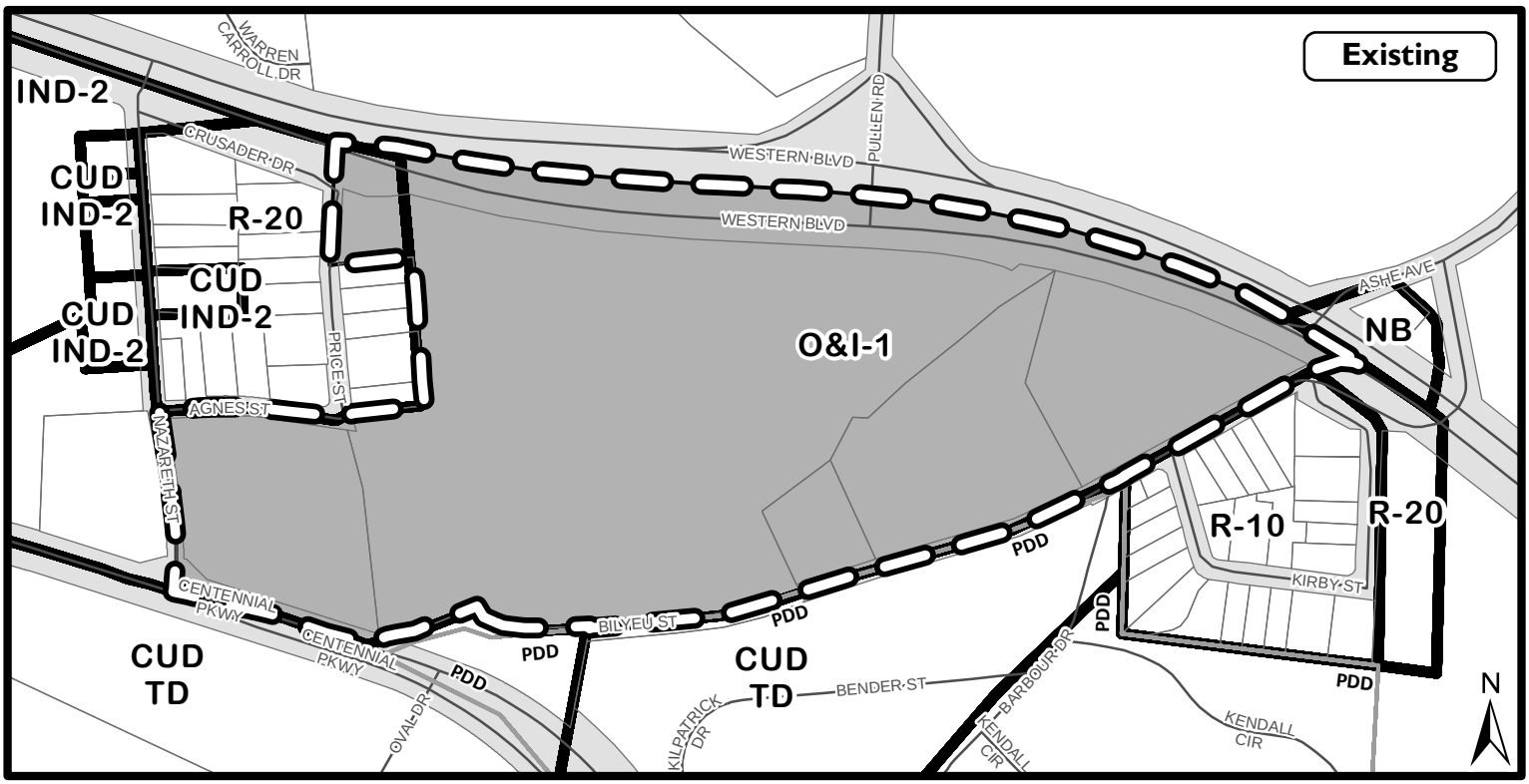


Future Land Use (Primary): Central Business District

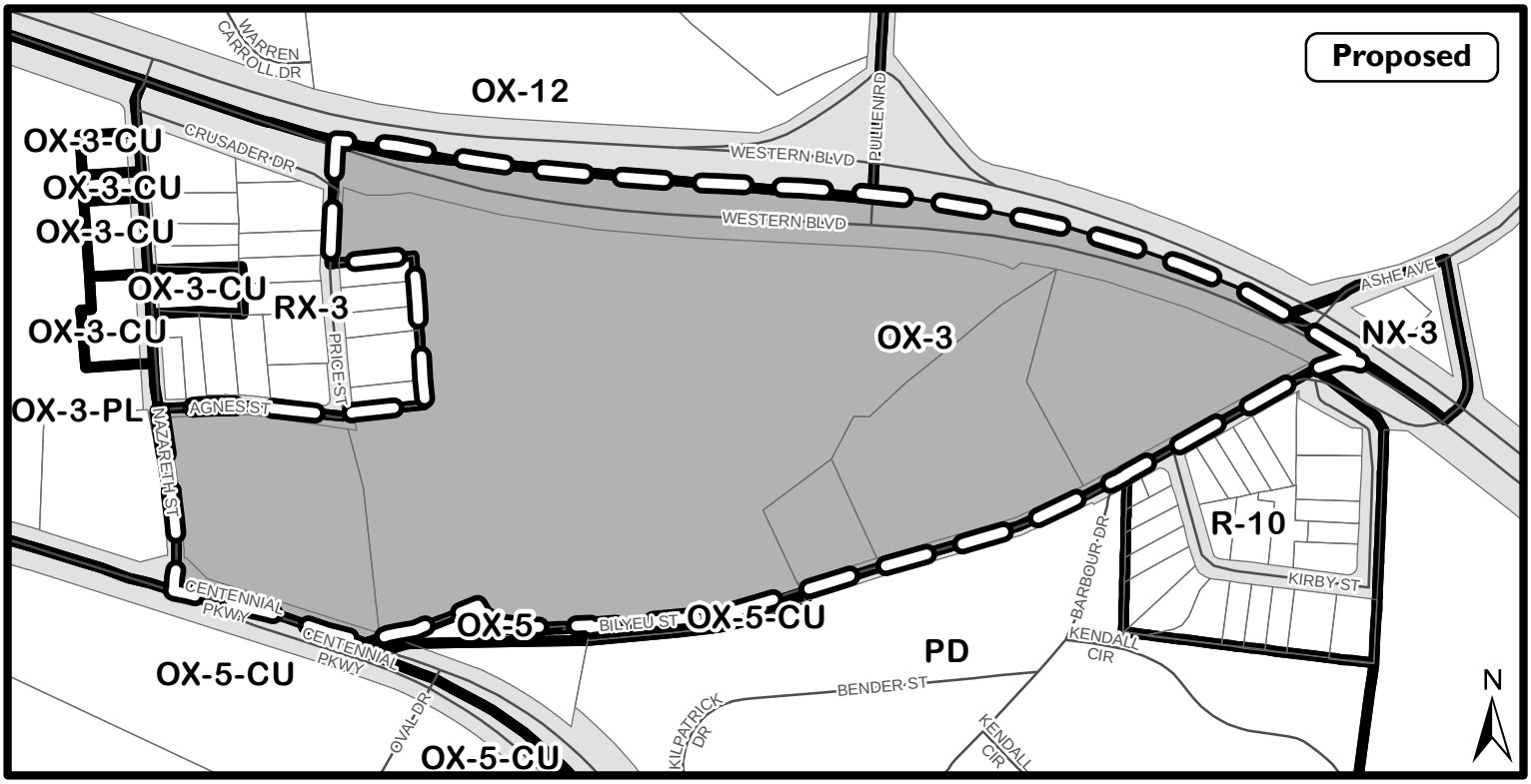
Comment Reference ID(s): GEN-0493; GEN-0522

Planning Commission - CR Change: 145

Existing Zoning: O&I-1 w/SRPOD

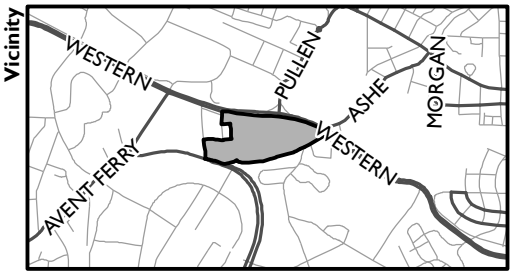


Staff Proposed Zoning: OX-3-PL w/SRPOD



Planning Commission Recommended Zoning:

OX-3 w/SRPOD

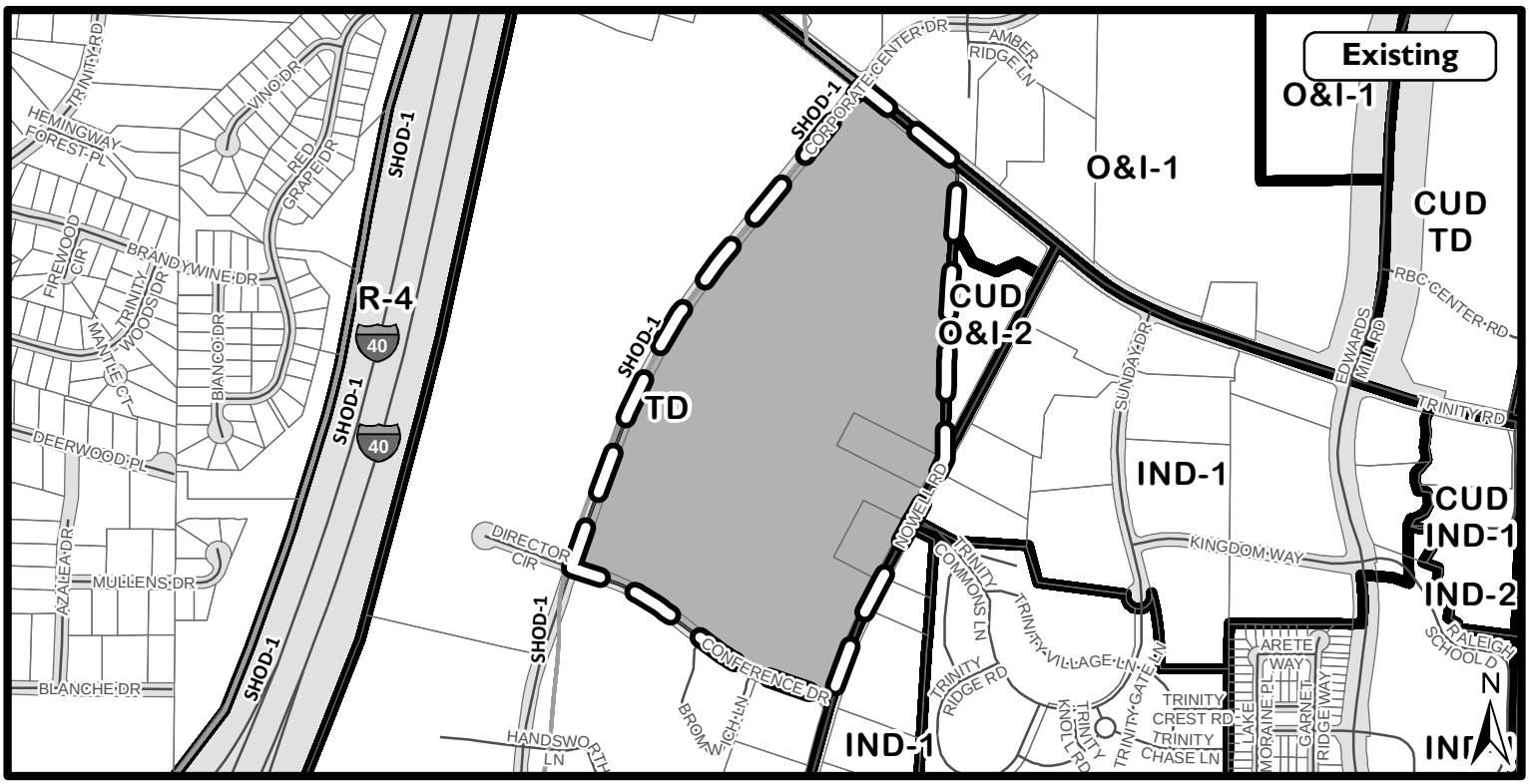


Future Land Use (Primary): Medium Density Residential

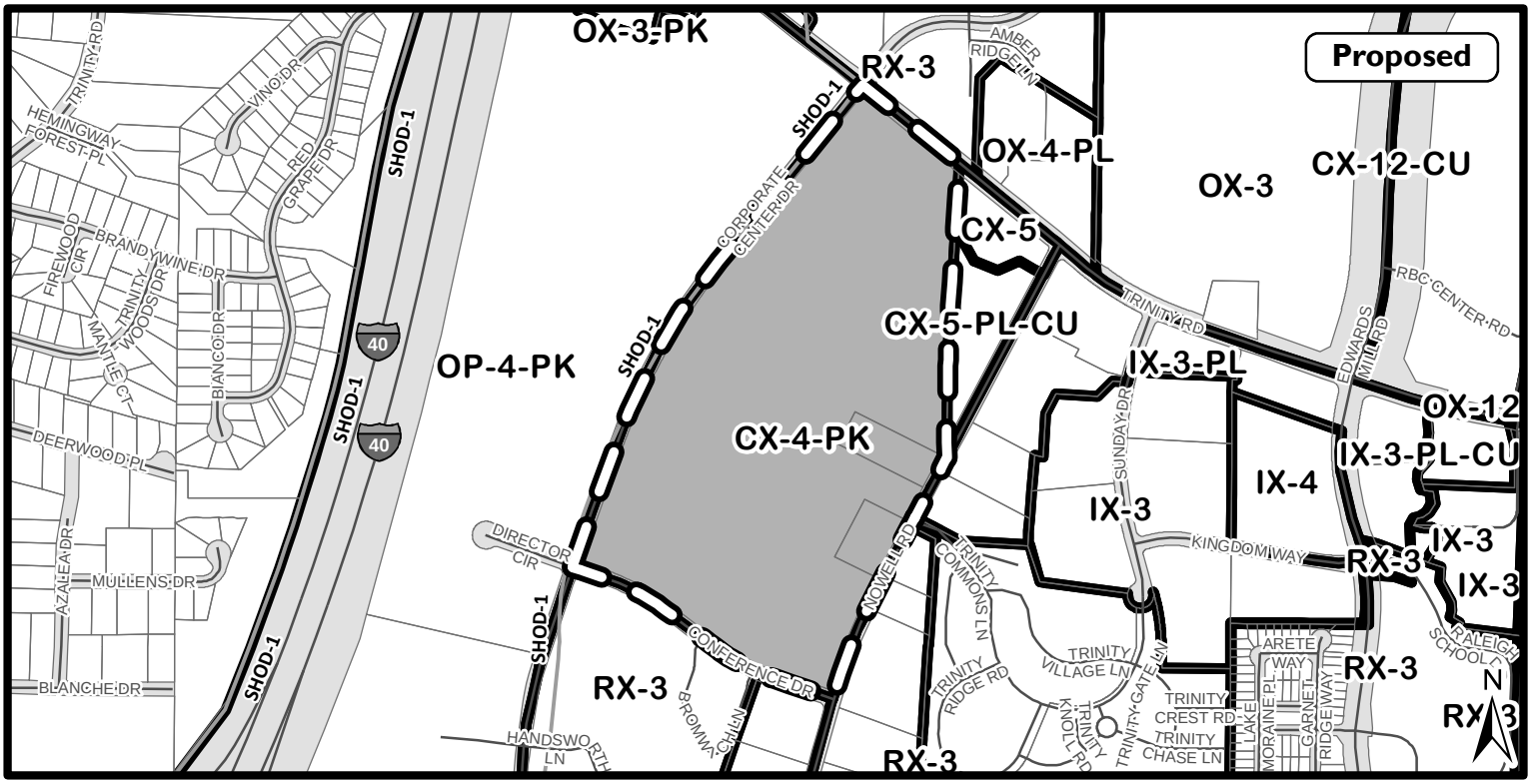
Comment Reference ID(s): GEN-0520

Planning Commission - CR Change: 146

Existing Zoning: TD



Staff Proposed Zoning: OP-4-PK



Planning Commission Recommended Zoning:

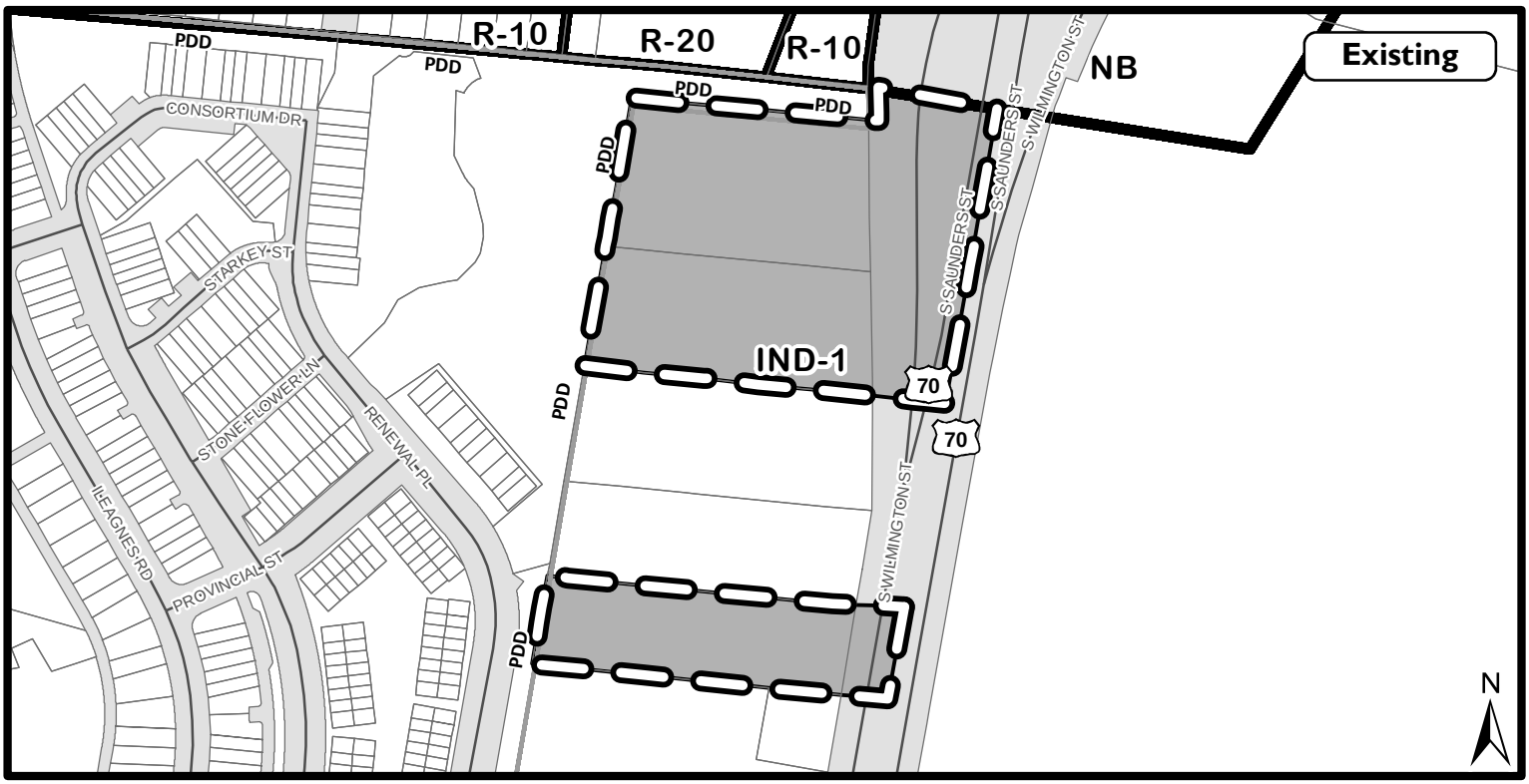
CX-4-PK

Future Land Use (Primary): Office/Research & Development

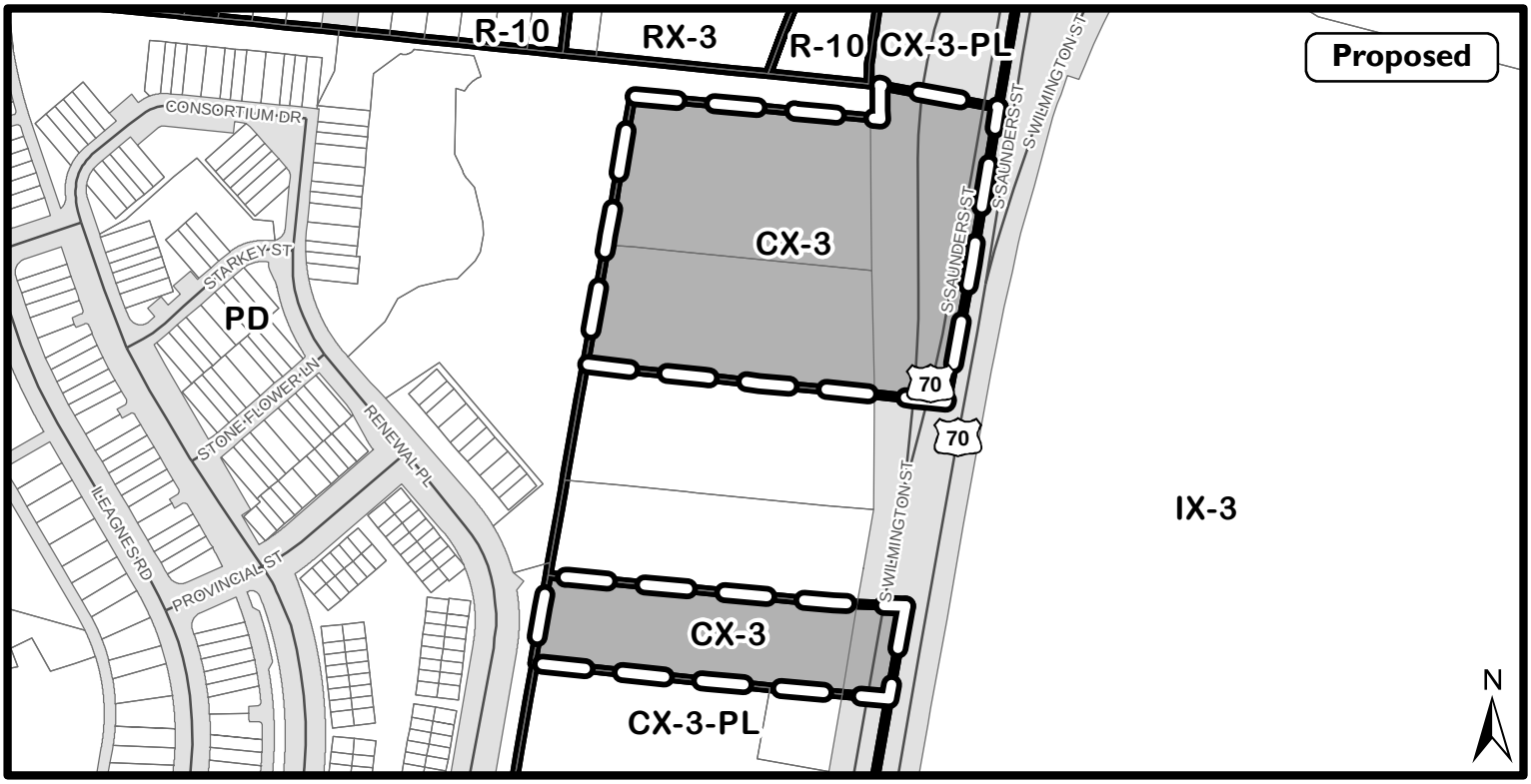
Comment Reference ID(s): CC6-0091; GEN-0153

Planning Commission - CR Change: 149

Existing Zoning: IND-1

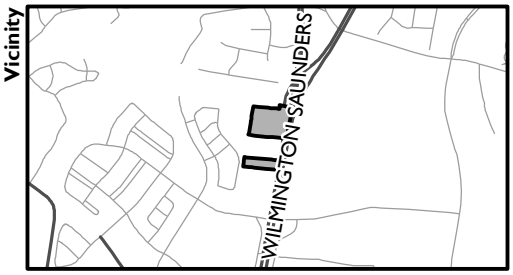


Staff Proposed Zoning: IX-3



Planning Commission Recommended Zoning:

CX-3

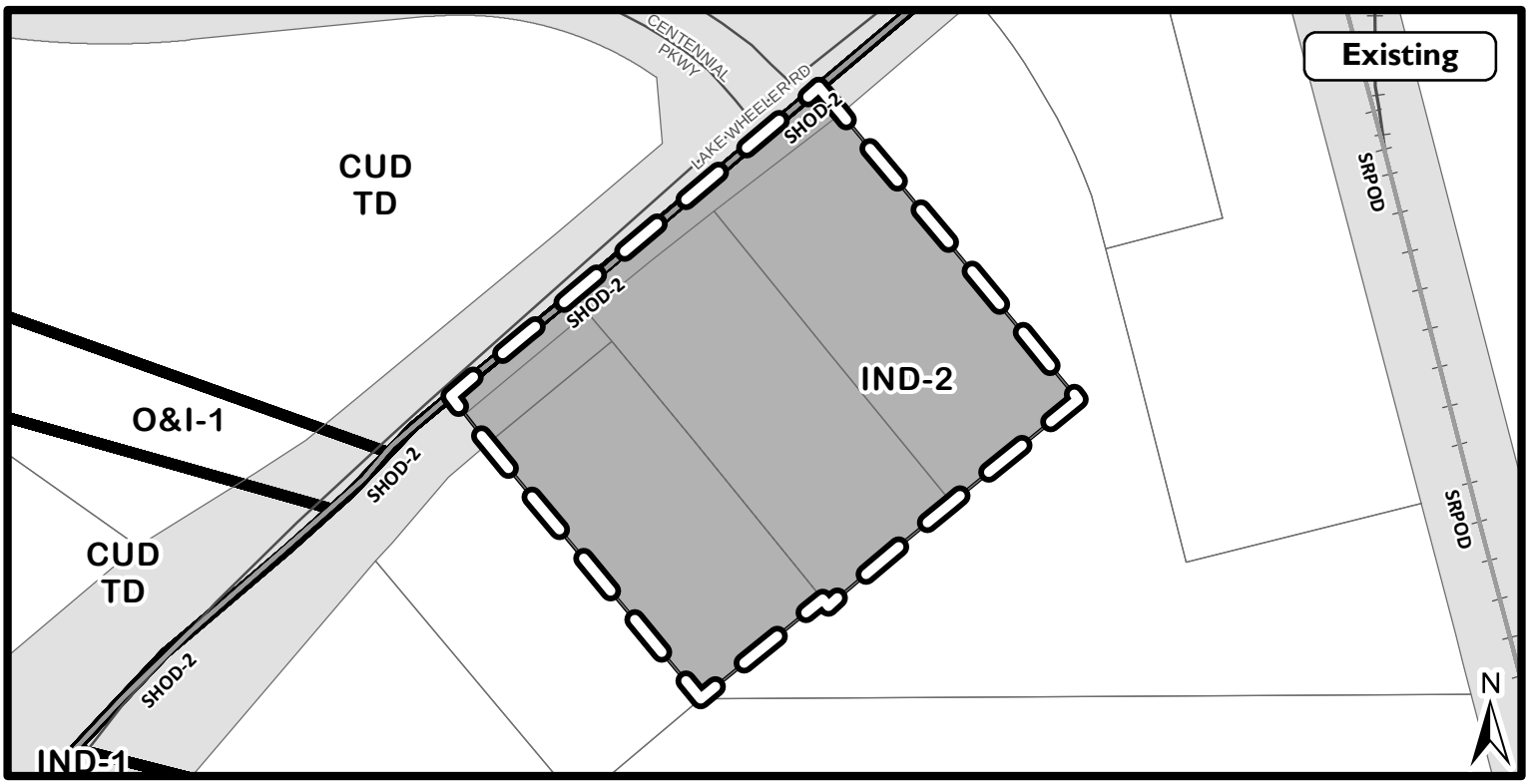


Future Land Use (Primary): Community Mixed Use

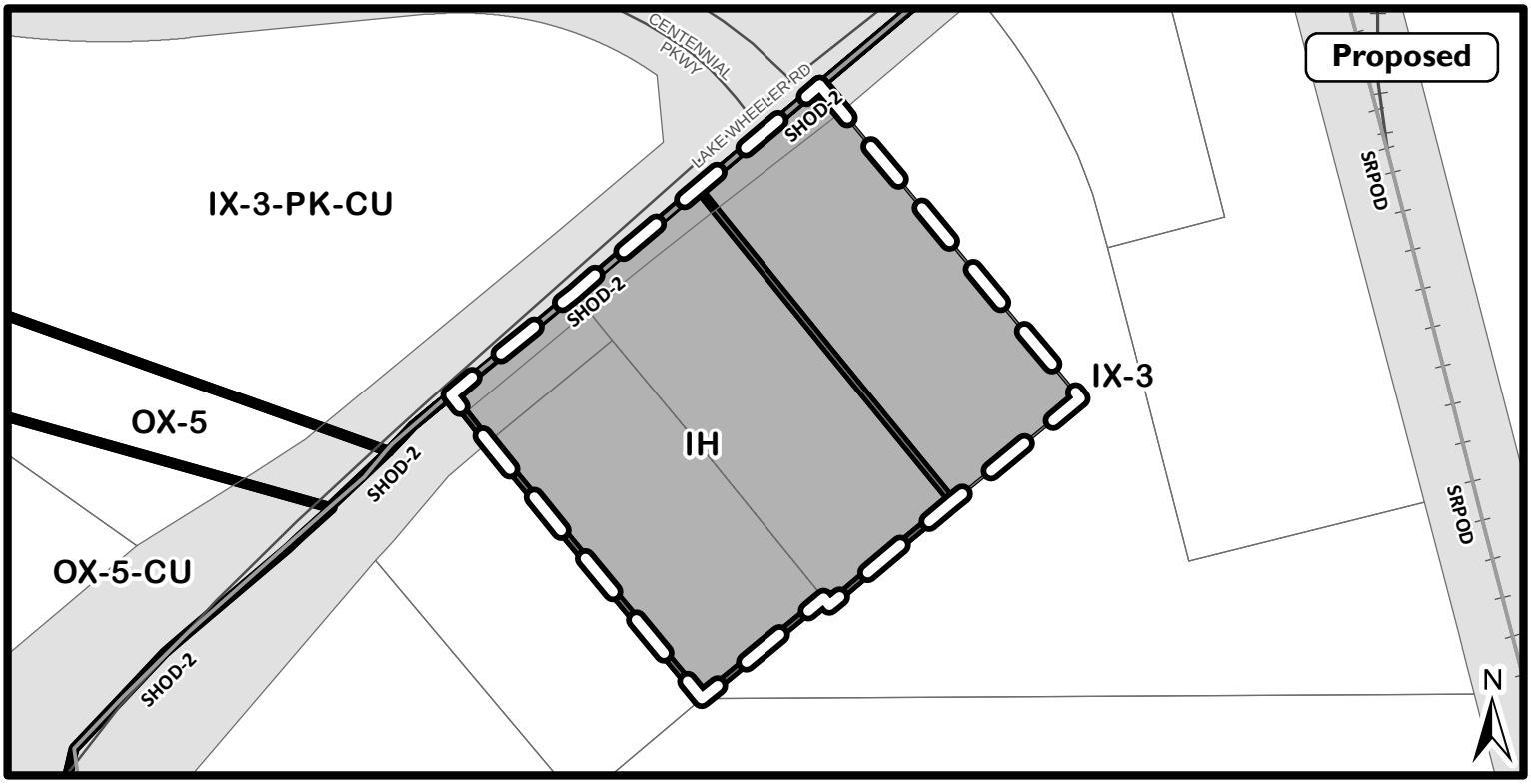
Comment Reference ID(s): WEB-15362

Planning Commission - CR Change: 150

Existing Zoning: IND-2 w/SHOD-2 & SRPOD



Staff Proposed Zoning: IX-3 & IH w/SHOD-2 & SRPOD

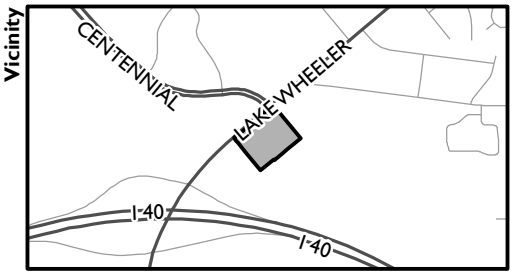


Planning Commission Recommended Zoning:

IX-3 & IH w/SHOD-2 & SRPOD (Correct Placement)

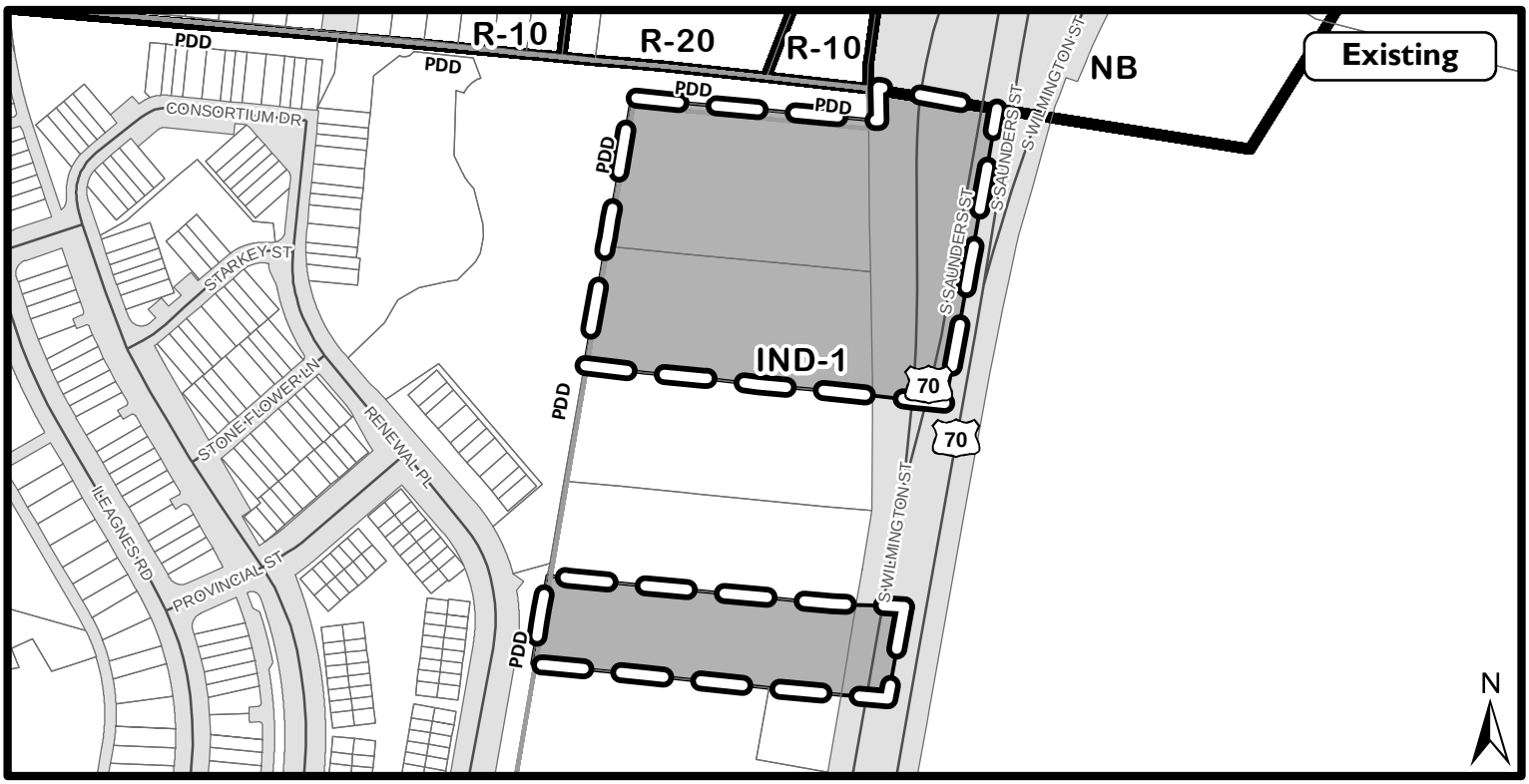
Future Land Use (Primary): Regional Mixed Use

Comment Reference ID(s): PC-0016

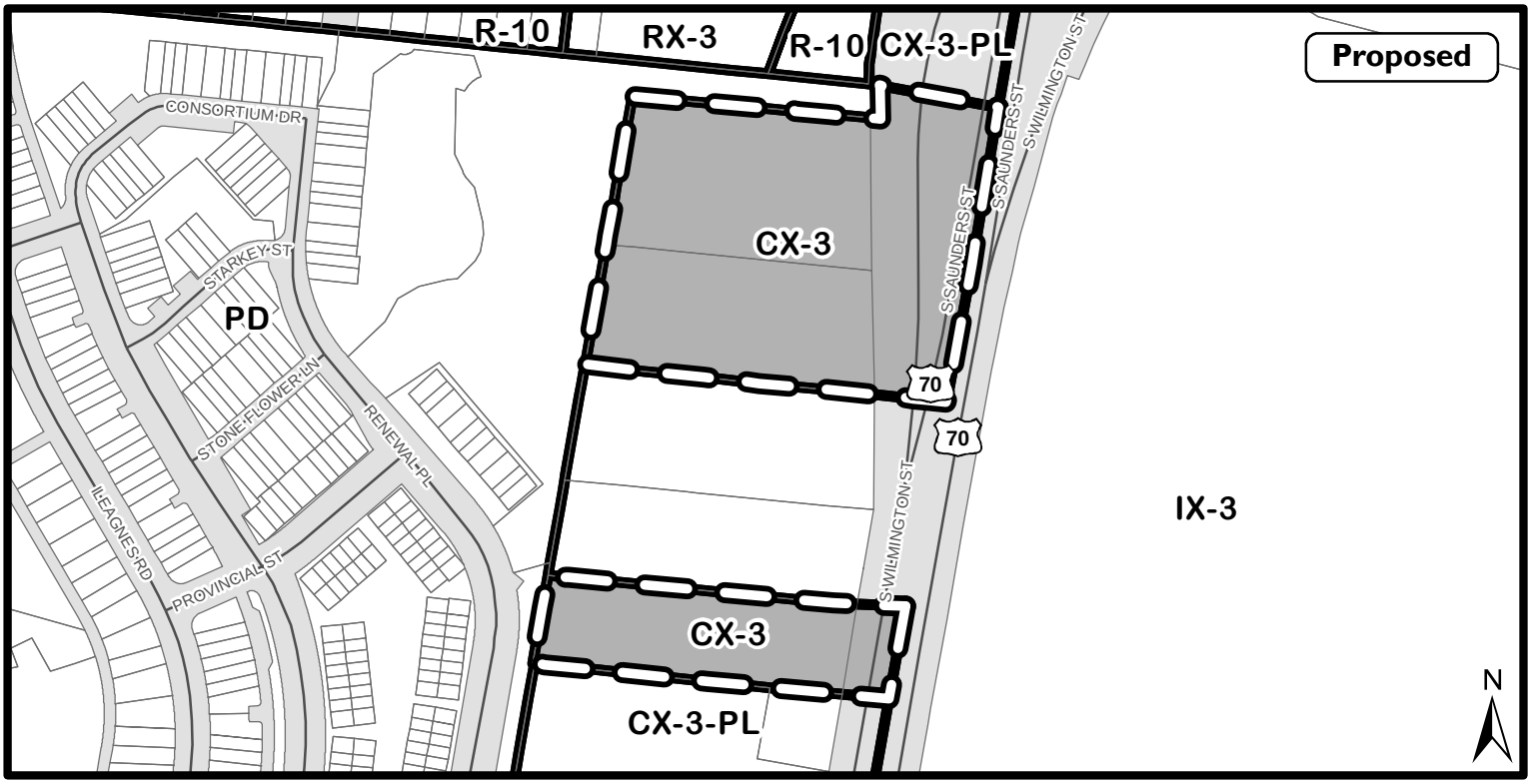


Planning Commission - CR Change: 157

Existing Zoning: IND-1

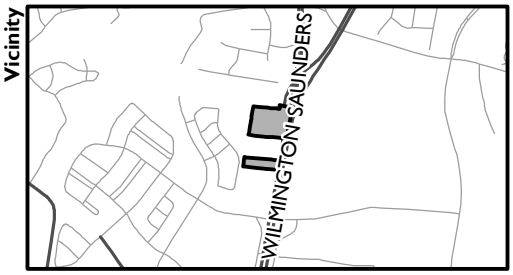


Staff Proposed Zoning: IX-3



Planning Commission Recommended Zoning:

CX-3

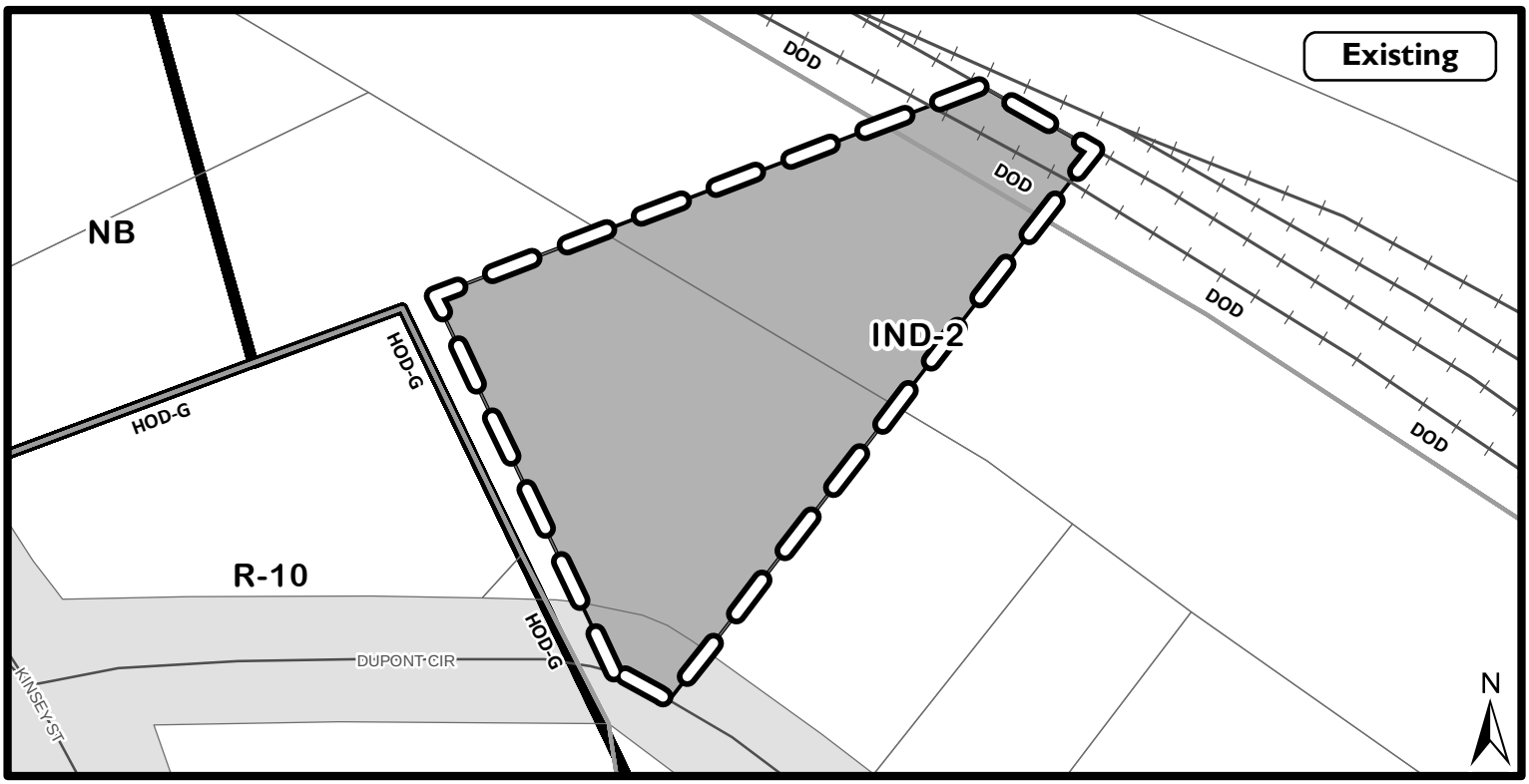


Future Land Use (Primary): Community Mixed Use

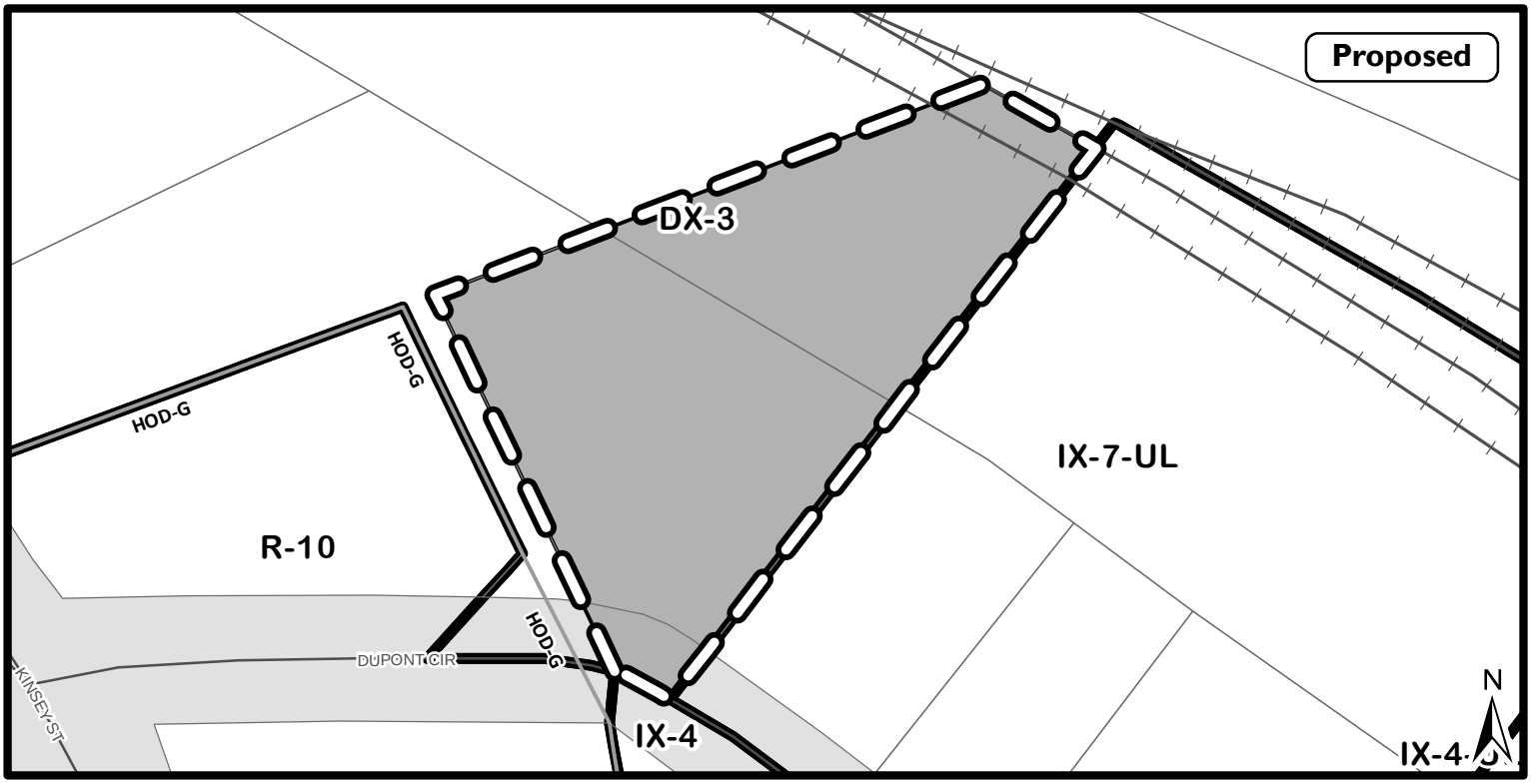
Comment Reference ID(s): GEN-0566->570

Planning Commission - CR Change: 166

Existing Zoning: IND-2



Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

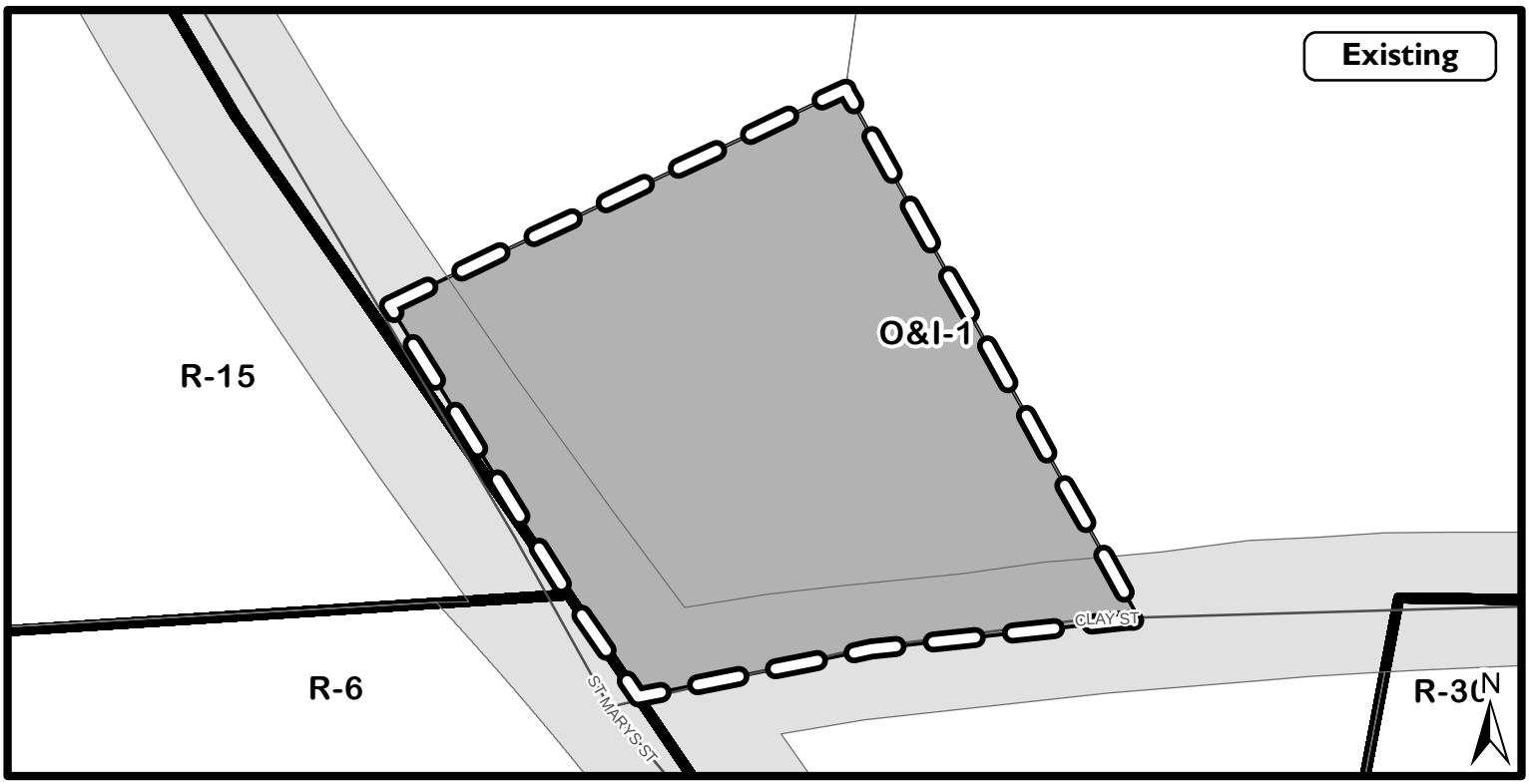
DX-3

Future Land Use (Primary): Office & Residential Mixed Use

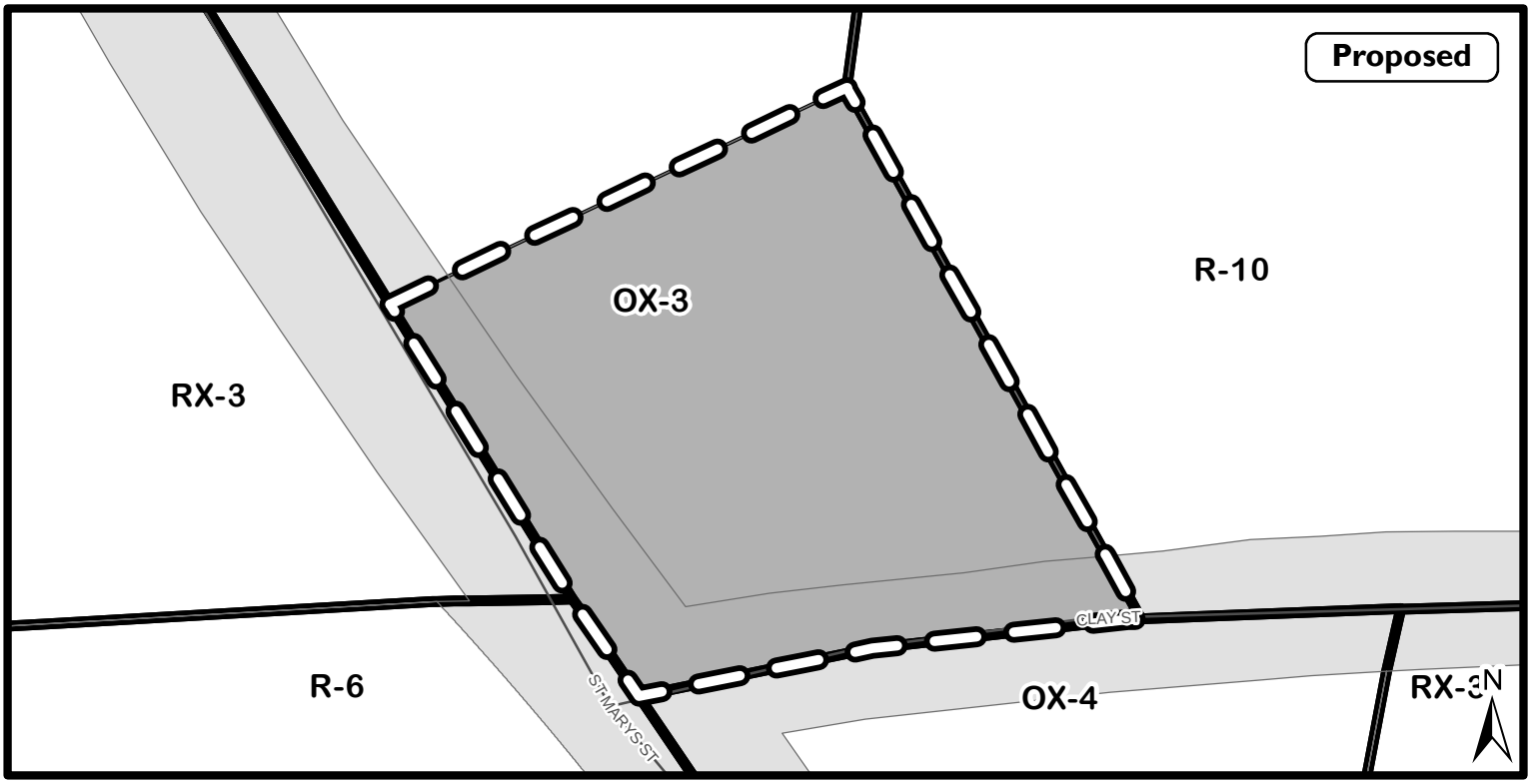
Comment Reference ID(s): PC-0026-28

Planning Commission - CR Change: 168

Existing Zoning: O&I-1

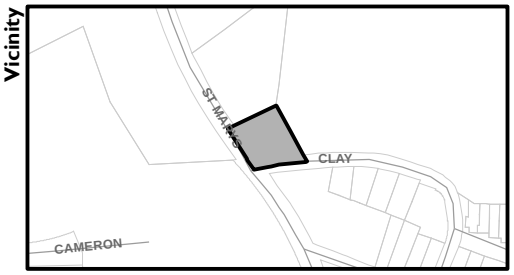


Staff Proposed Zoning: R-10



Planning Commission Recommended Zoning:

OX-3

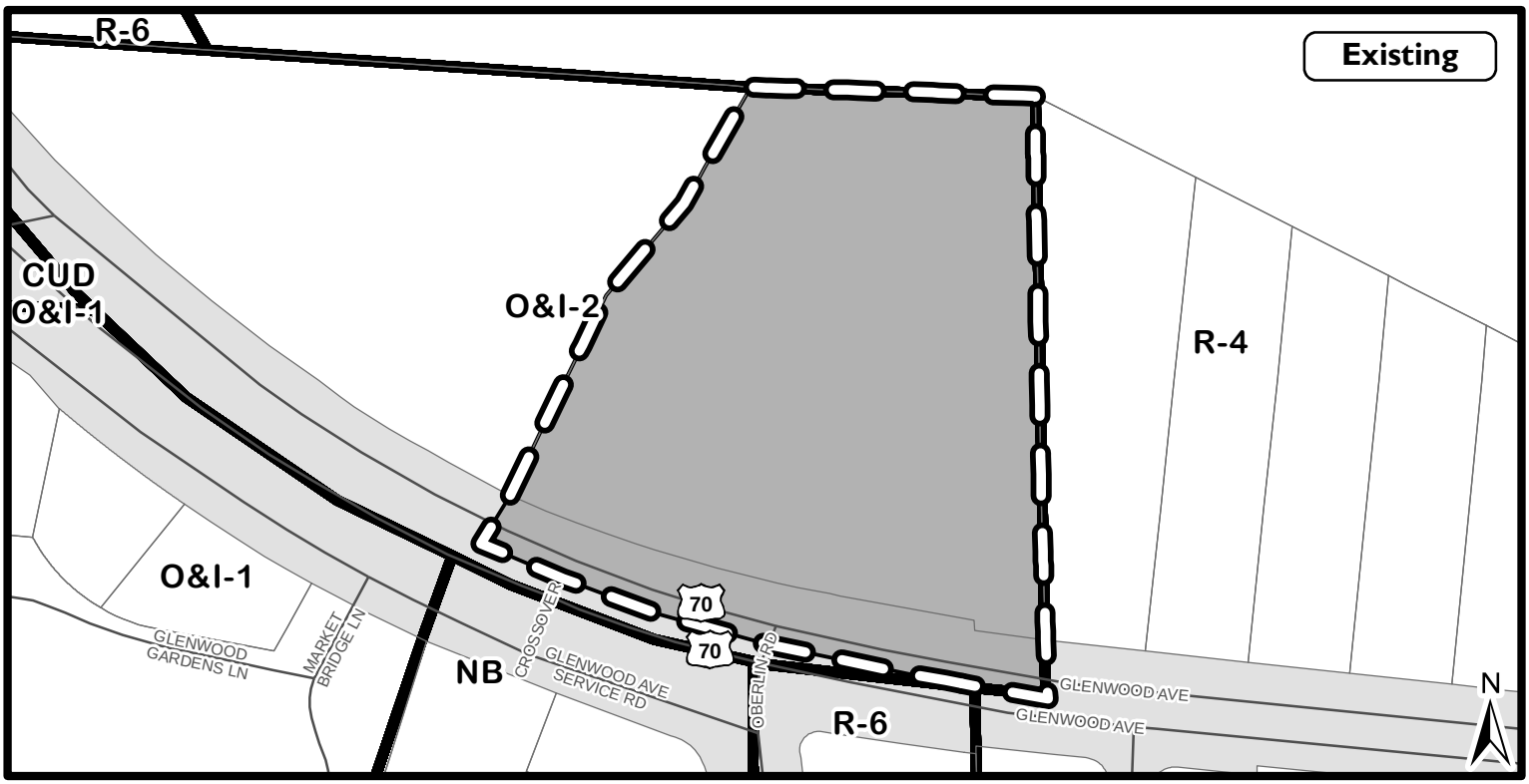


Future Land Use (Primary): Public Facilities

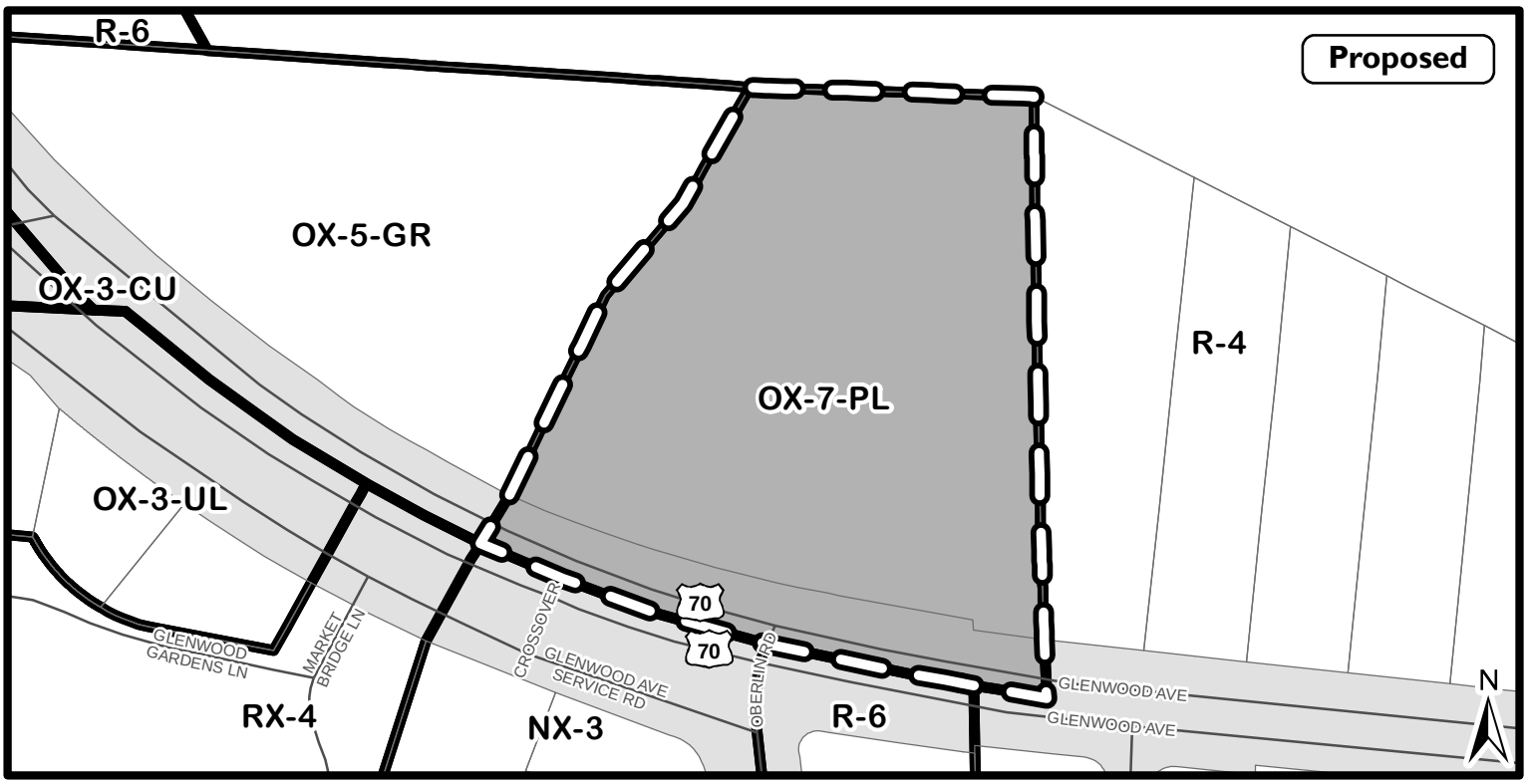
Comment Reference ID(s): PC-0023/24; WEB-29762

Planning Commission - CR Change: 181

Existing Zoning: O&I-2



Staff Proposed Zoning: RX-7-PL

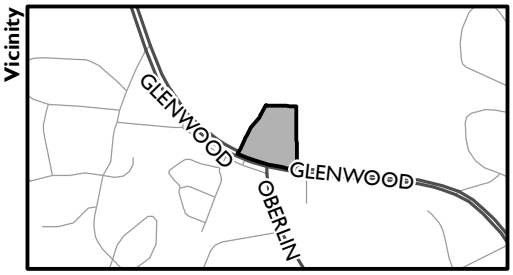


Planning Commission Recommended Zoning:

OX-7-PL

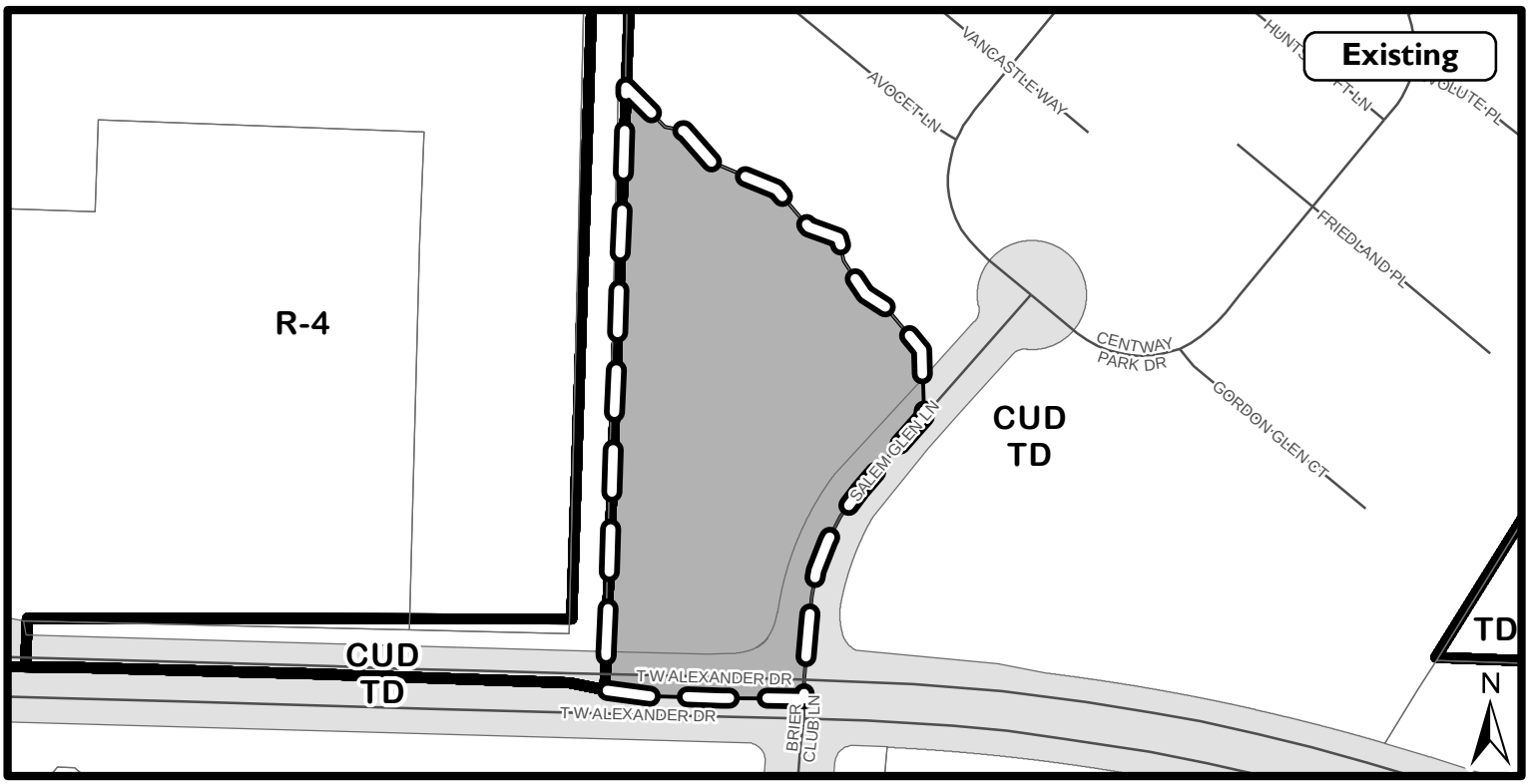
Future Land Use (Primary): Office & Residential Mixed Use

Comment Reference ID(s): GEN-0572

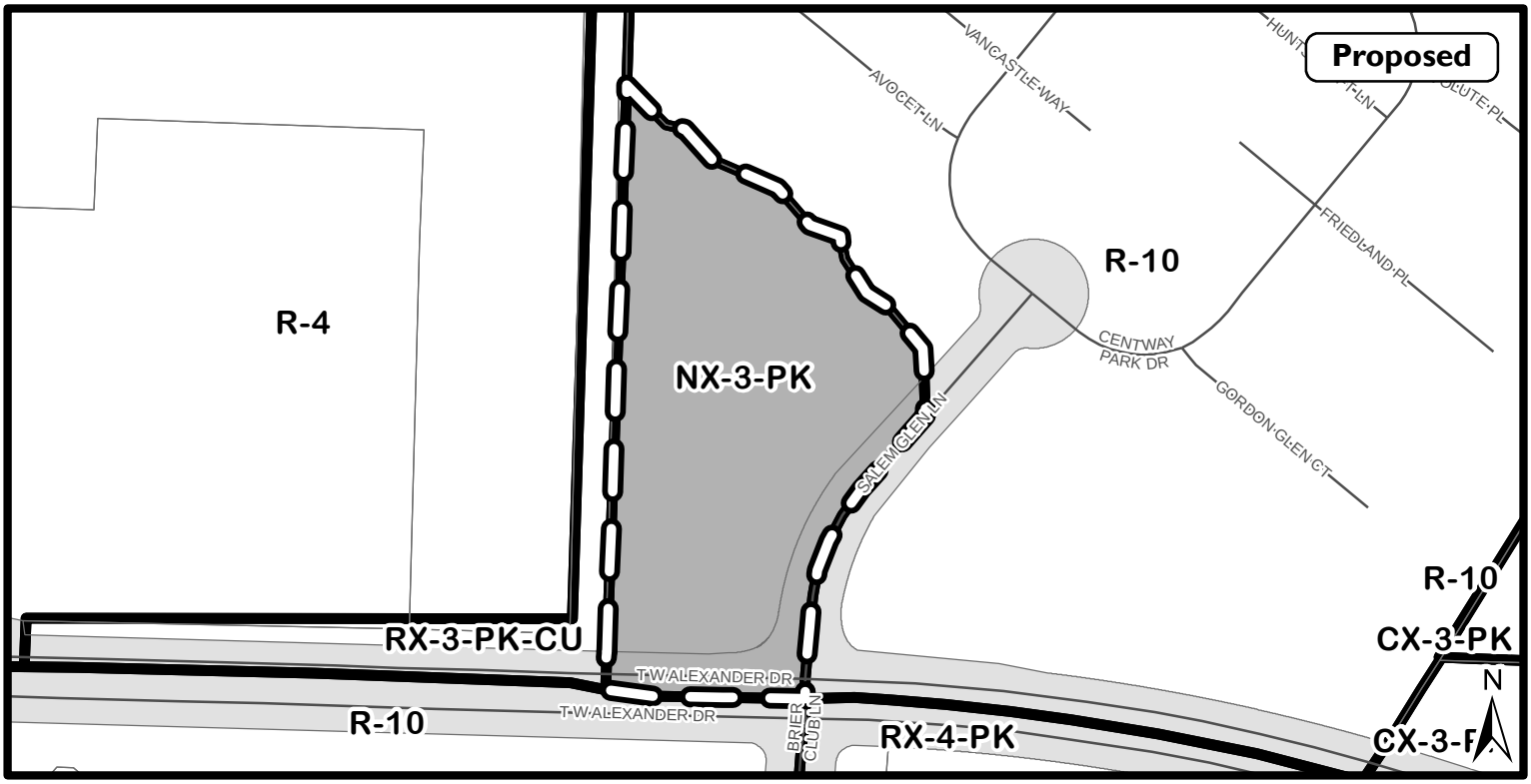


Planning Commission - CR Change: 182

Existing Zoning: CUD TD



Staff Proposed Zoning: R-10

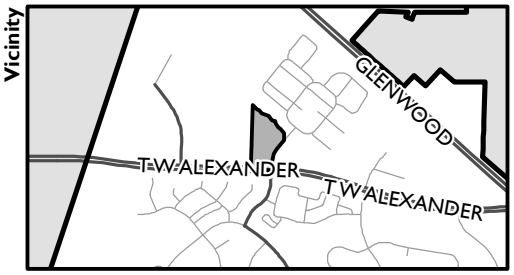


Planning Commission Recommended Zoning:

NX-3-PK

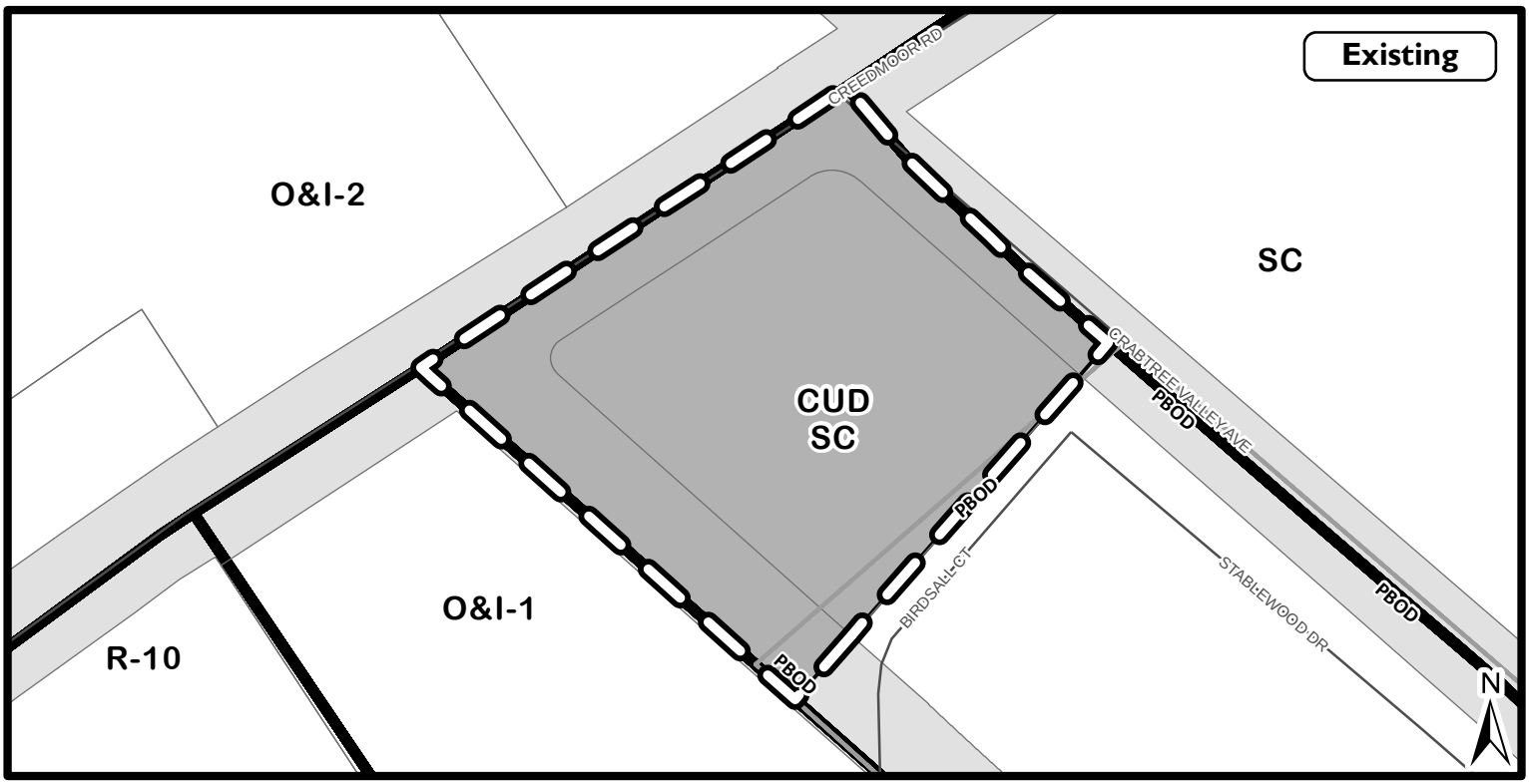
Future Land Use (Primary): Low Density Residential

Comment Reference ID(s): CC5-0177; GEN-0392

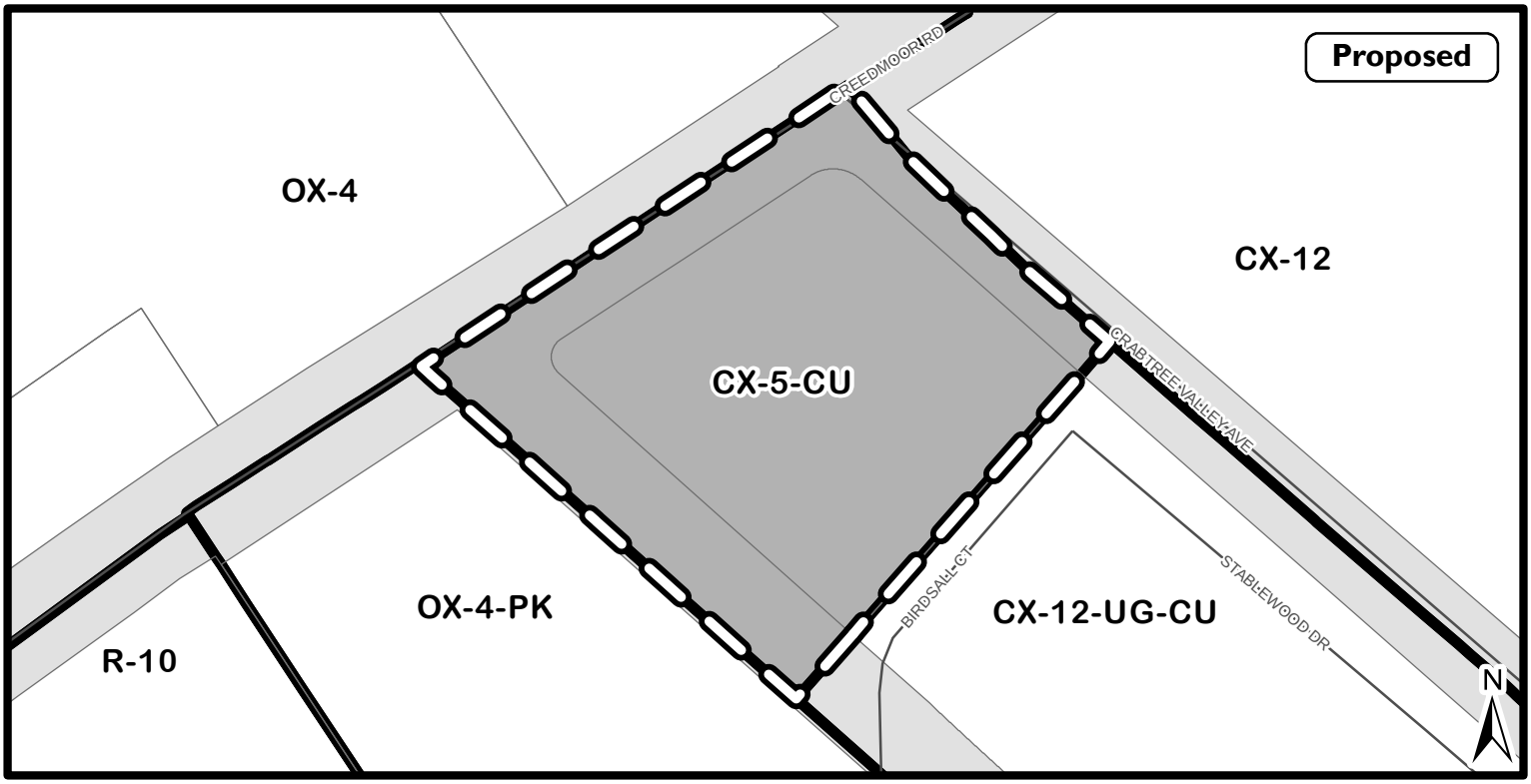


Planning Commission - CR Change: 183

Existing Zoning: CUD SC

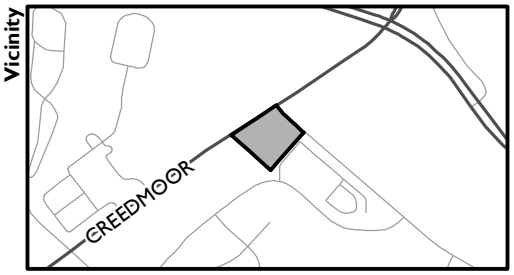


Staff Proposed Zoning: CX-12-UL-CU



Planning Commission Recommended Zoning:

CX-5-CU

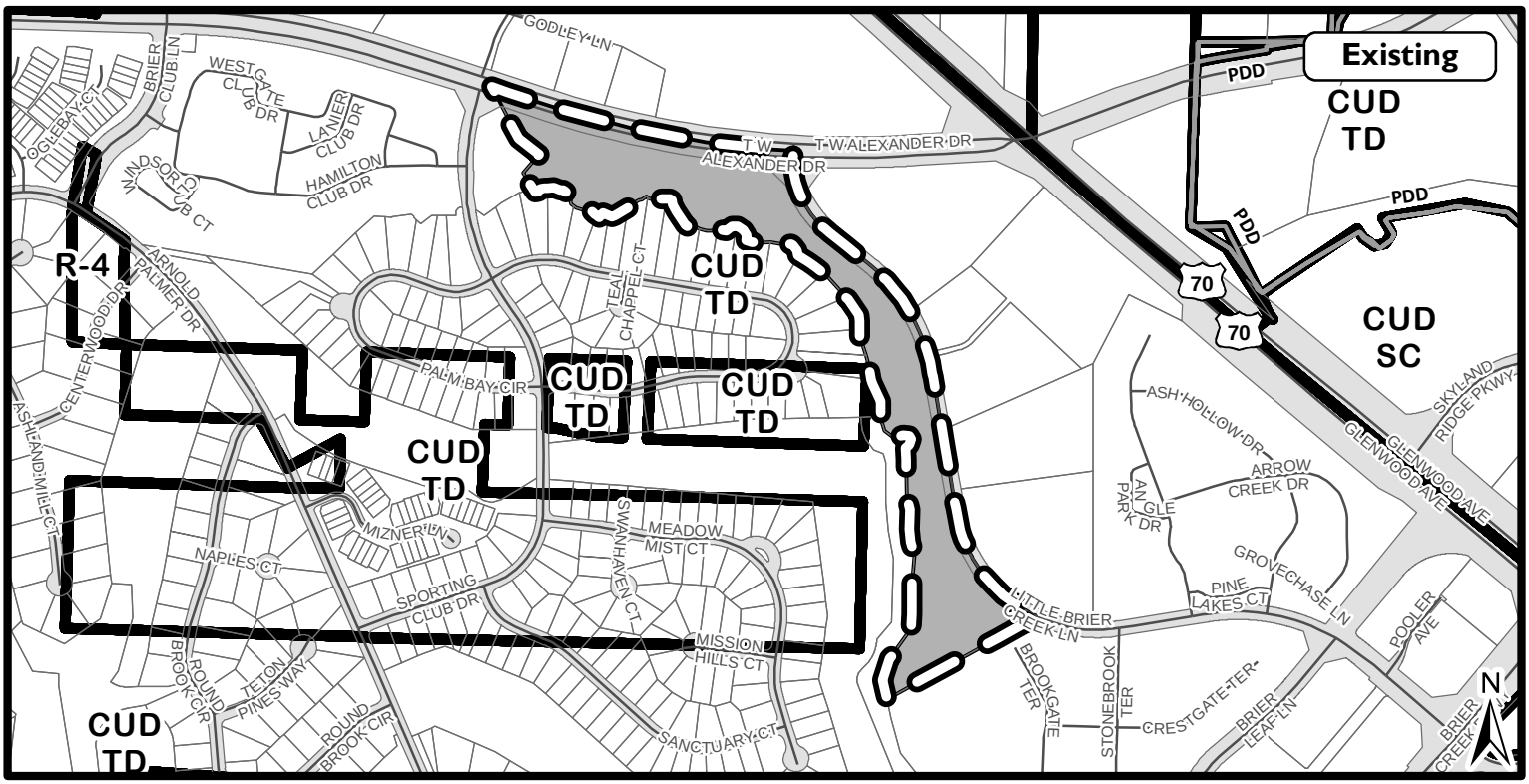


Future Land Use (Primary): Regional Mixed Use

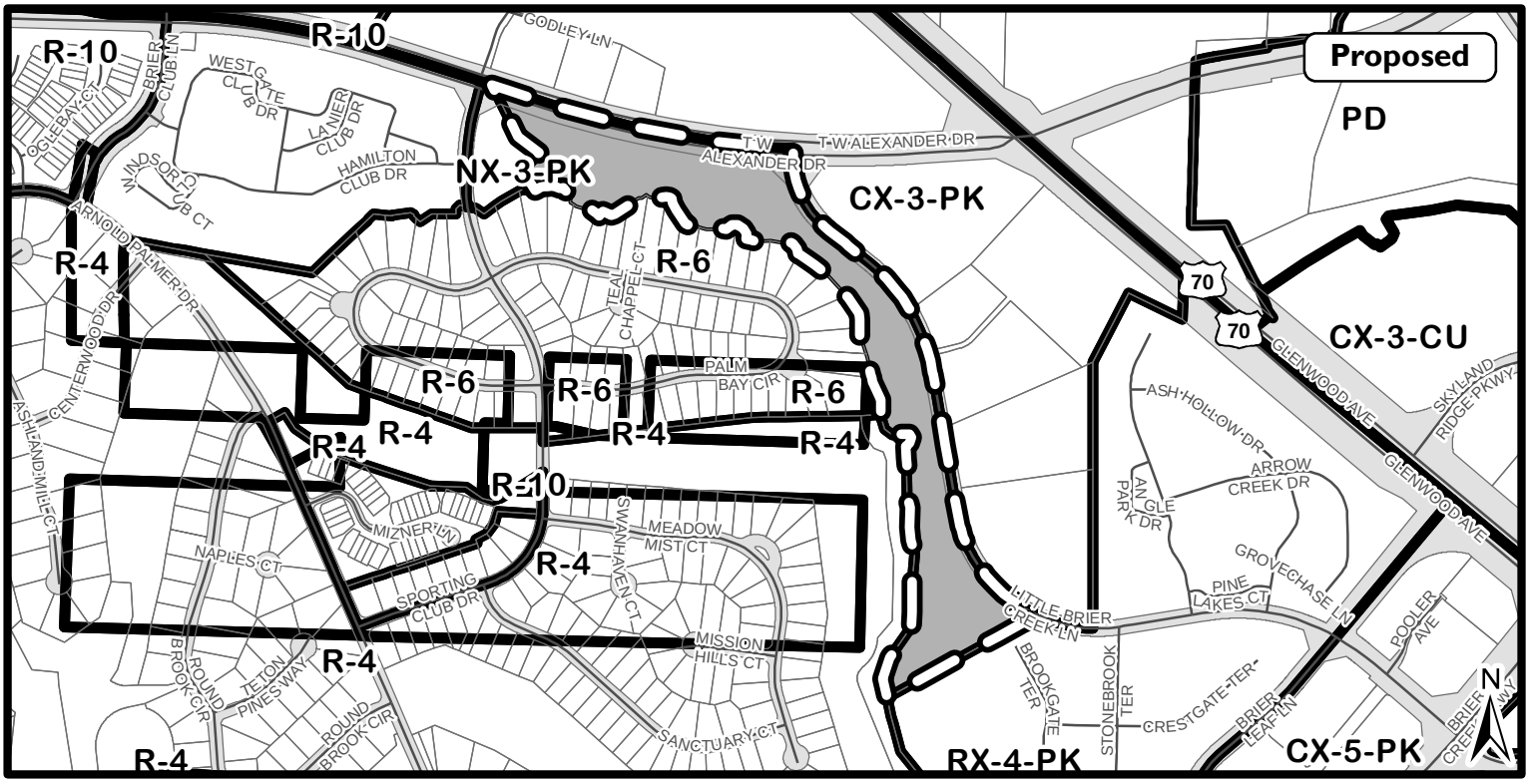
Comment Reference ID(s): GEN-0002

Planning Commission - CR Change: 184

Existing Zoning: CUD TD

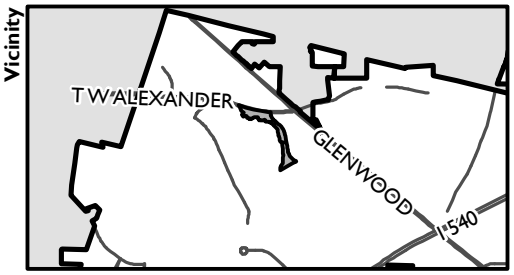


Staff Proposed Zoning: R-4



Planning Commission Recommended Zoning:

R-6

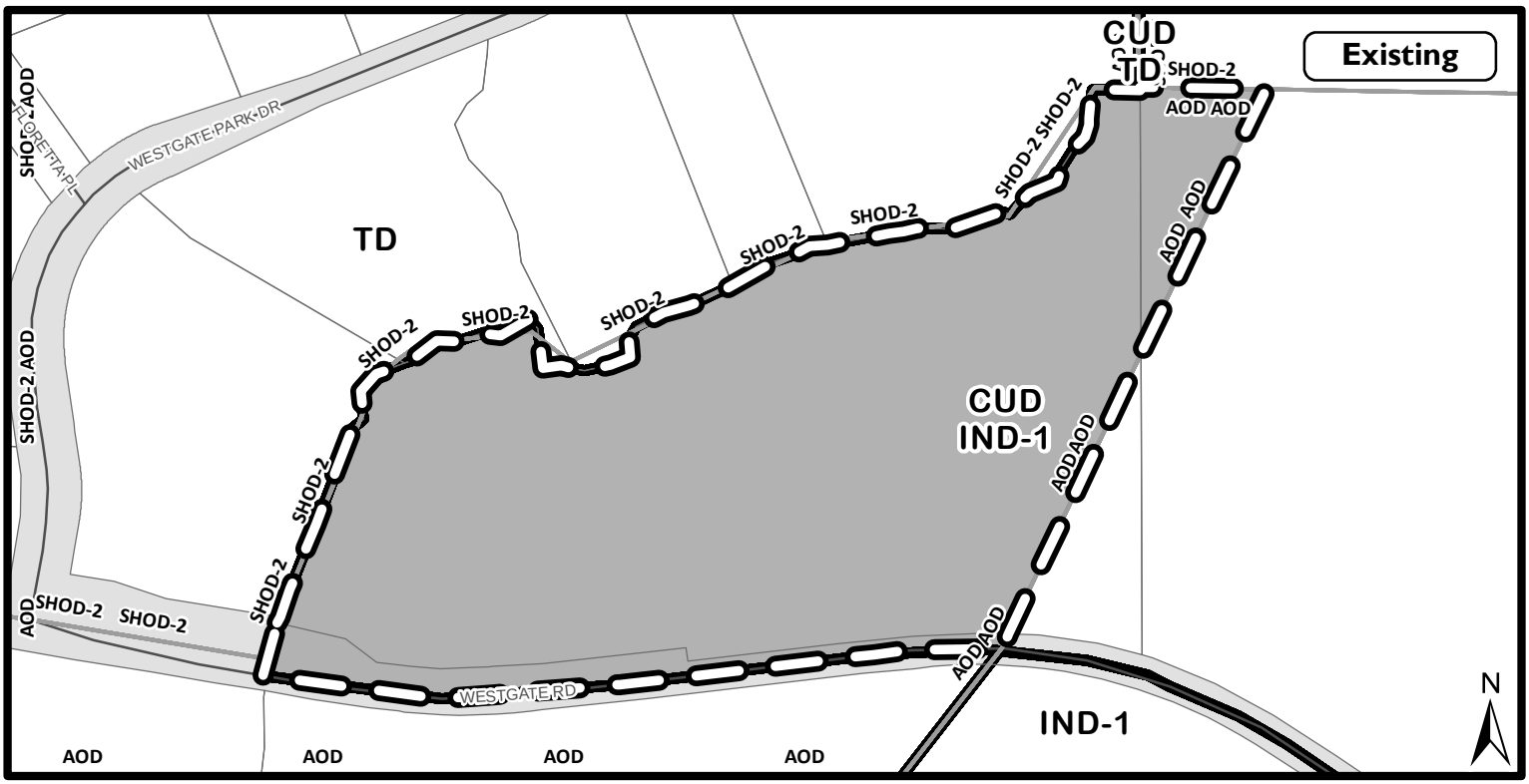


Future Land Use (Primary): Private Open Space

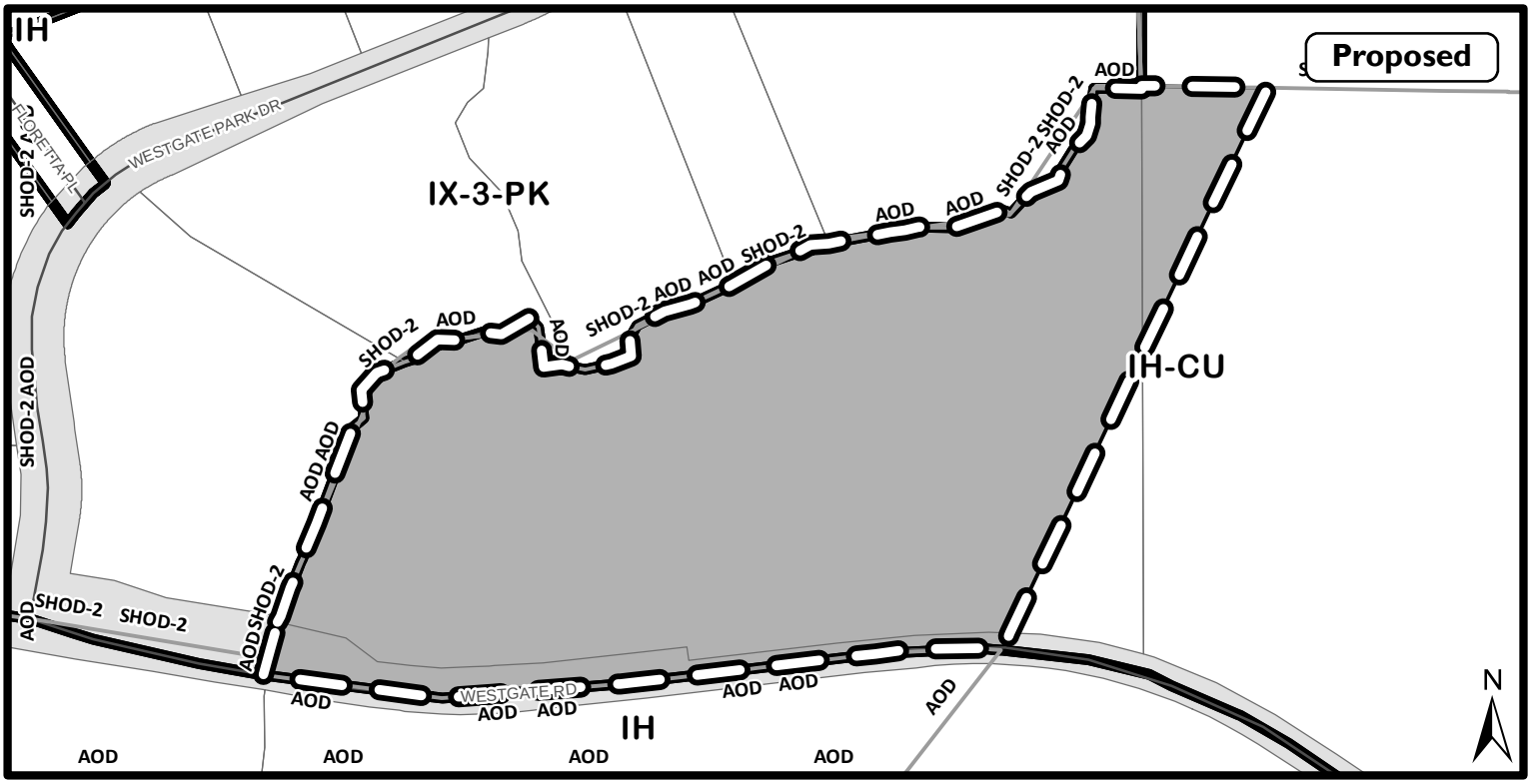
Comment Reference ID(s): GEN-0354; GEN-0526

Planning Commission - CR Change: 185

Existing Zoning: CUD IND-1 w/AOD



Staff Proposed Zoning: IH-CU w/AOD



Planning Commission Recommended Zoning:

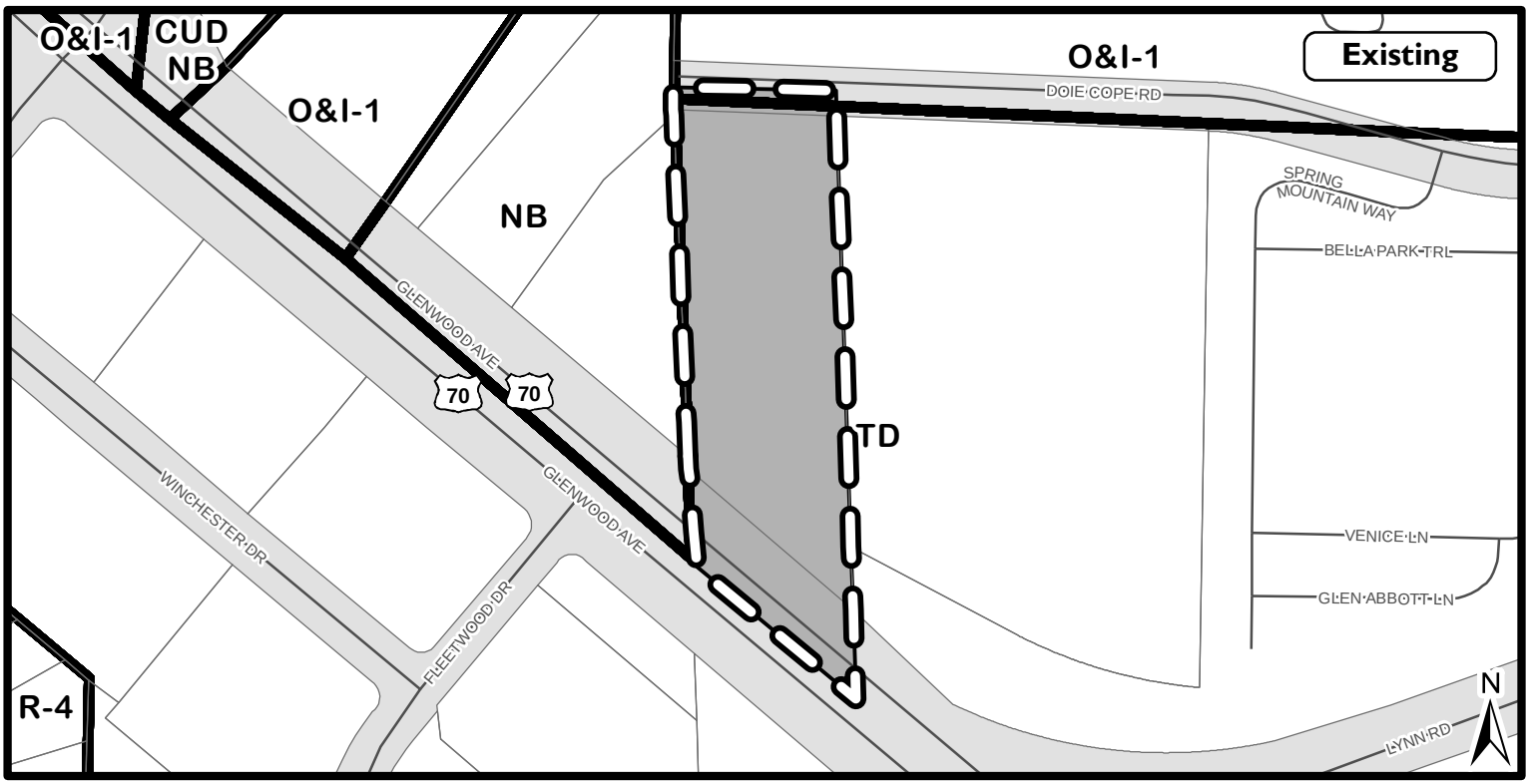
IH-CU (No AOD)

Future Land Use (Primary): Business & Commercial Services

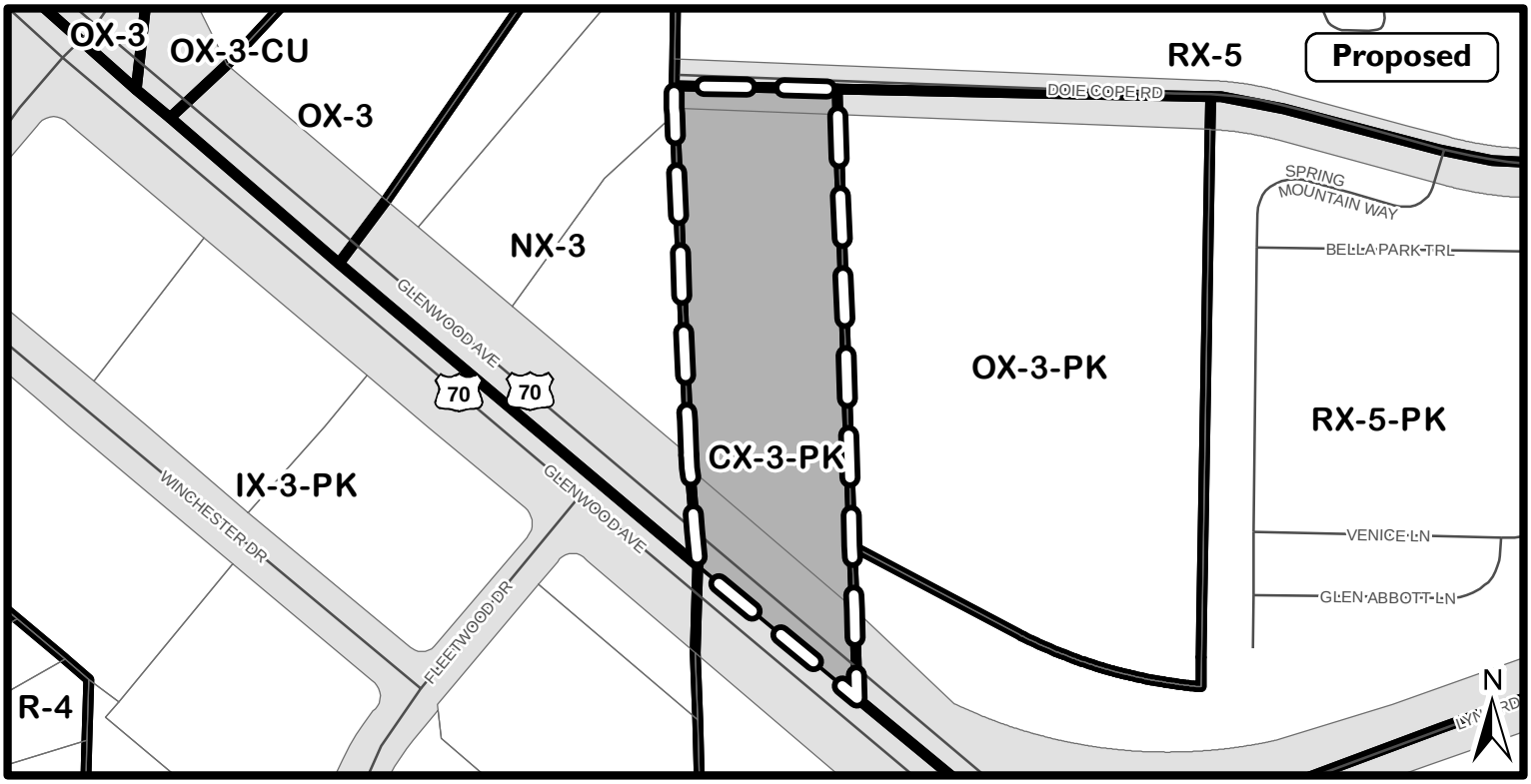
Comment Reference ID(s): GEN-0038; WEB-WEB-16642

Planning Commission - CR Change: 186

Existing Zoning: TD

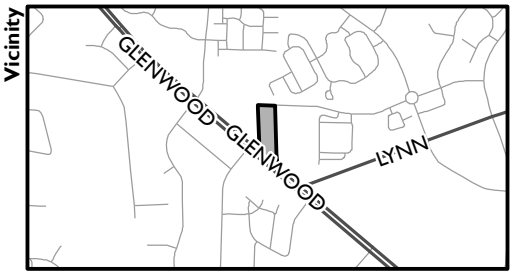


Staff Proposed Zoning: OX-3-PK



Planning Commission Recommended Zoning:

CX-3-PK

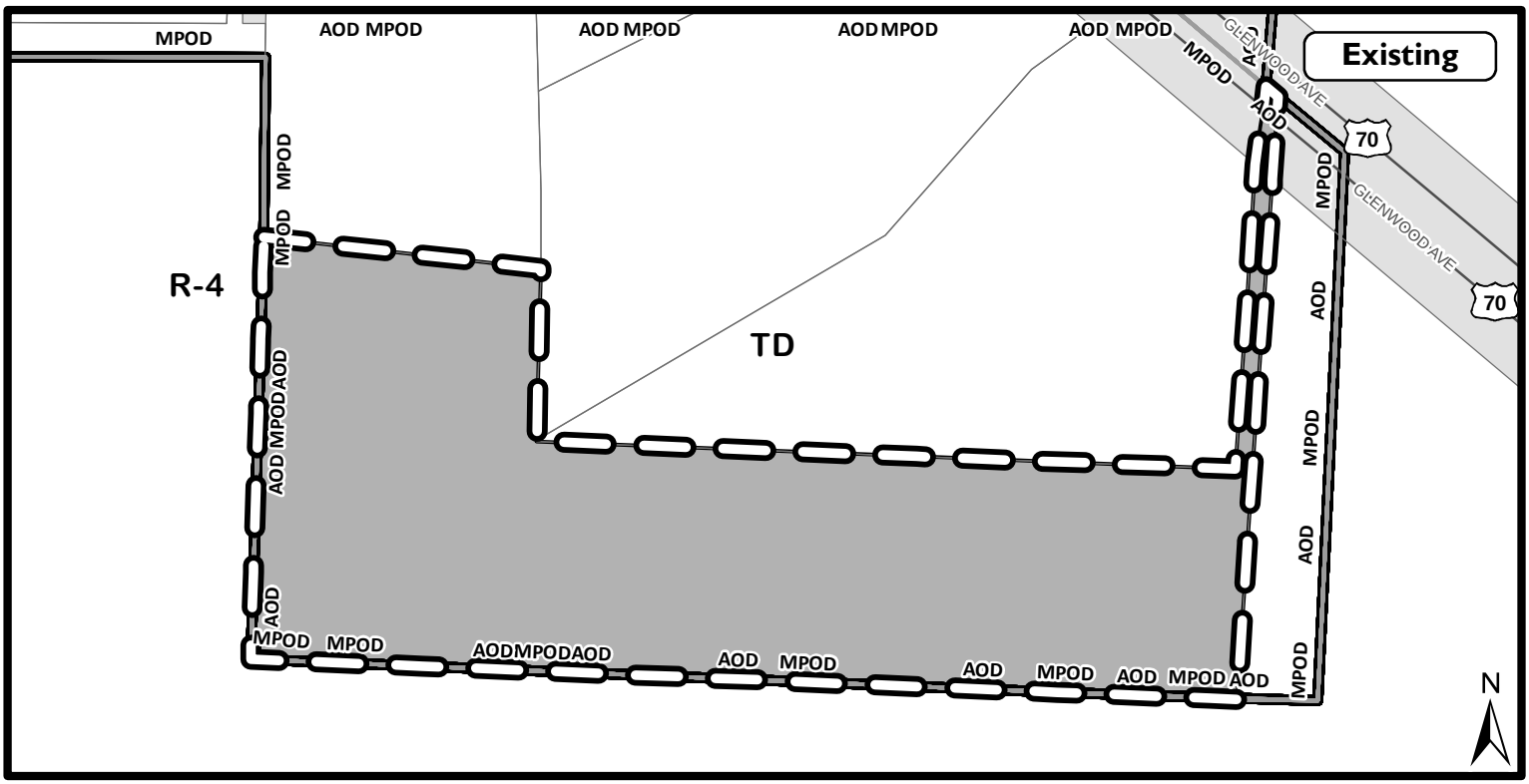


Future Land Use (Primary): Community Mixed Use

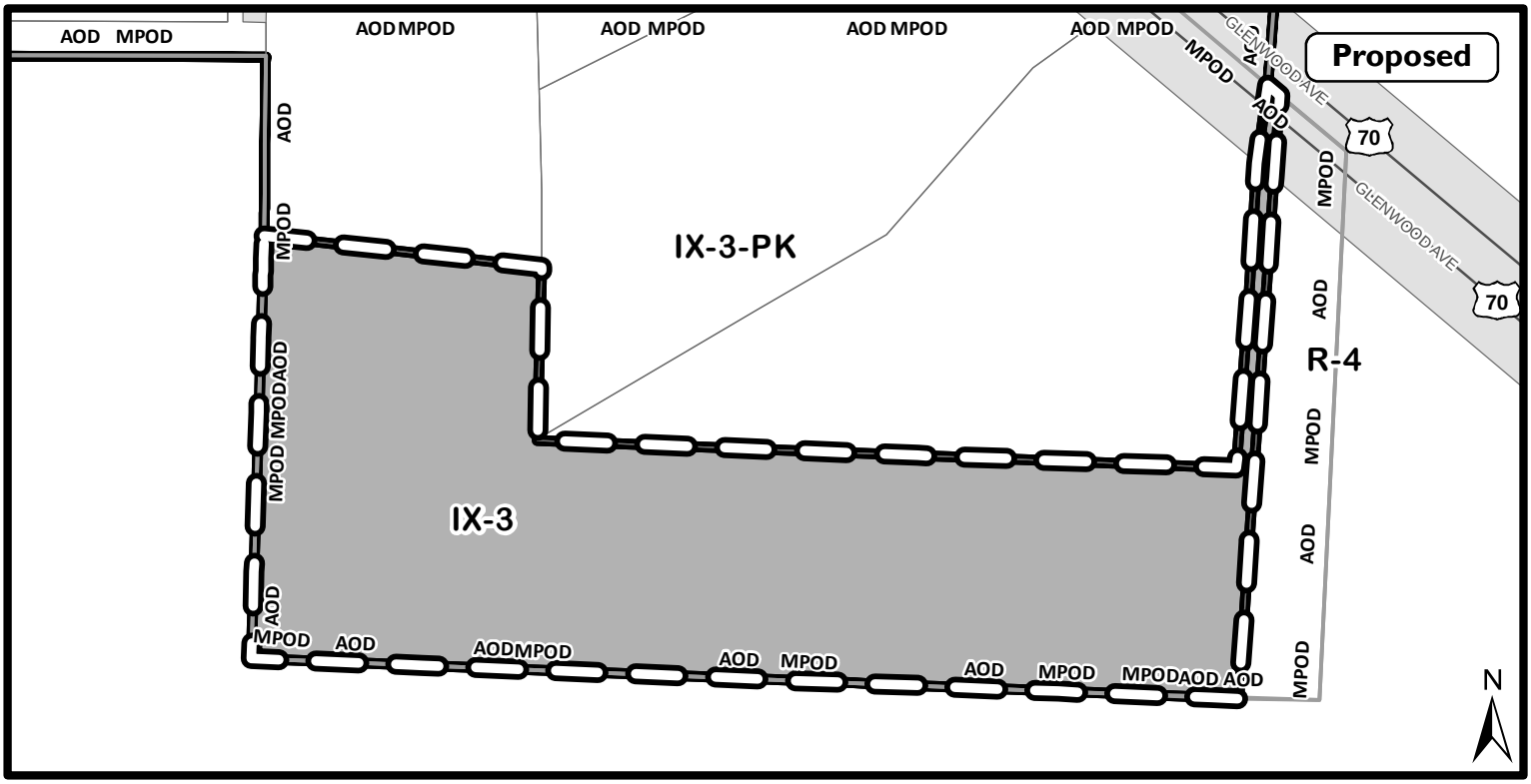
Comment Reference ID(s): GEN-0505

Planning Commission - CR Change: 187

Existing Zoning: TD w/AOD & MPOD

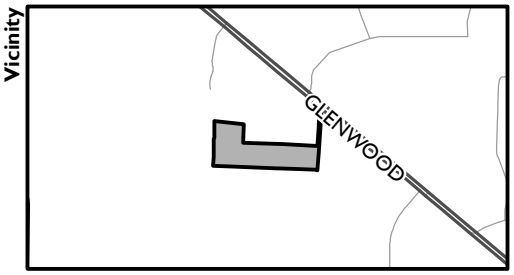


Staff Proposed Zoning: R-4 w/AOD & MPOD



Planning Commission Recommended Zoning:

IX-3 w/AOD & MPOD

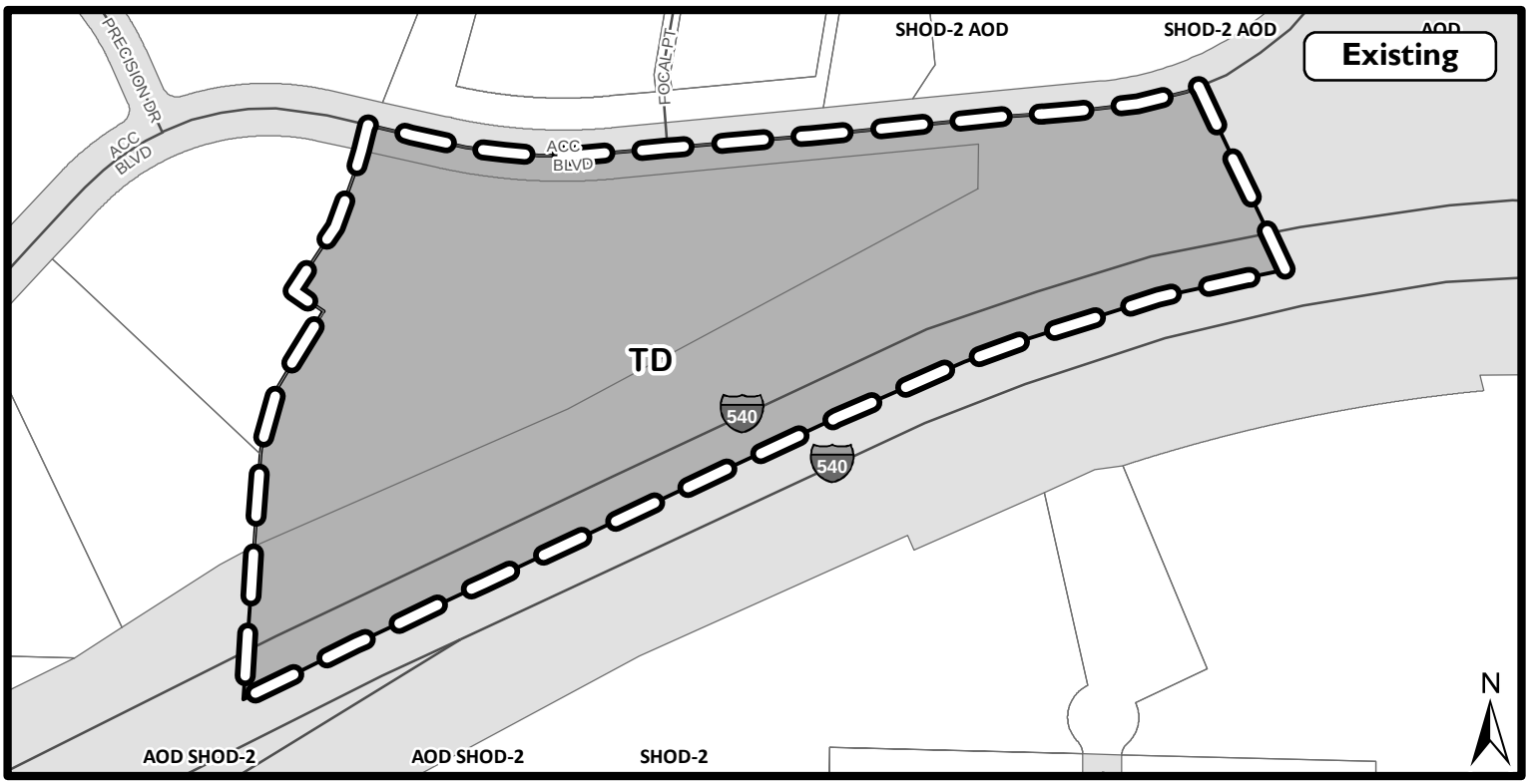


Future Land Use (Primary): Business & Commercial Services

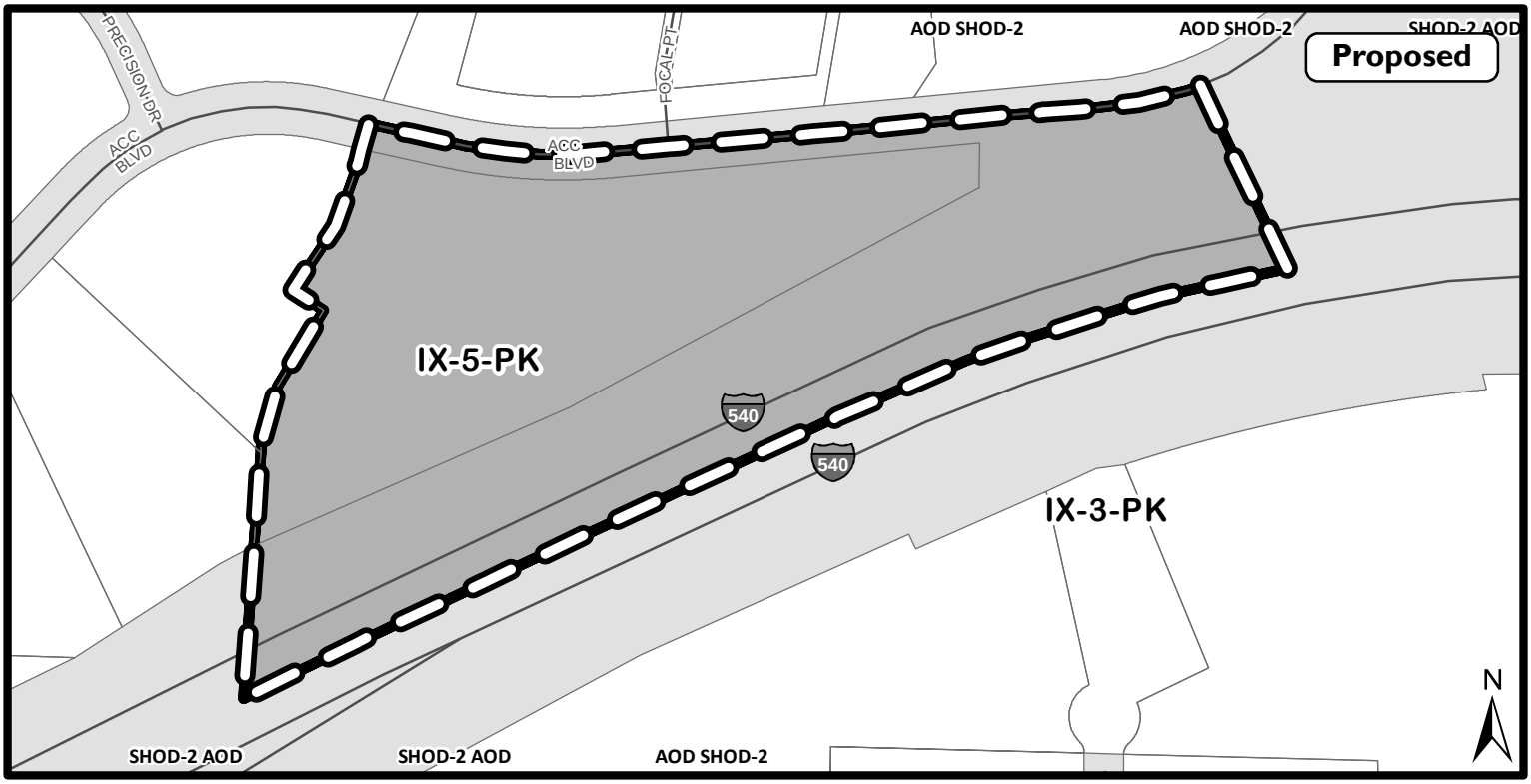
Comment Reference ID(s): GEN-0527

Planning Commission - CR Change: 188

Existing Zoning: TD w/AOD & SHOD-2



Staff Proposed Zoning: IX-3-PK w/AOD & SHOD-2



Planning Commission Recommended Zoning:

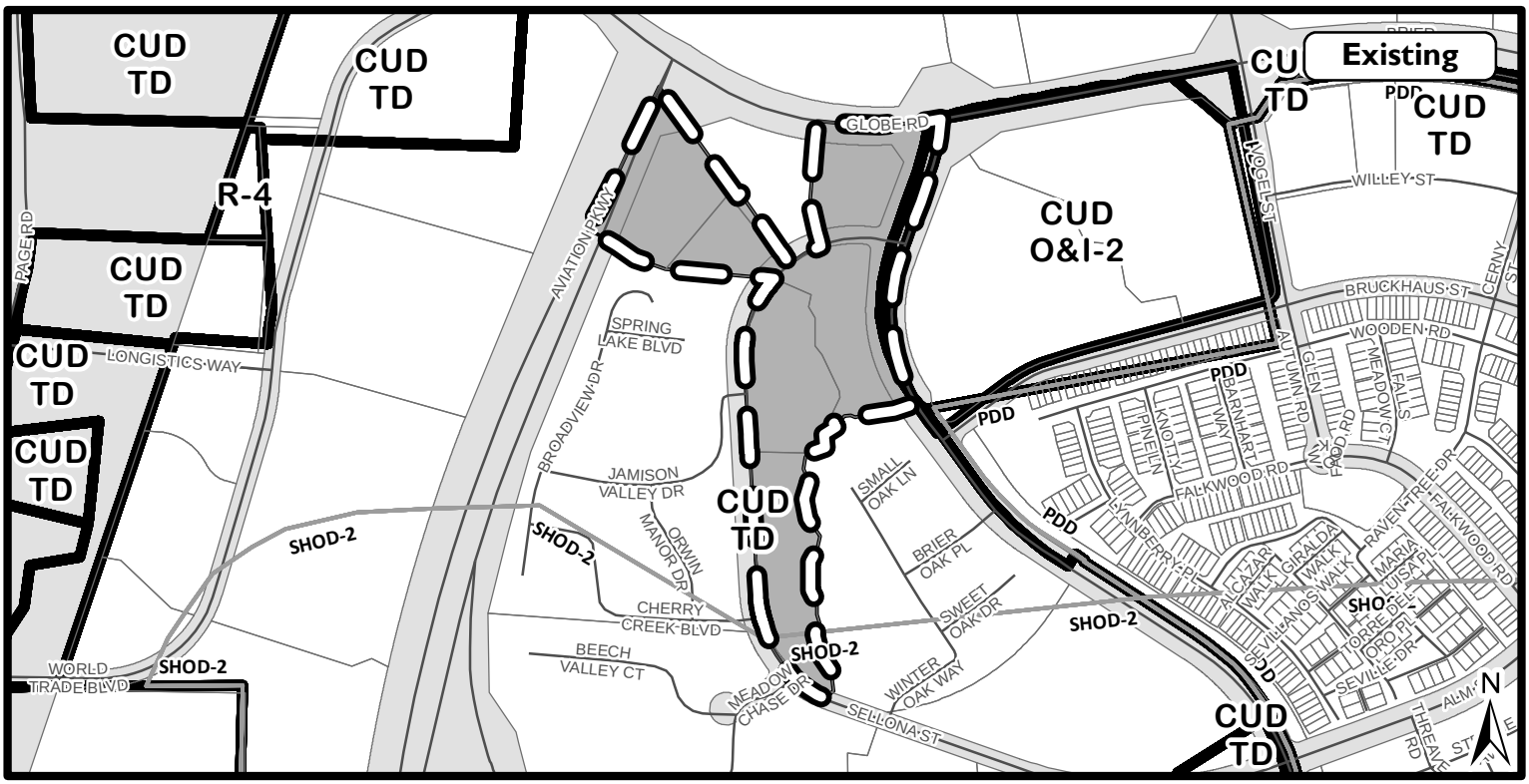
IX-5-PK w/AOD & SHOD-2

Future Land Use (Primary): Business & Commercial Services

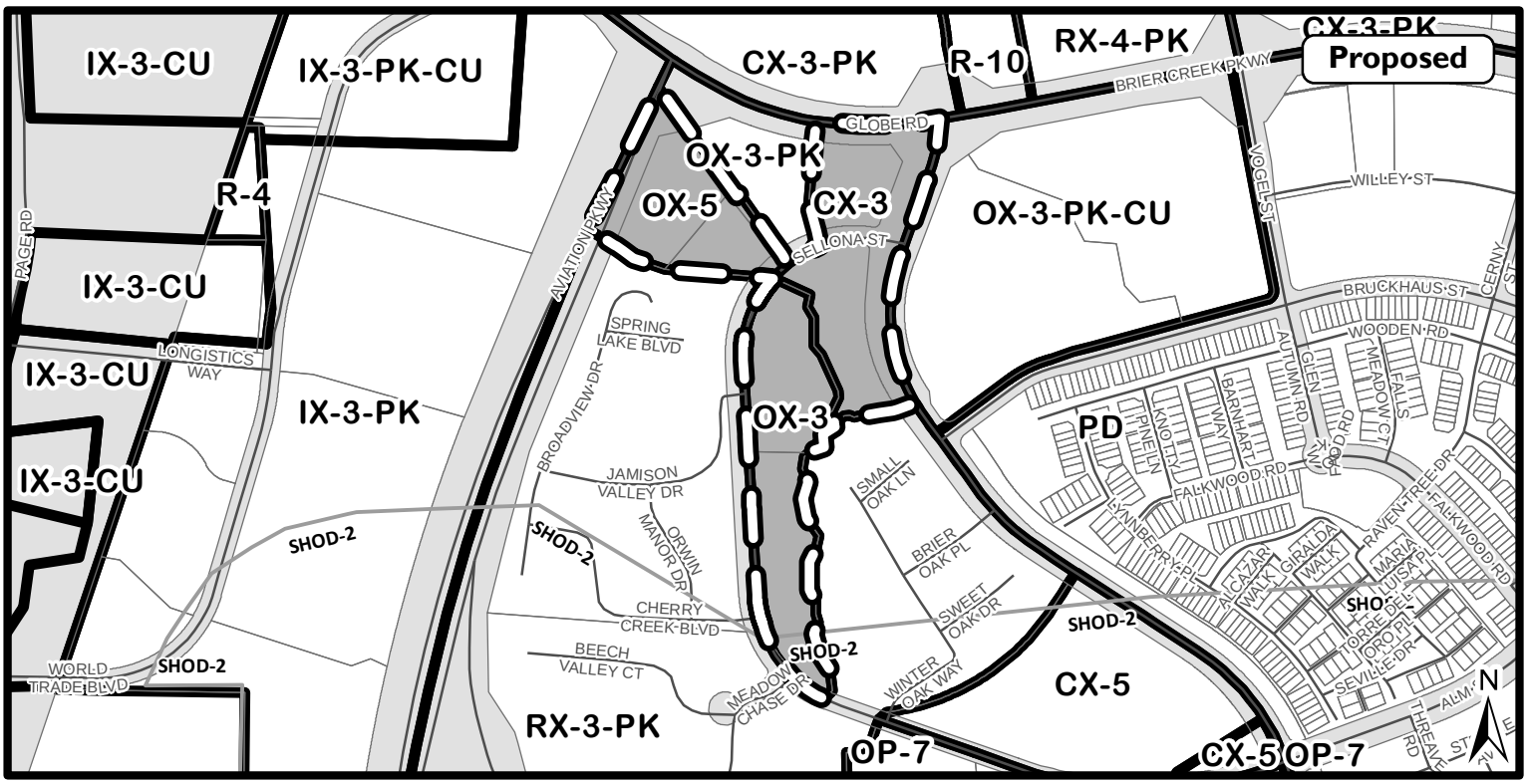
Comment Reference ID(s): CC2-0144

Planning Commission - CR Change: 190

Existing Zoning: CUD TD

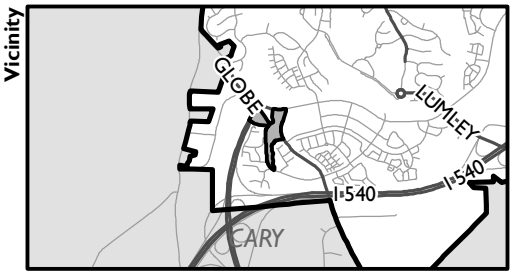


Staff Proposed Zoning: OX-3-PK



Planning Commission Recommended Zoning:

OX-3, OX-5, CX-3

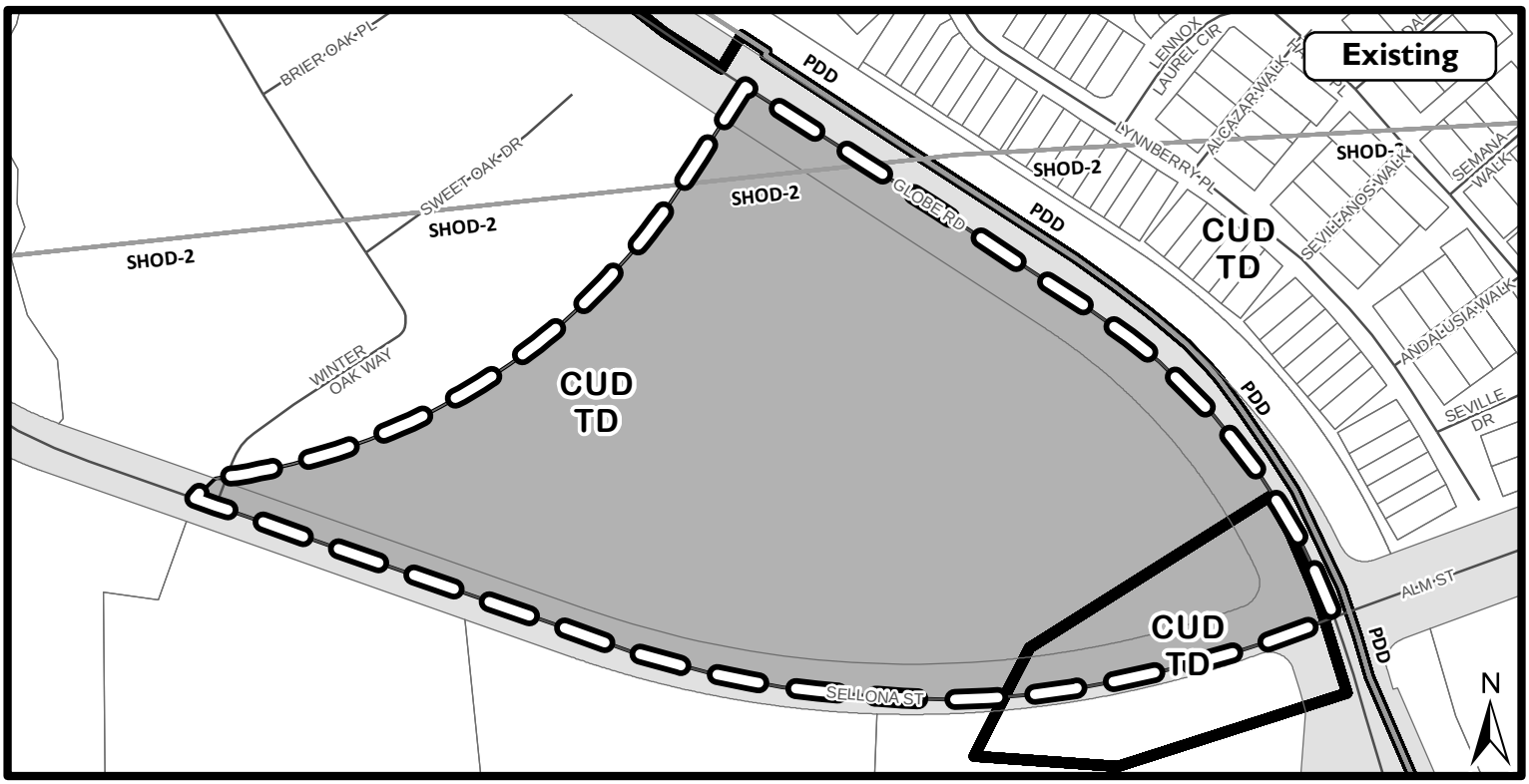


Future Land Use (Primary): Office & Residential Mixed Use

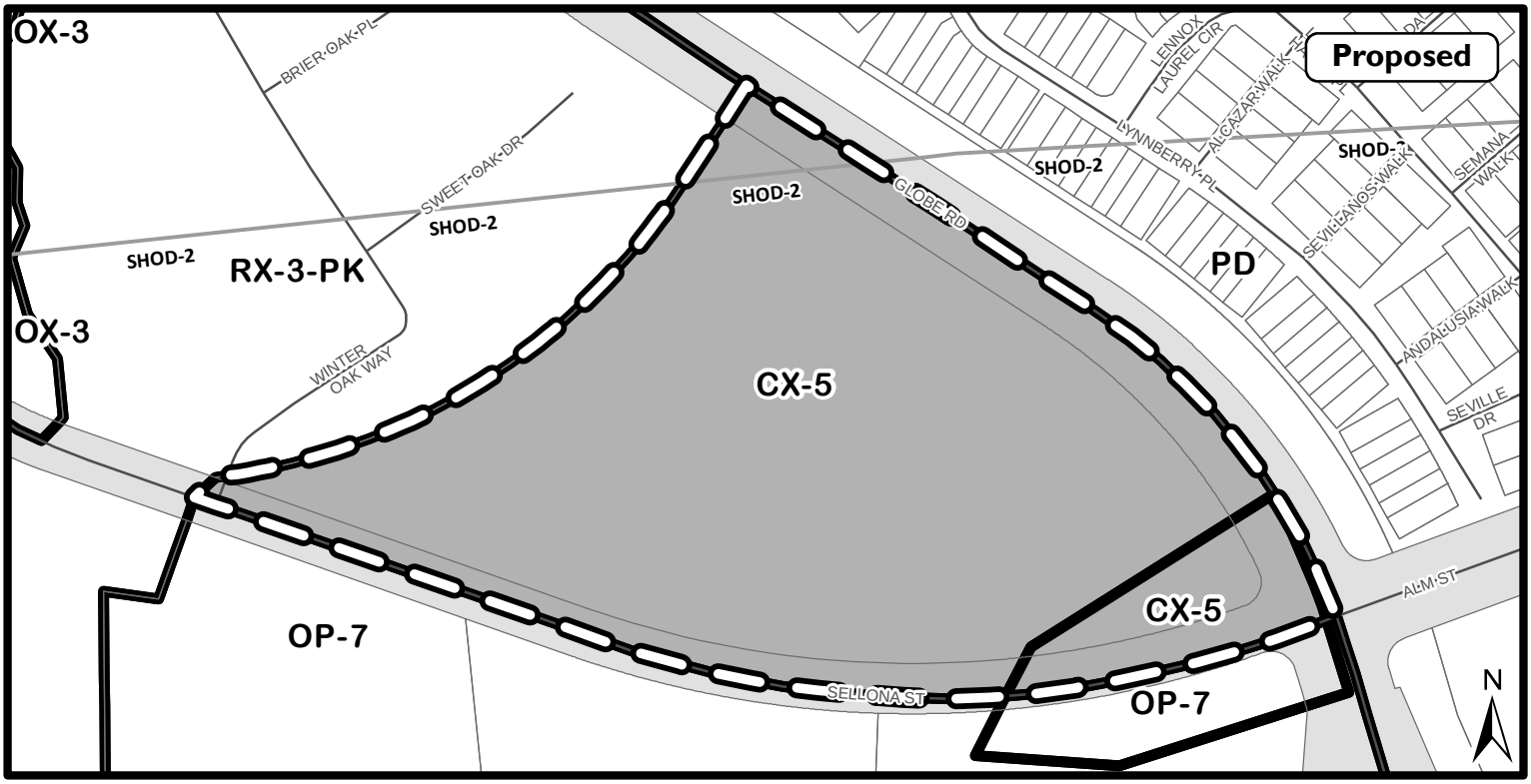
Comment Reference ID(s): GEN-0337->341; GEN-0526

Planning Commission - CR Change: 191

Existing Zoning: CUD TD w/SHOD-2

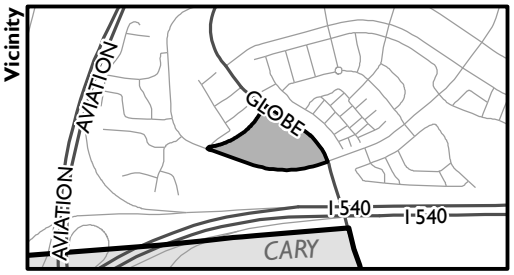


Staff Proposed Zoning: RX-3-PK w/SHOD-2



Planning Commission Recommended Zoning:

CX-5 w/SHOD-2

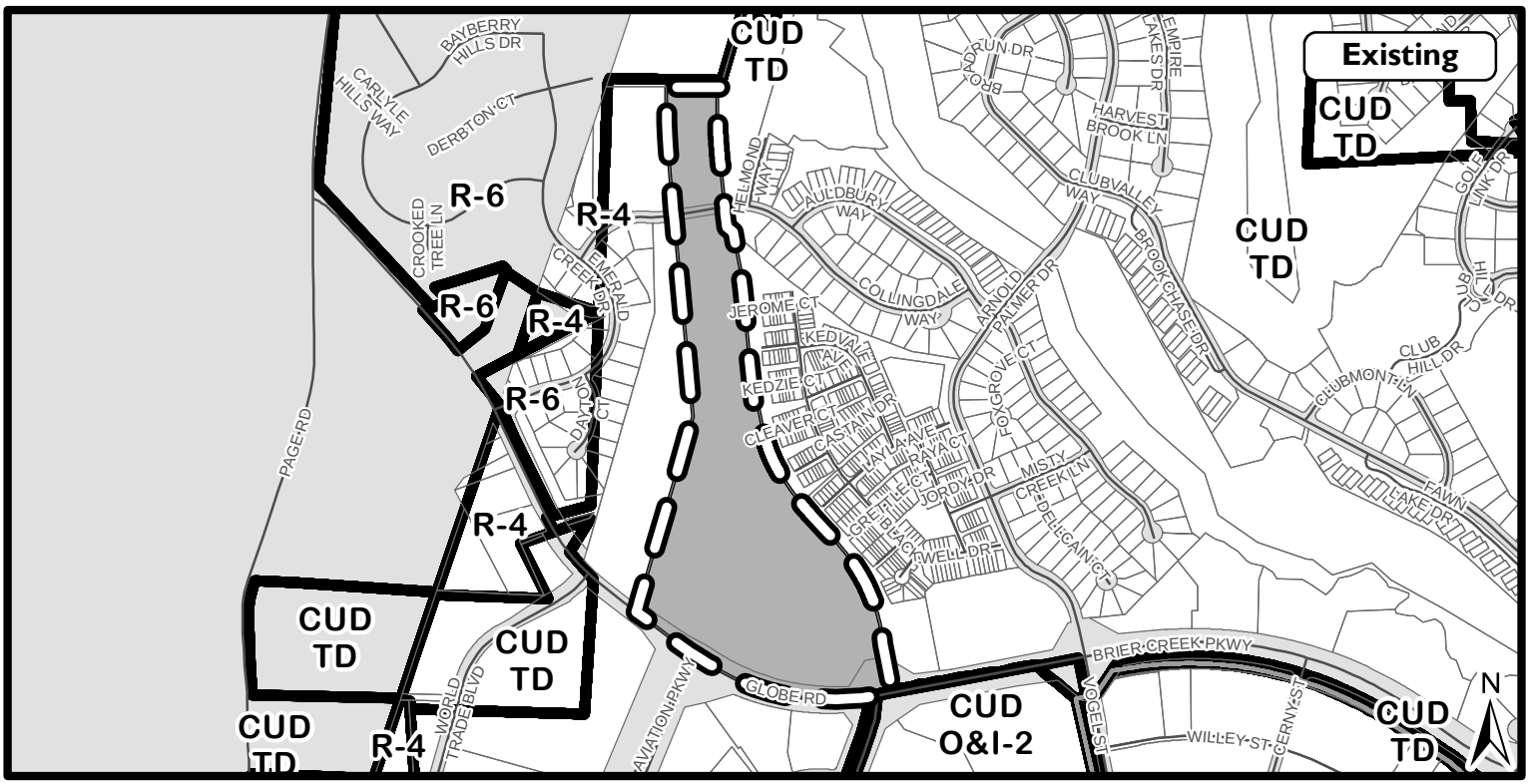


Future Land Use (Primary): Medium Density Residential

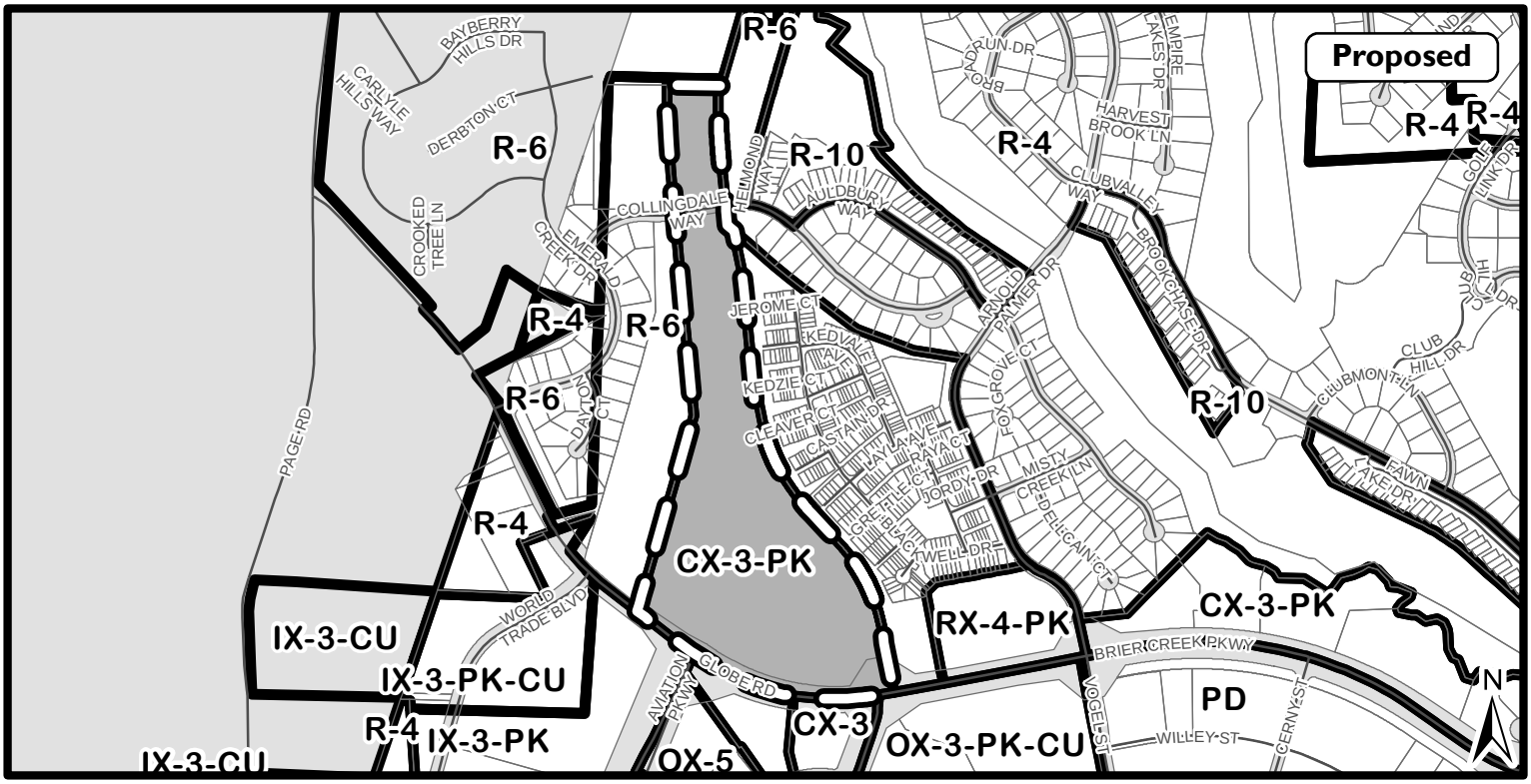
Comment Reference ID(s): GEN-0345; GEN-0526

Planning Commission - CR Change: 192

Existing Zoning: CUD TD



Staff Proposed Zoning: R-6

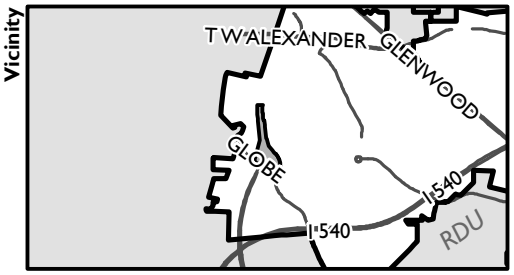


Planning Commission Recommended Zoning:

CX-3-PK

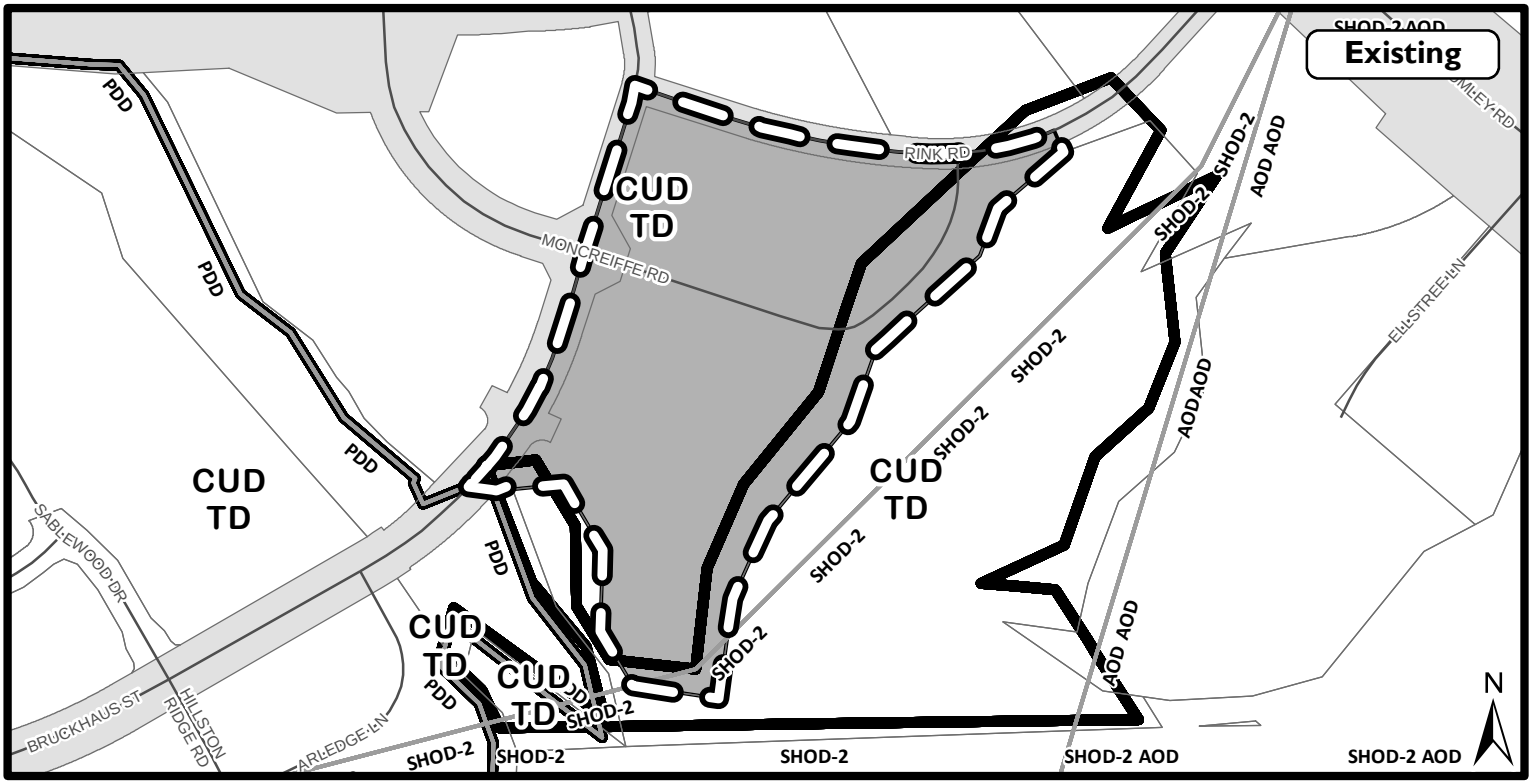
Future Land Use (Primary): Low Density Residential

Comment Reference ID(s): GEN-0355, 210, 336; GEN-0526

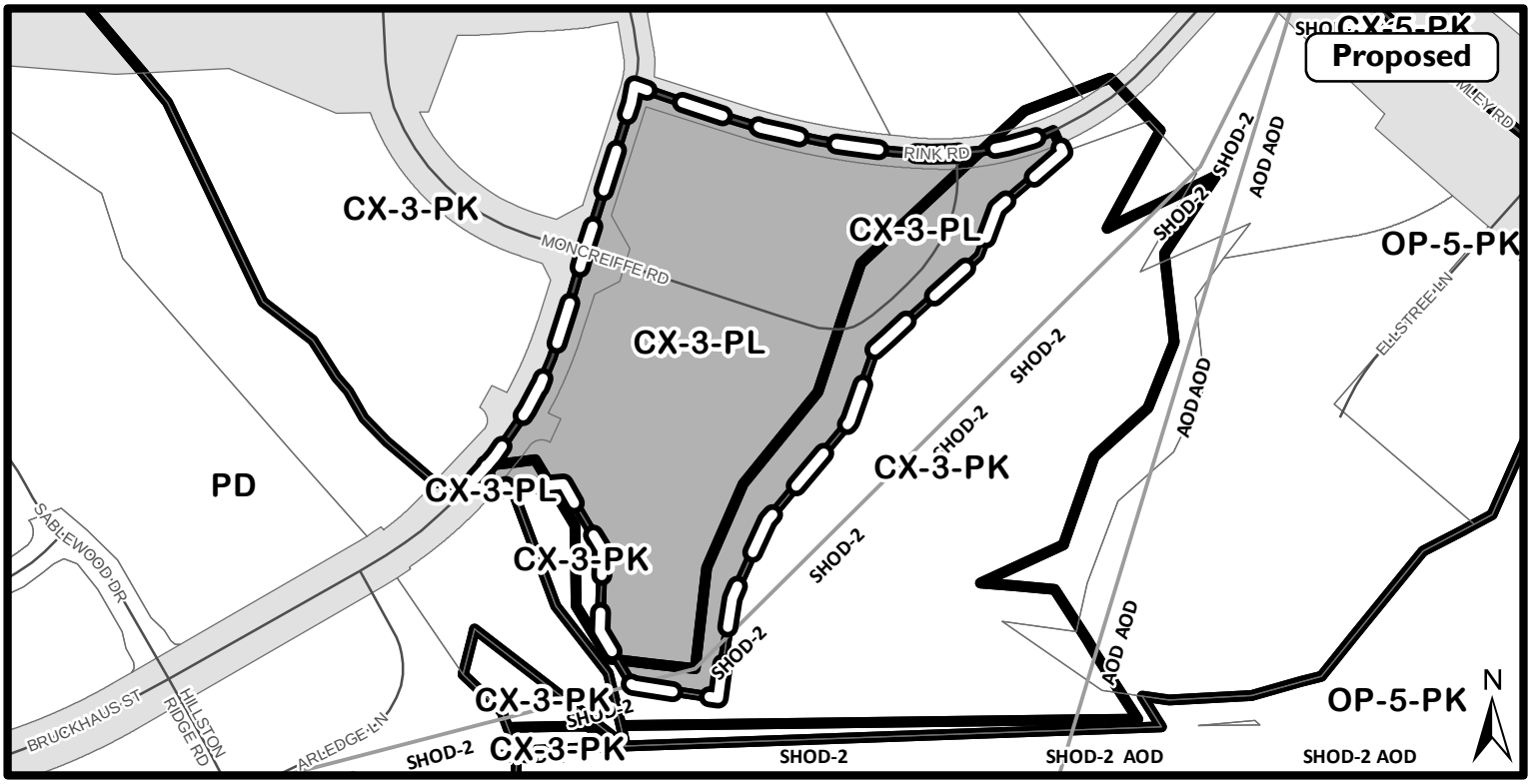


Planning Commission - CR Change: 195

Existing Zoning: CUD TD



Staff Proposed Zoning: CX-3-PK



Planning Commission Recommended Zoning:

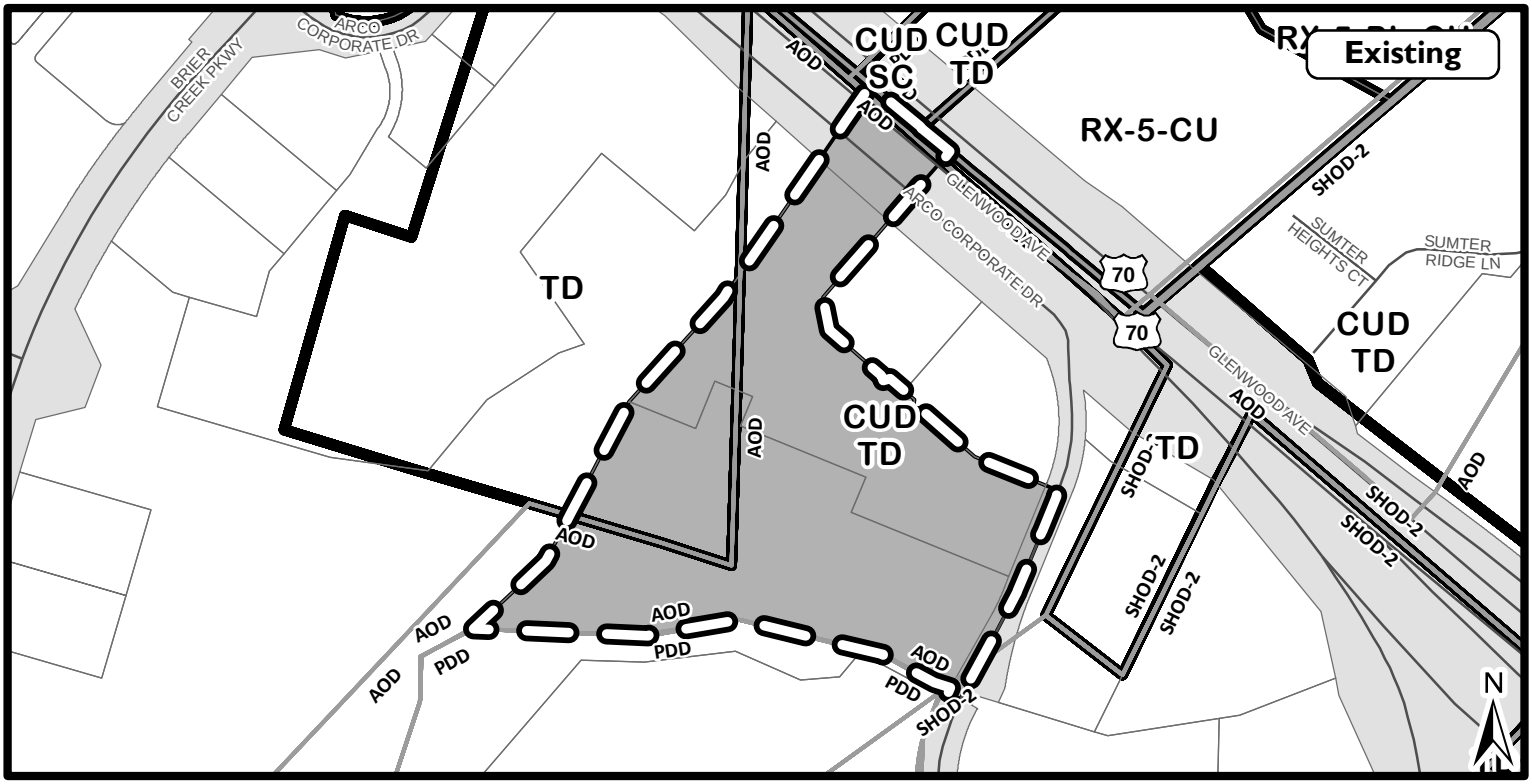
CX-3-PL

Future Land Use (Primary): Regional Mixed Use

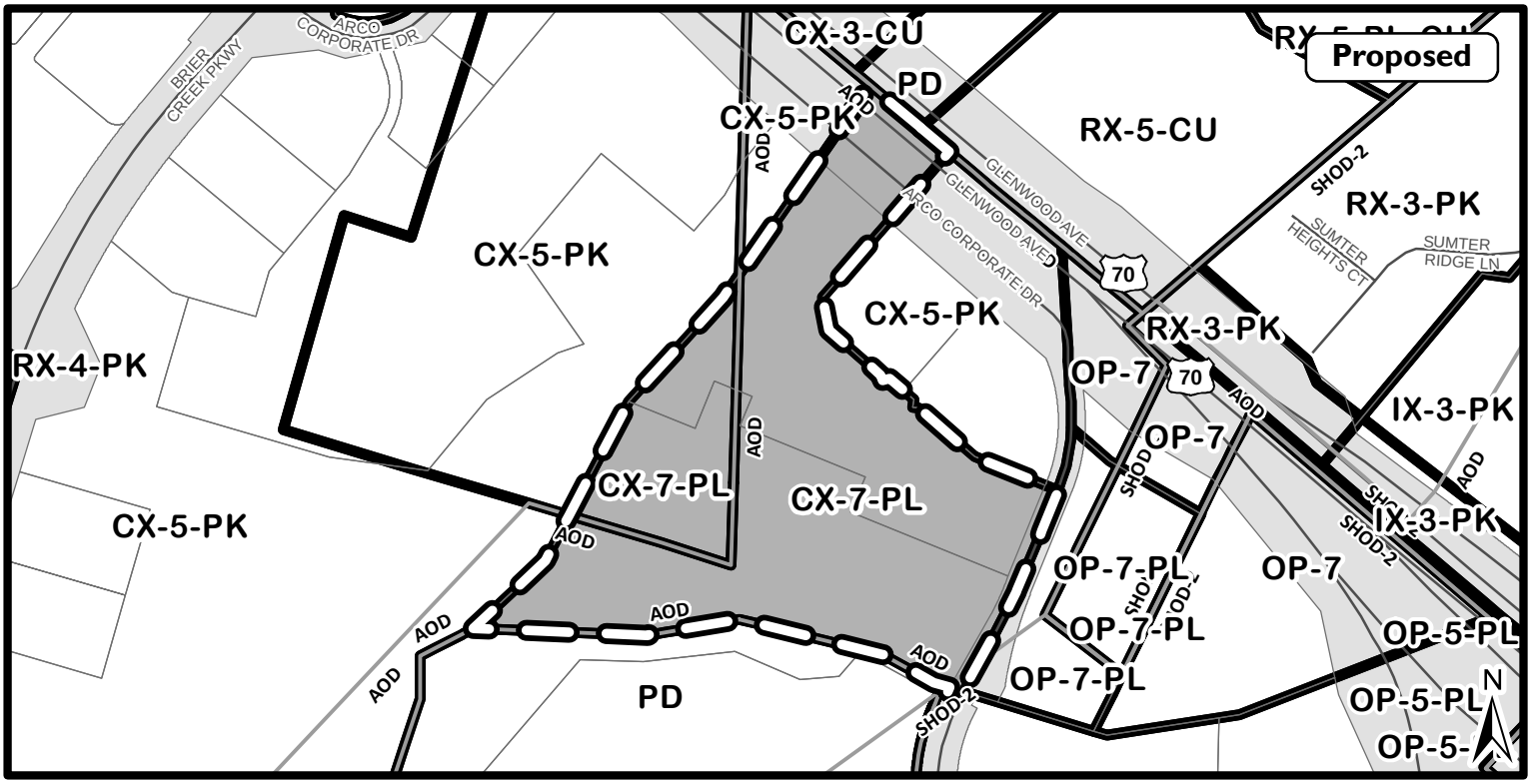
Comment Reference ID(s): PC-0029

Planning Commission - CR Change: 197

Existing Zoning: CUD TD w/AOD; TD



Staff Proposed Zoning: CX-5-PK w/AOD



Planning Commission Recommended Zoning:

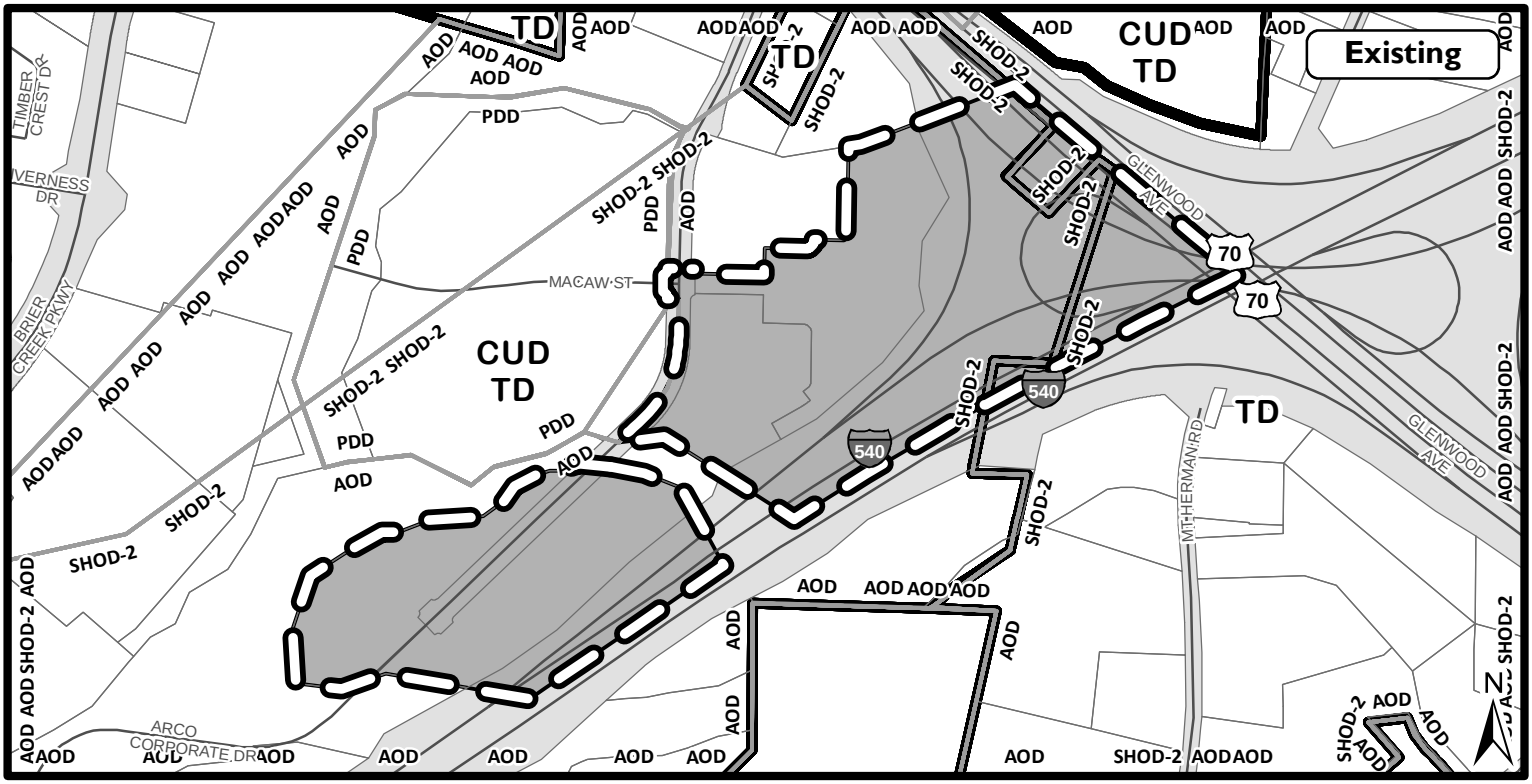
CX-7-PL w/AOD

Future Land Use (Primary): Office/Research & Development

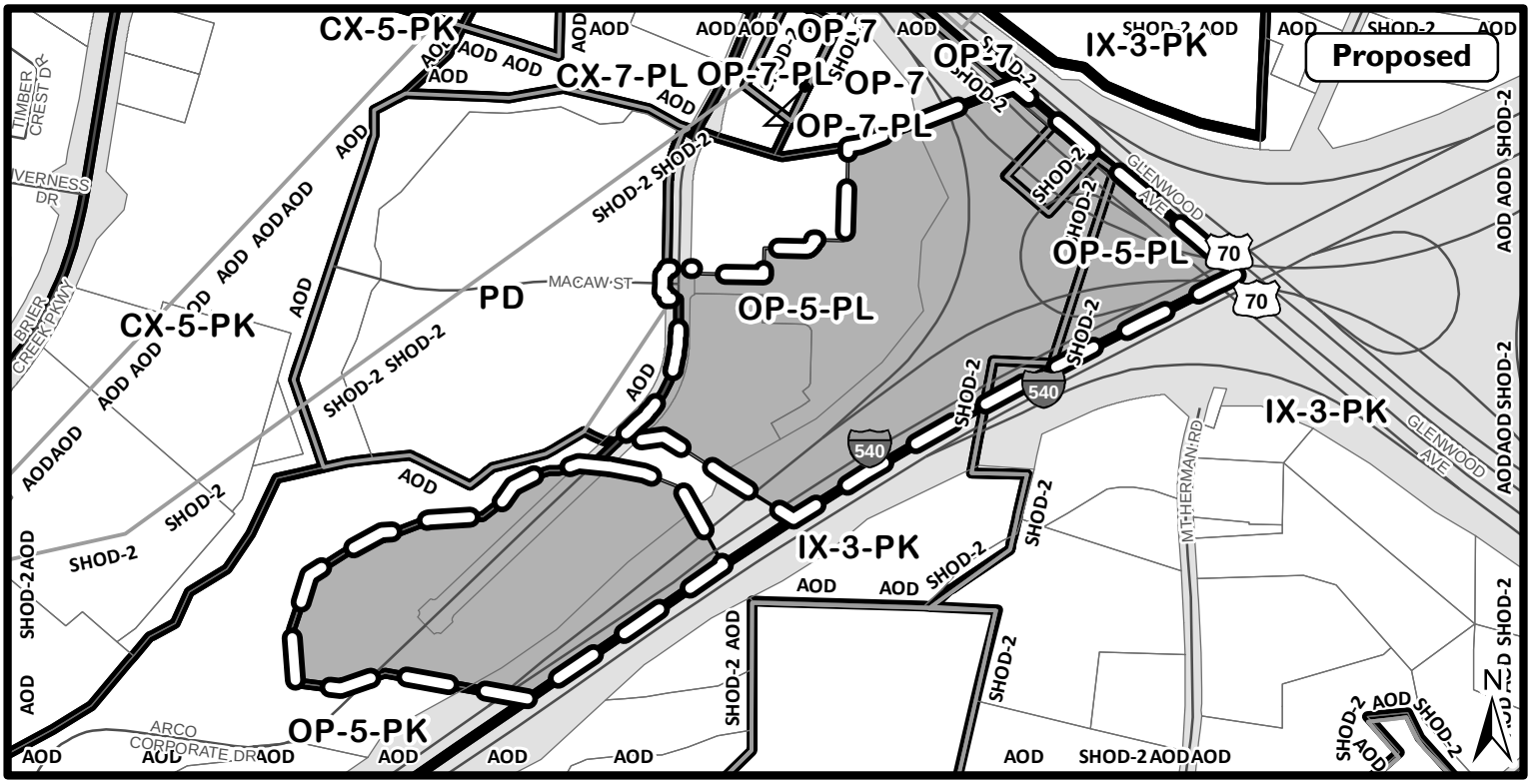
Comment Reference ID(s): PC-0039->42

Planning Commission - CR Change: 198

Existing Zoning: CUD TD w/AOD & SHOD-2



Staff Proposed Zoning: OP-5-PK w/AOD & SHOD-2



Planning Commission Recommended Zoning:

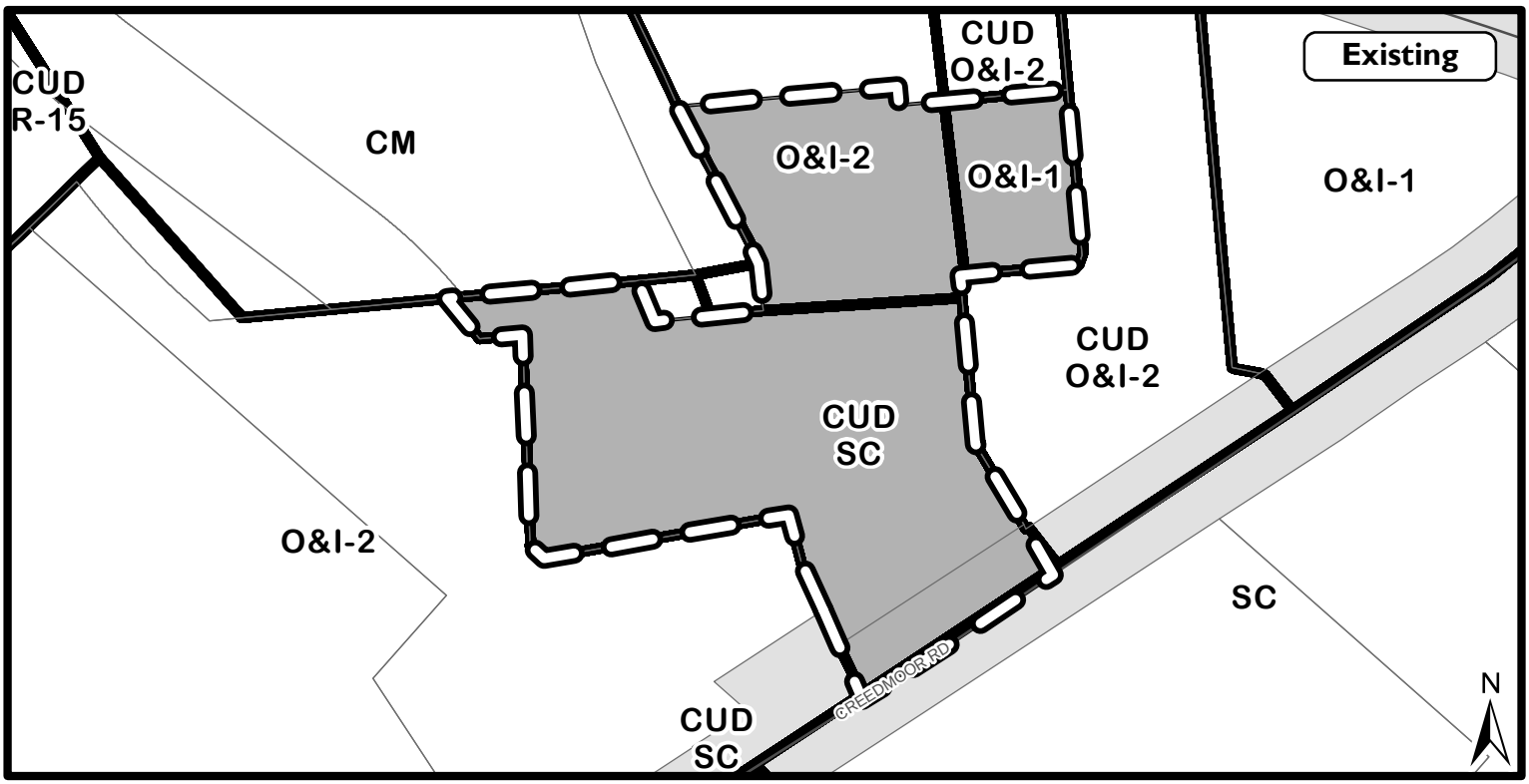
OP-5-PL w/AOD & SHOD-2

Future Land Use (Primary): Office/Research & Development

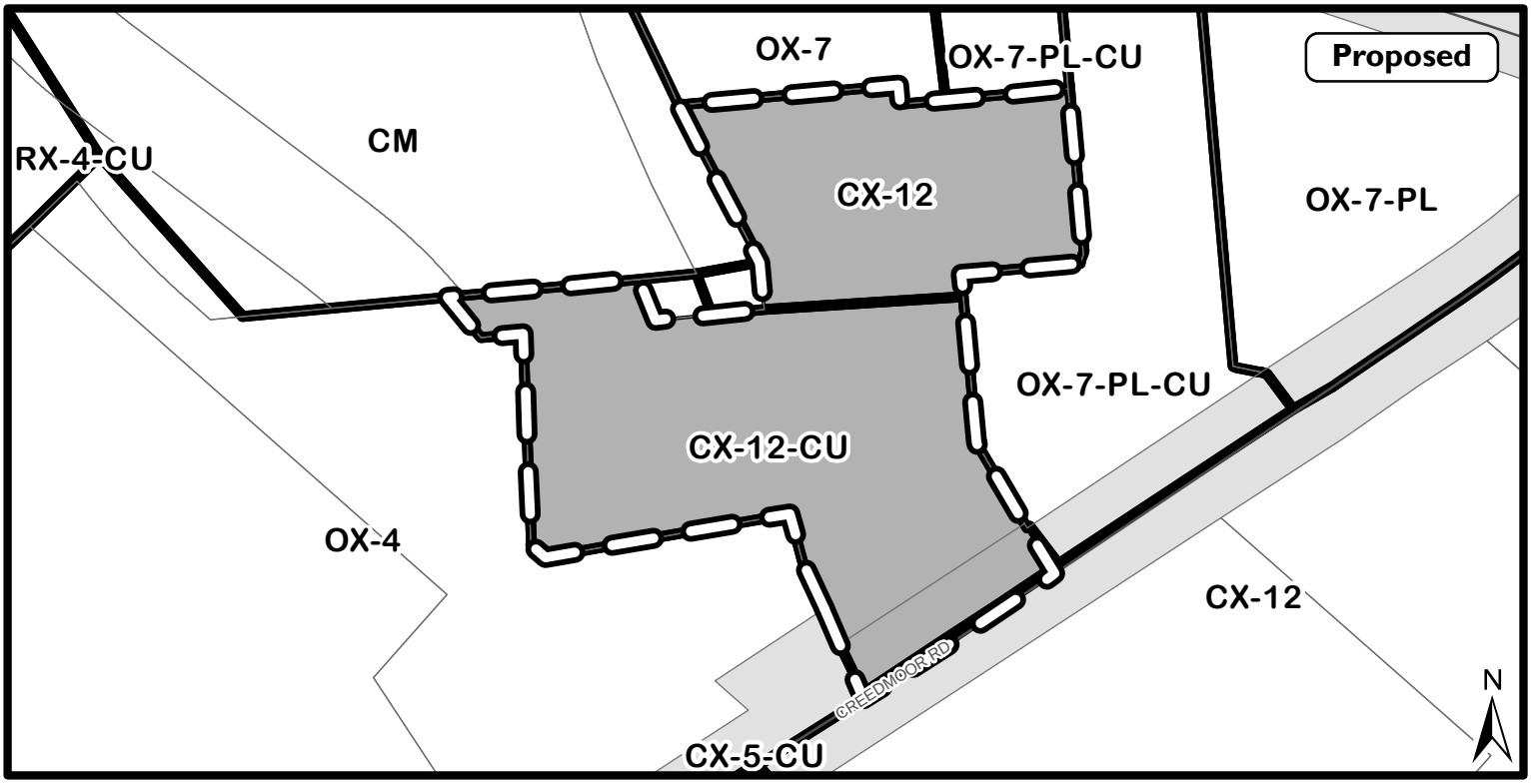
Comment Reference ID(s): PC-0043->46

Planning Commission - CR Change: 200

Existing Zoning: CUD SC, O&I-1, O&I-2

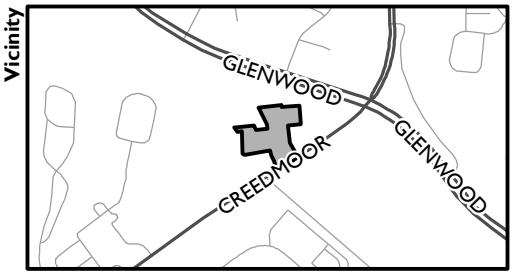


Staff Proposed Zoning: CX-7-CU, CX-7



Planning Commission Recommended Zoning:

CX-12-CU, CX-12

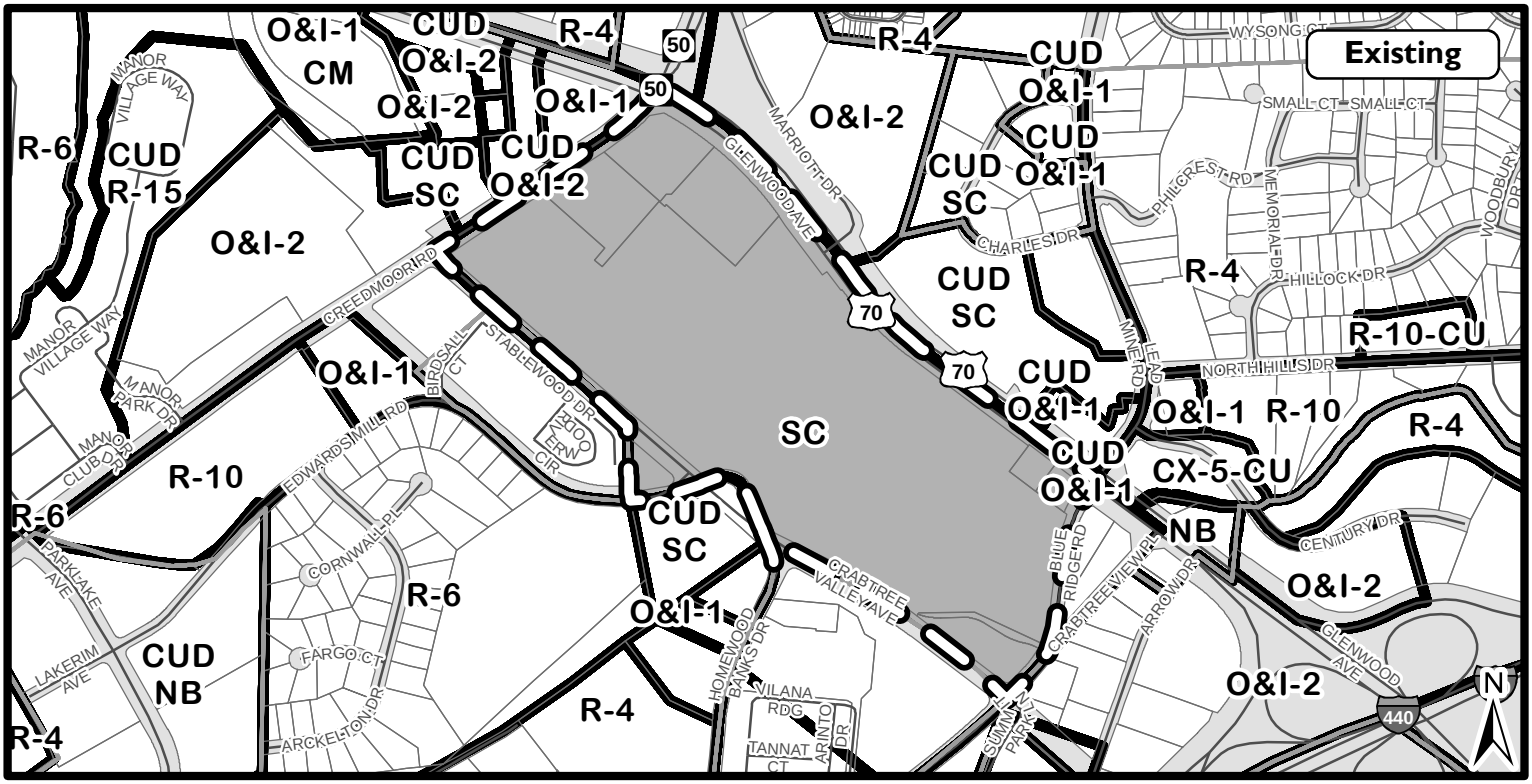


Future Land Use (Primary): Regional Mixed Use & PPOS

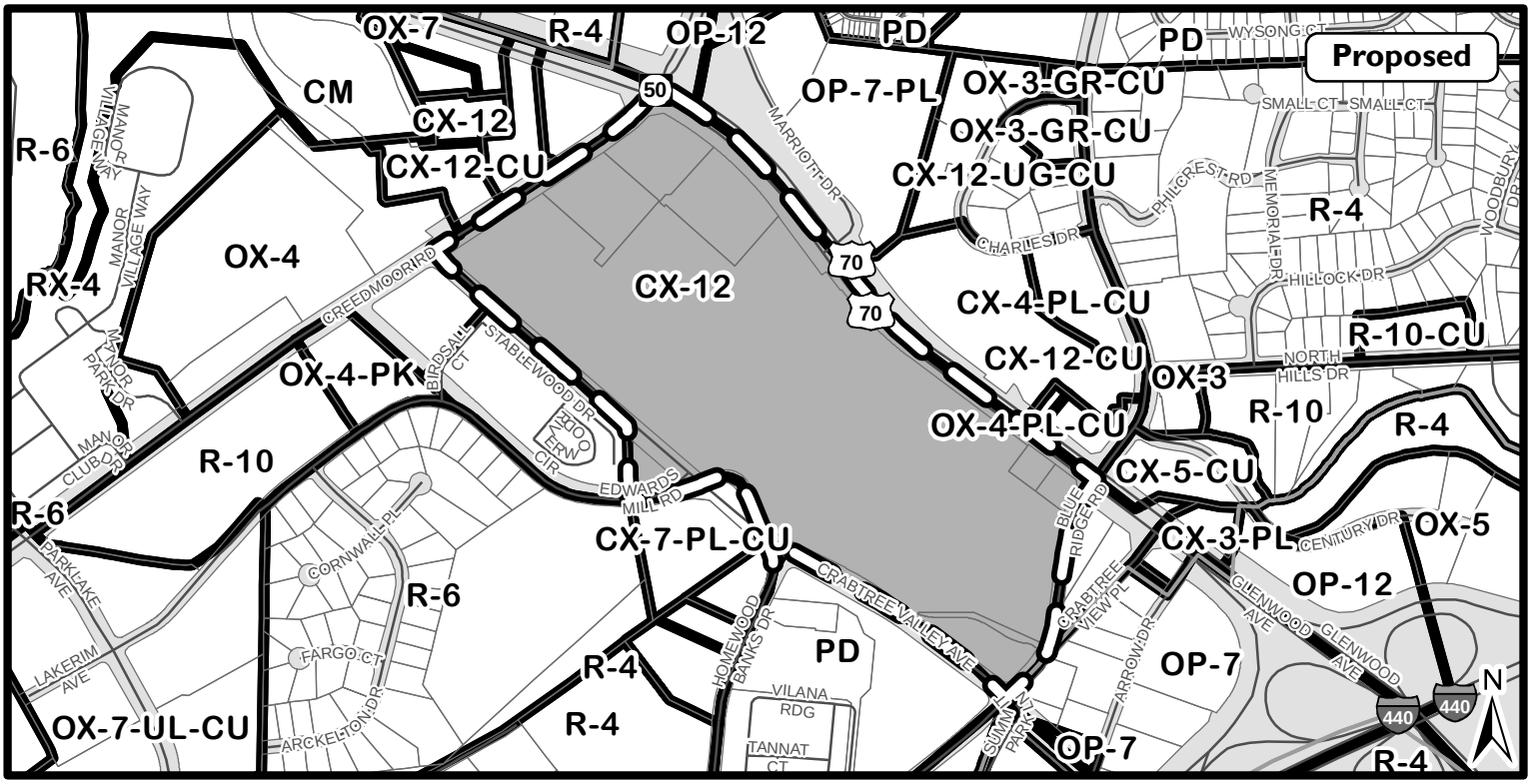
Comment Reference ID(s): PC-0060

Planning Commission - CR Change: 201

Existing Zoning: SC



Staff Proposed Zoning: CX-12-UL



Planning Commission Recommended Zoning:

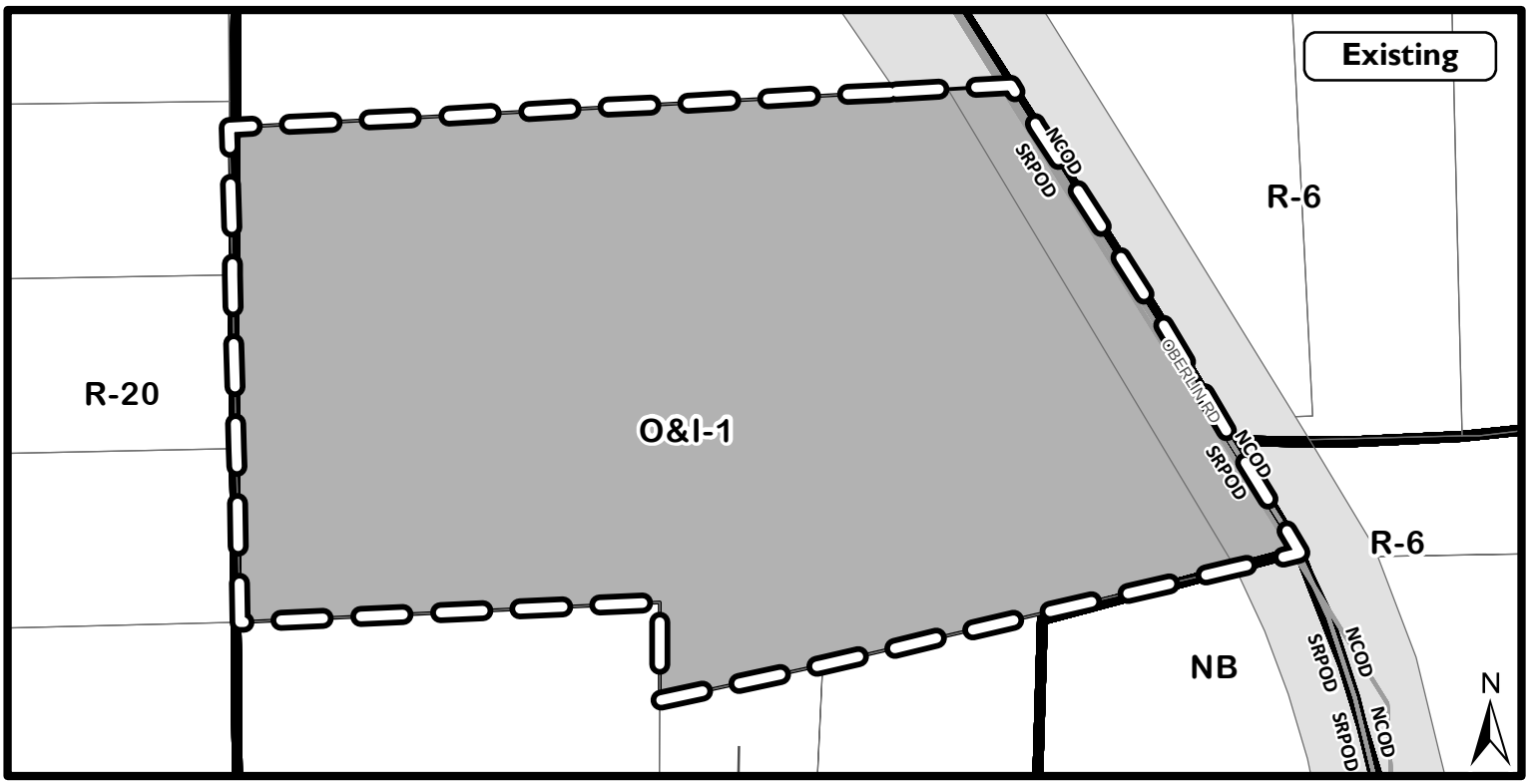
CX-12

Future Land Use (Primary): Regional Mixed Use

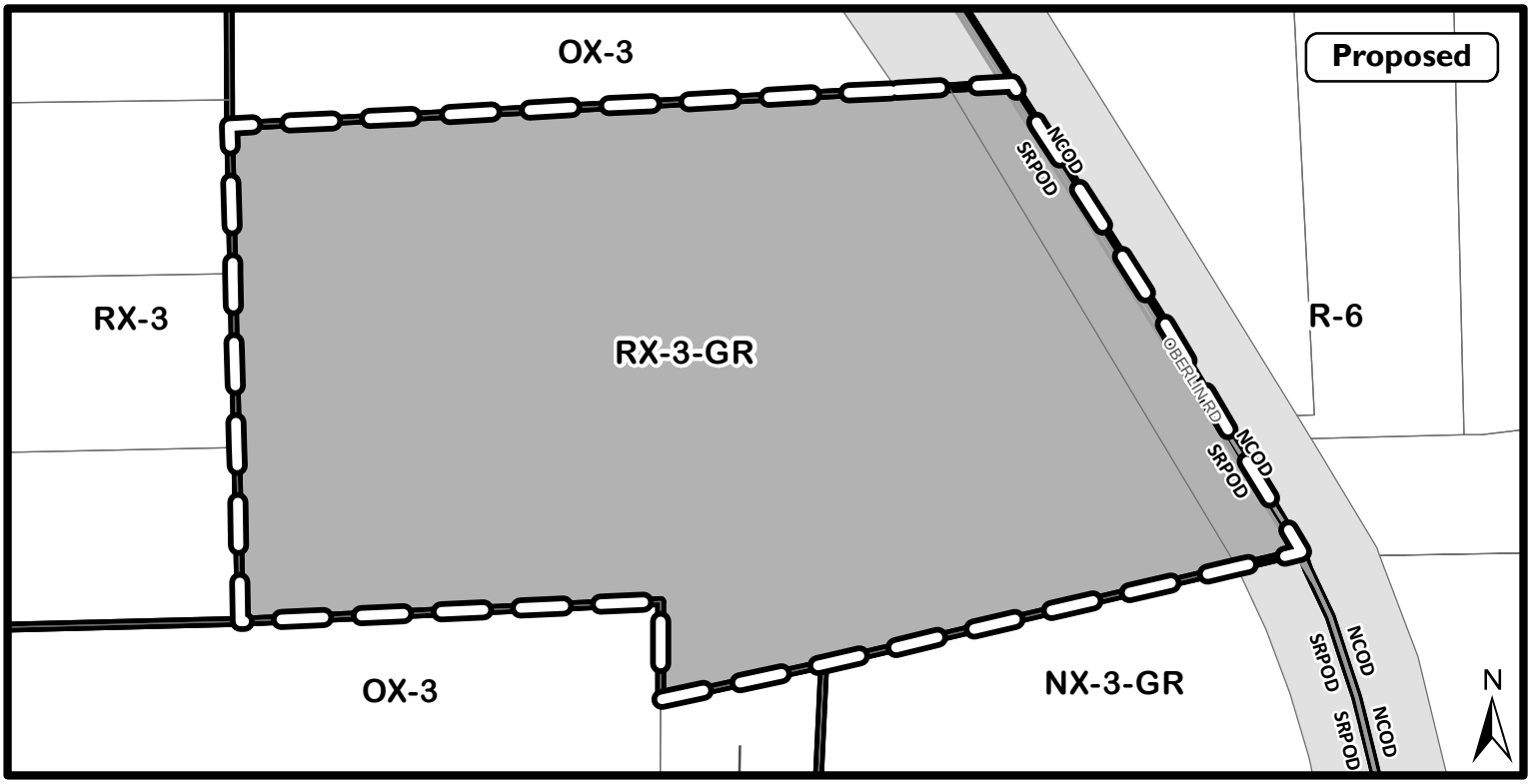
Comment Reference ID(s): PC-0064->0067

Planning Commission - CR Change: 203

Existing Zoning: O&I-1 w/SRPOD

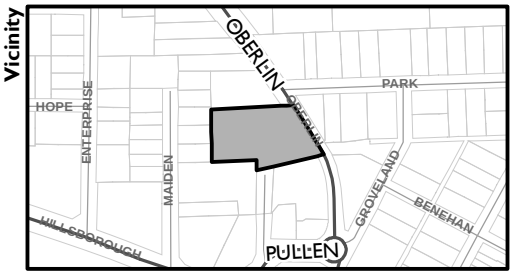


Staff Proposed Zoning: OX-3-GR w/SRPOD



Planning Commission Recommended Zoning:

RX-3-GR w/SRPOD

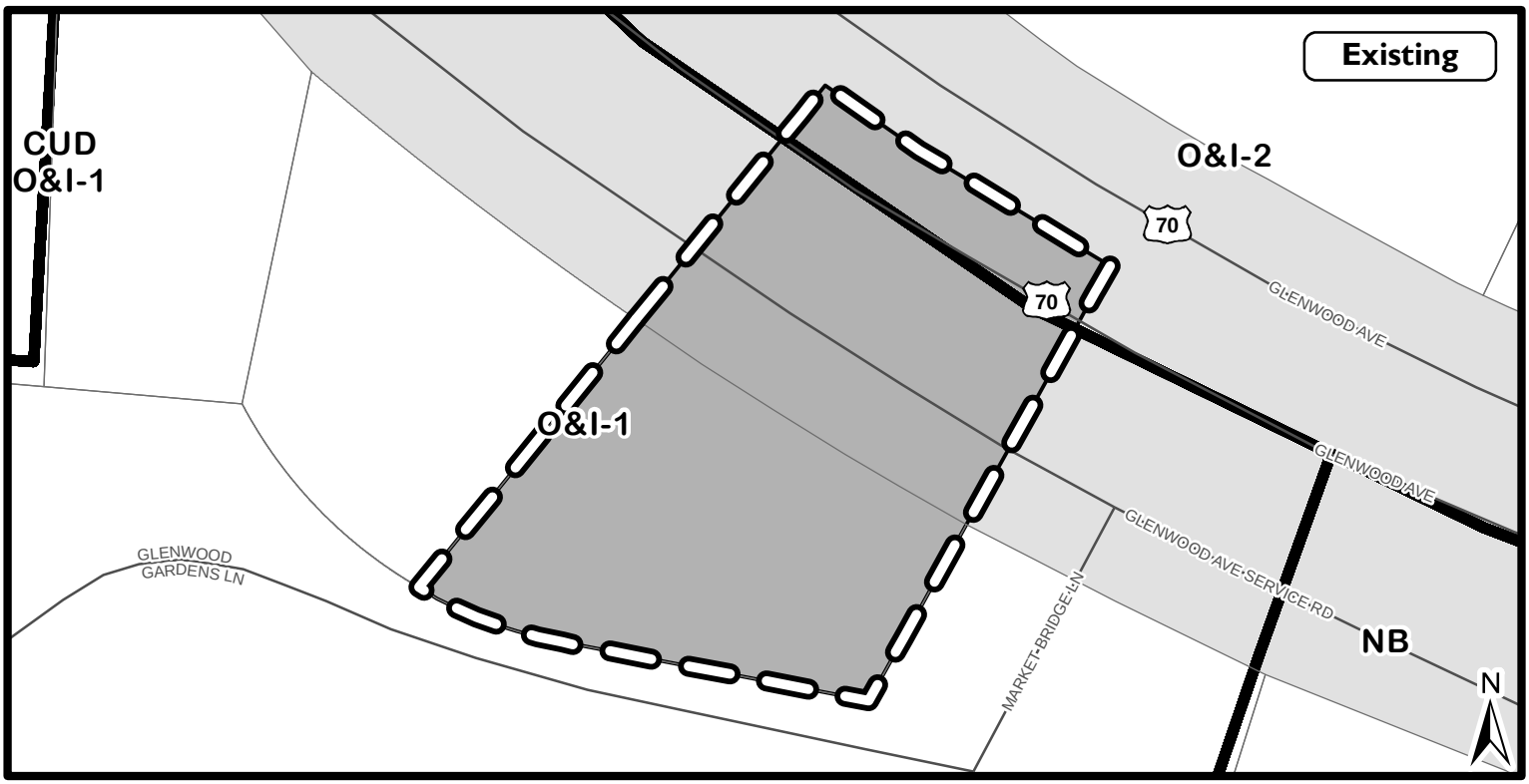


Future Land Use (Primary): Office & Residential Mixed Use

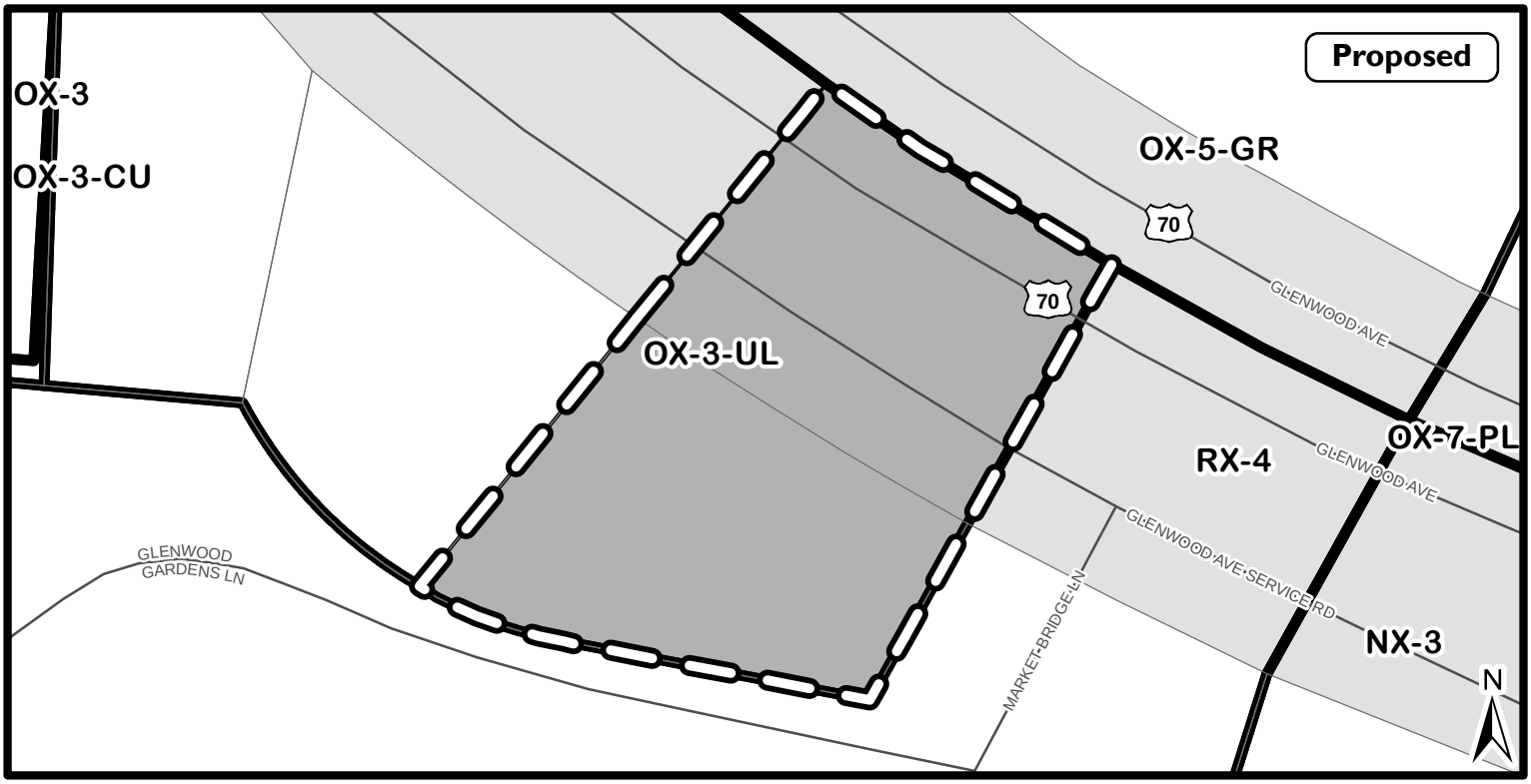
Comment Reference ID(s): PC-0054, 25; GEN-0495

Planning Commission - CR Change: 204

Existing Zoning: O&I-1

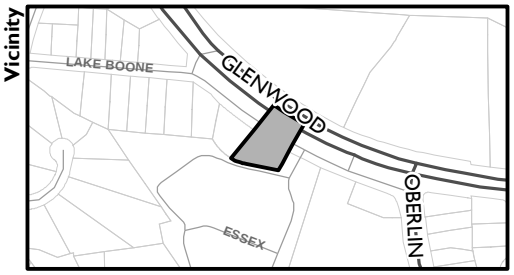


Staff Proposed Zoning: OX-3-GR



Planning Commission Recommended Zoning:

OX-3-UL

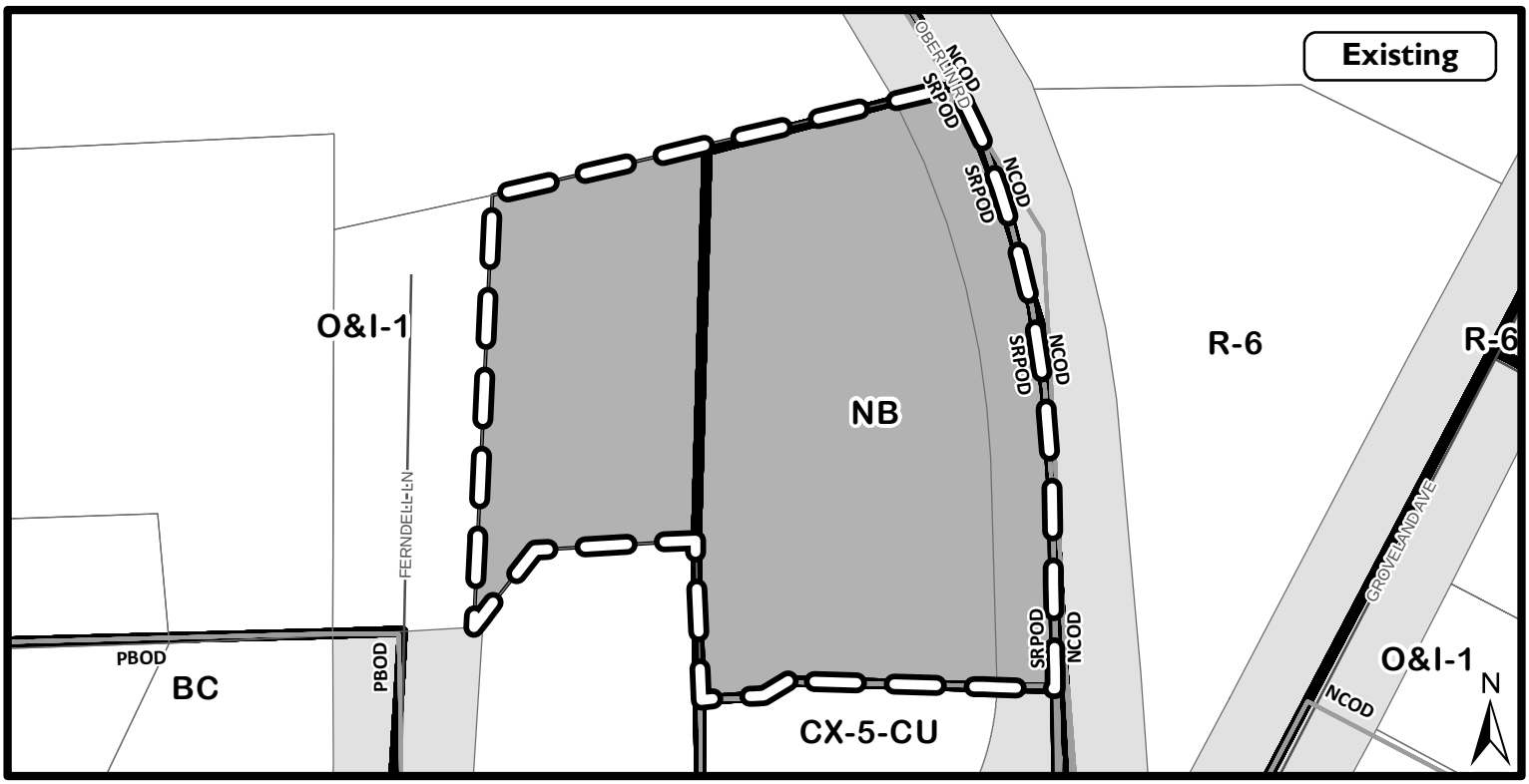


Future Land Use (Primary): Office & Residential Mixed Use

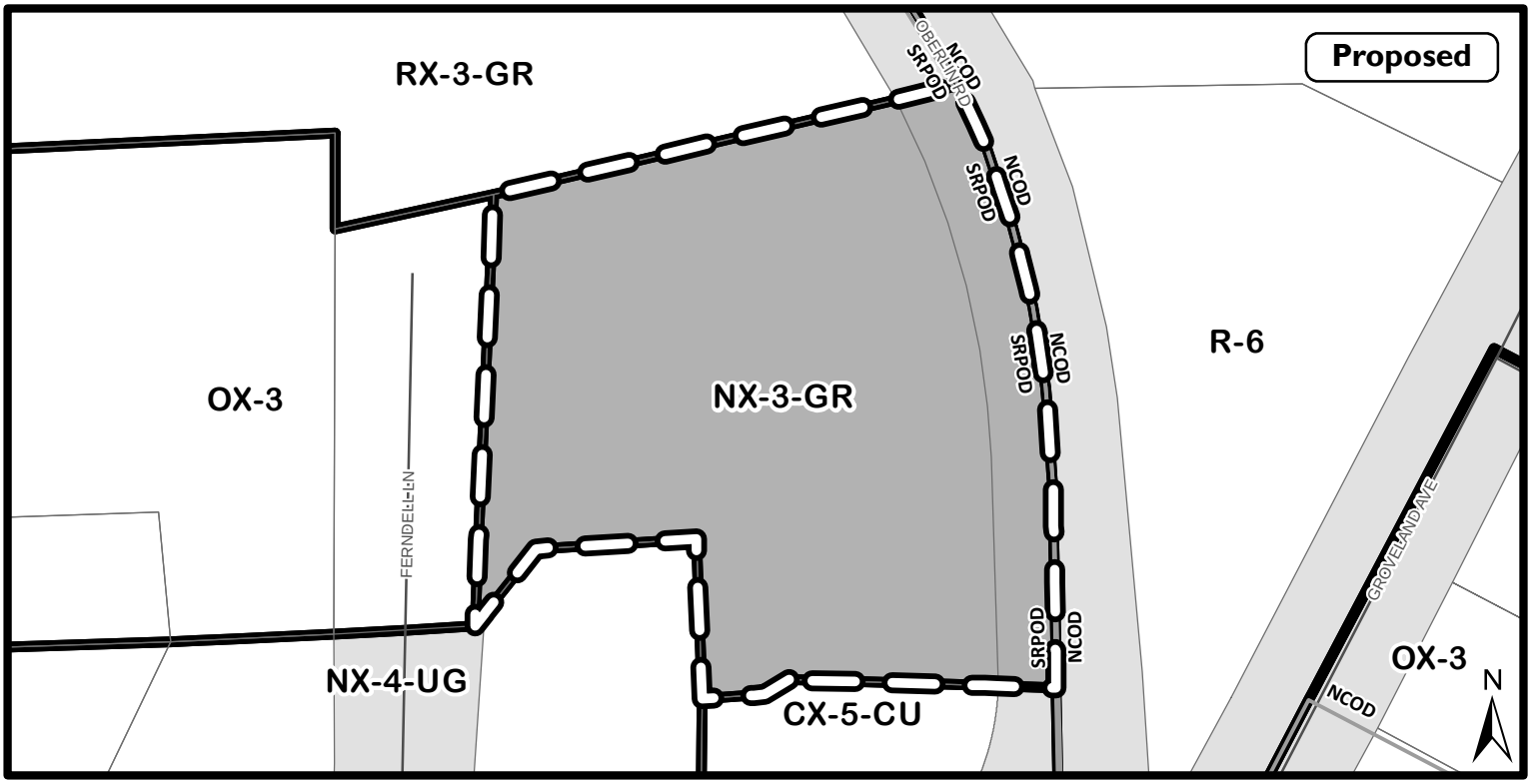
Comment Reference ID(s): GEN-0575

Planning Commission - CR Change: 205

Existing Zoning: O&I-1 & NB w/SRPOD



Staff Proposed Zoning: OX-3-GR w/SRPOD

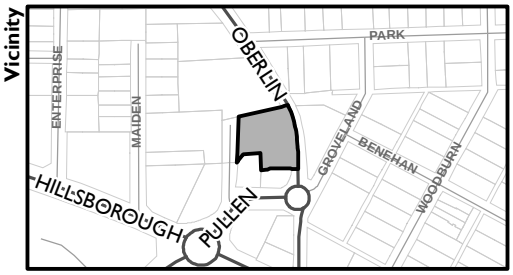


Planning Commission Recommended Zoning:

NX-3-GR w/SRPOD

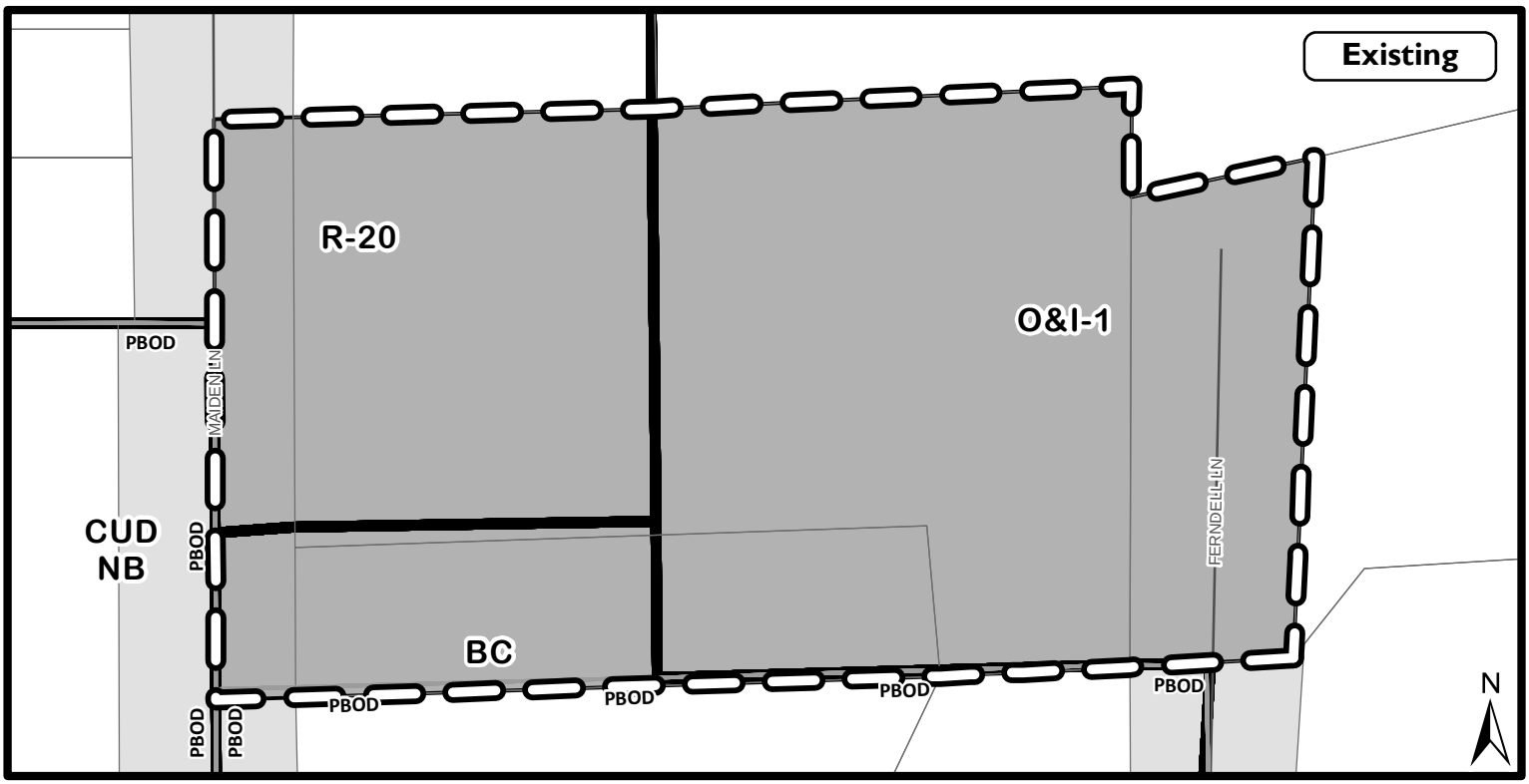
Future Land Use (Primary): Office & Residential Mixed Use

Comment Reference ID(s): PC-0050, 57

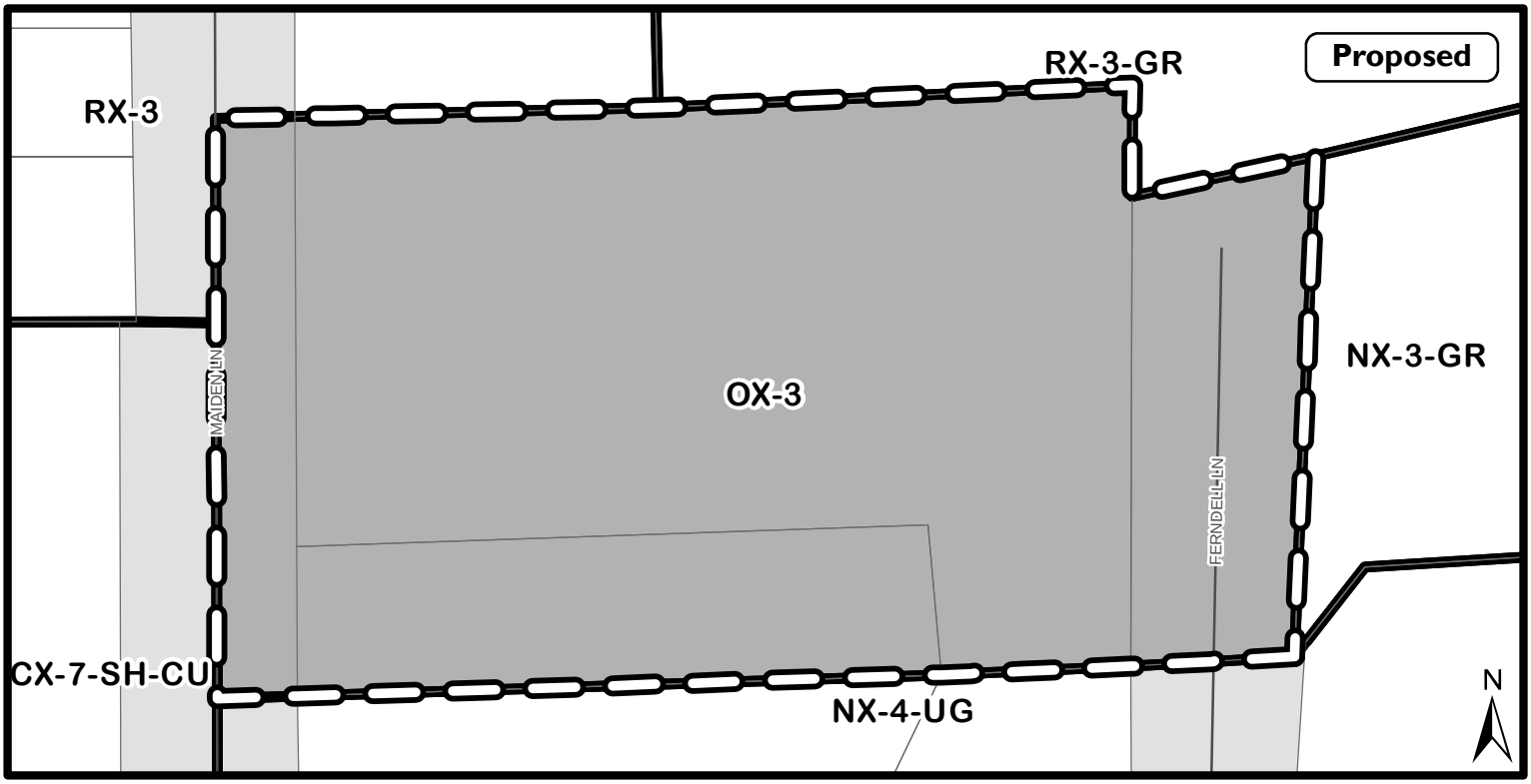


Planning Commission - CR Change: 206

Existing Zoning: BC, R-20, & O&I-1 w/SRPOD

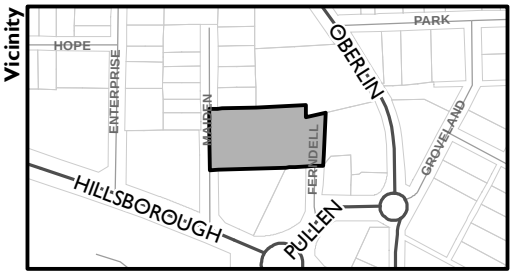


Staff Proposed Zoning: RX-3 w/SRPOD



Planning Commission Recommended Zoning:

OX-3 w/SRPOD

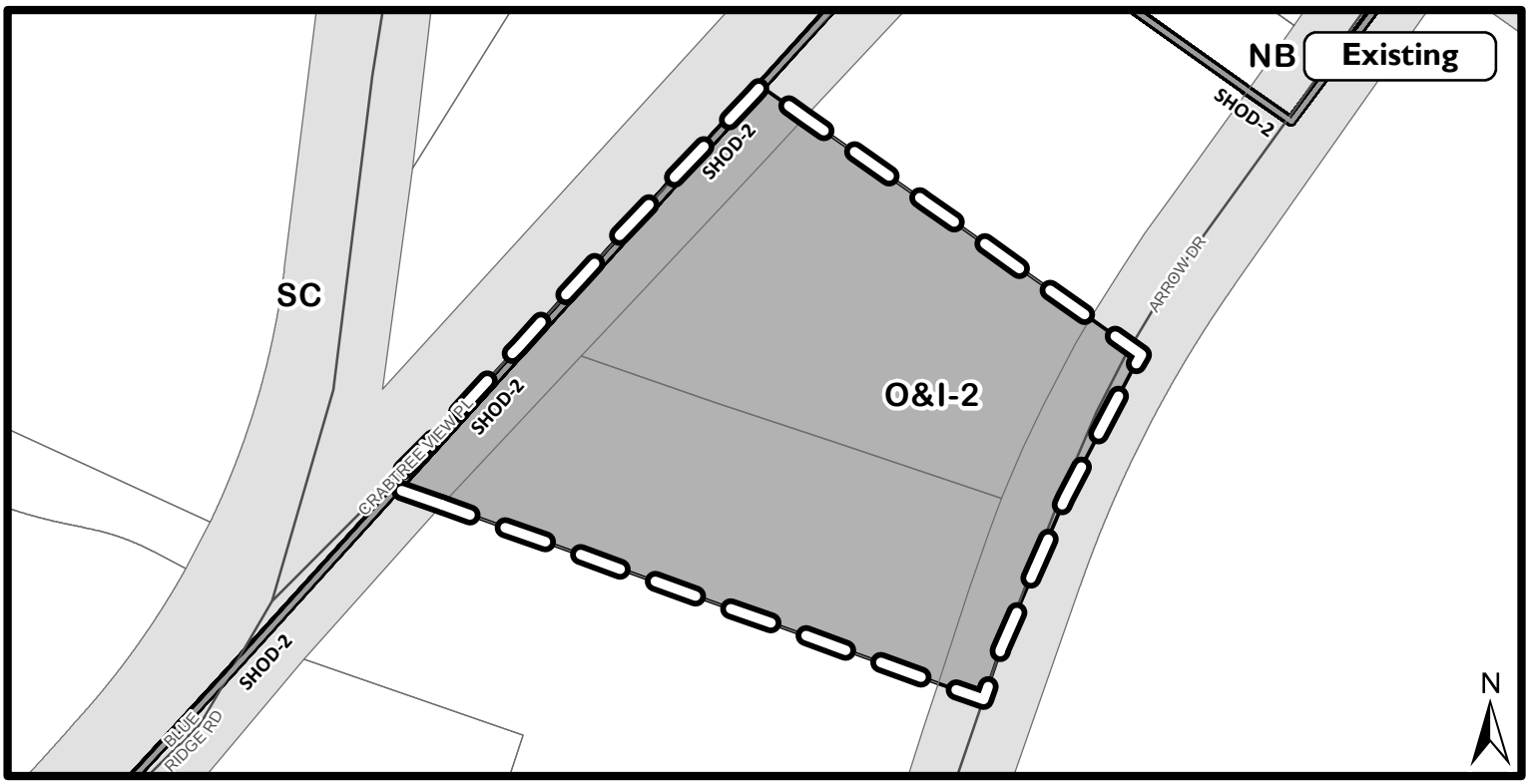


Future Land Use (Primary): Moderate Density Residential

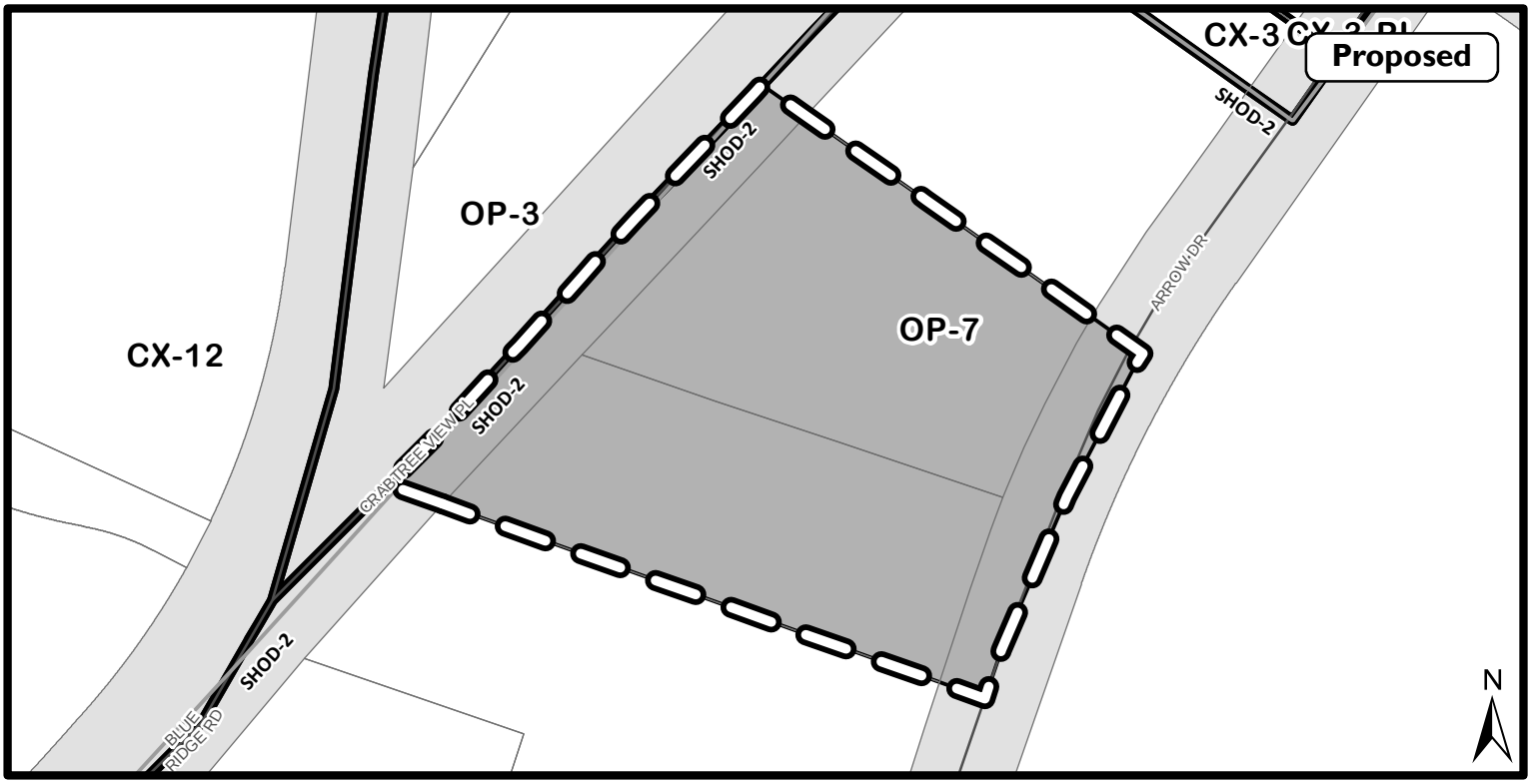
Comment Reference ID(s): PC-0051, 52

Planning Commission - CR Change: 207

Existing Zoning: O&I-2 w/SHOD-2



Staff Proposed Zoning: OP-4 w/SHOD-2

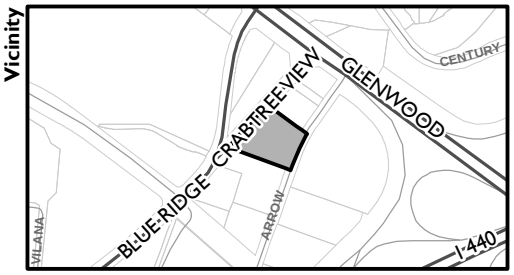


Planning Commission Recommended Zoning:

OP-7 w/SHOD-2

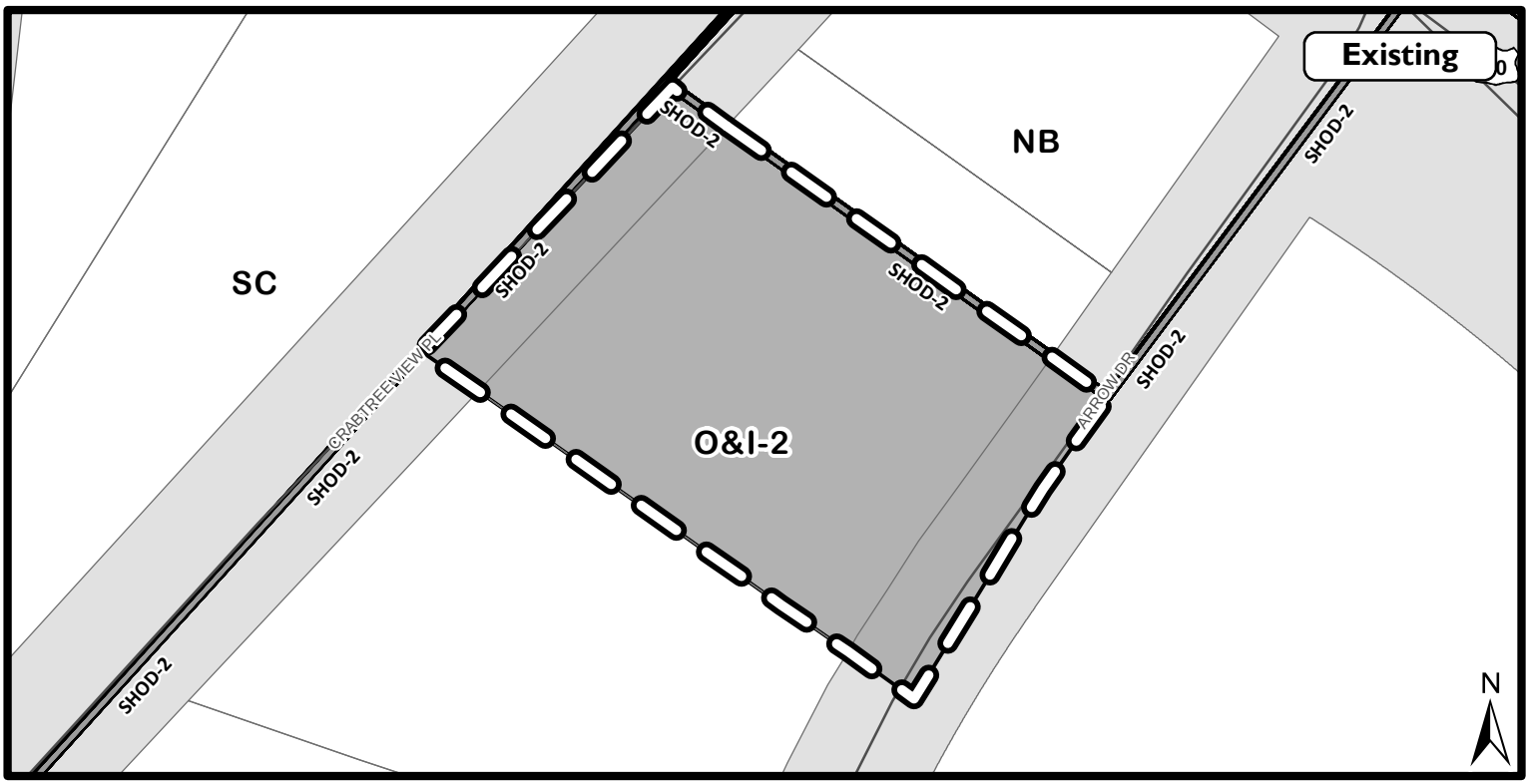
Future Land Use (Primary): Office/Research & Development

Comment Reference ID(s): PC-0055, 56

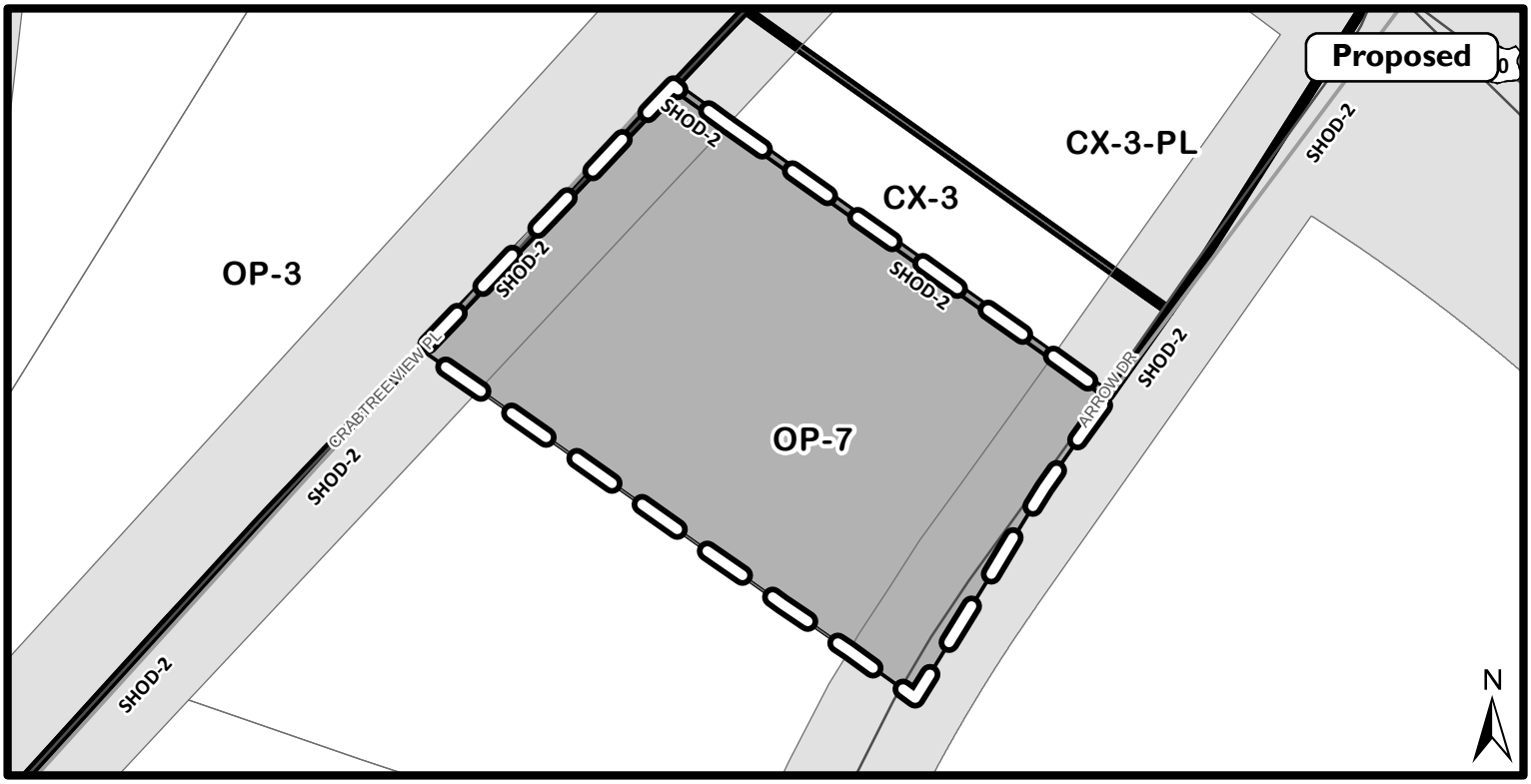


Planning Commission - CR Change: 208

Existing Zoning: O&I-2 w/SHOD-2



Staff Proposed Zoning: OP-4 w/SHOD-2

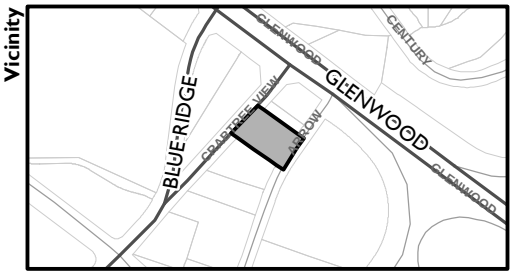


Planning Commission Recommended Zoning:

OP-7 w/SHOD-2

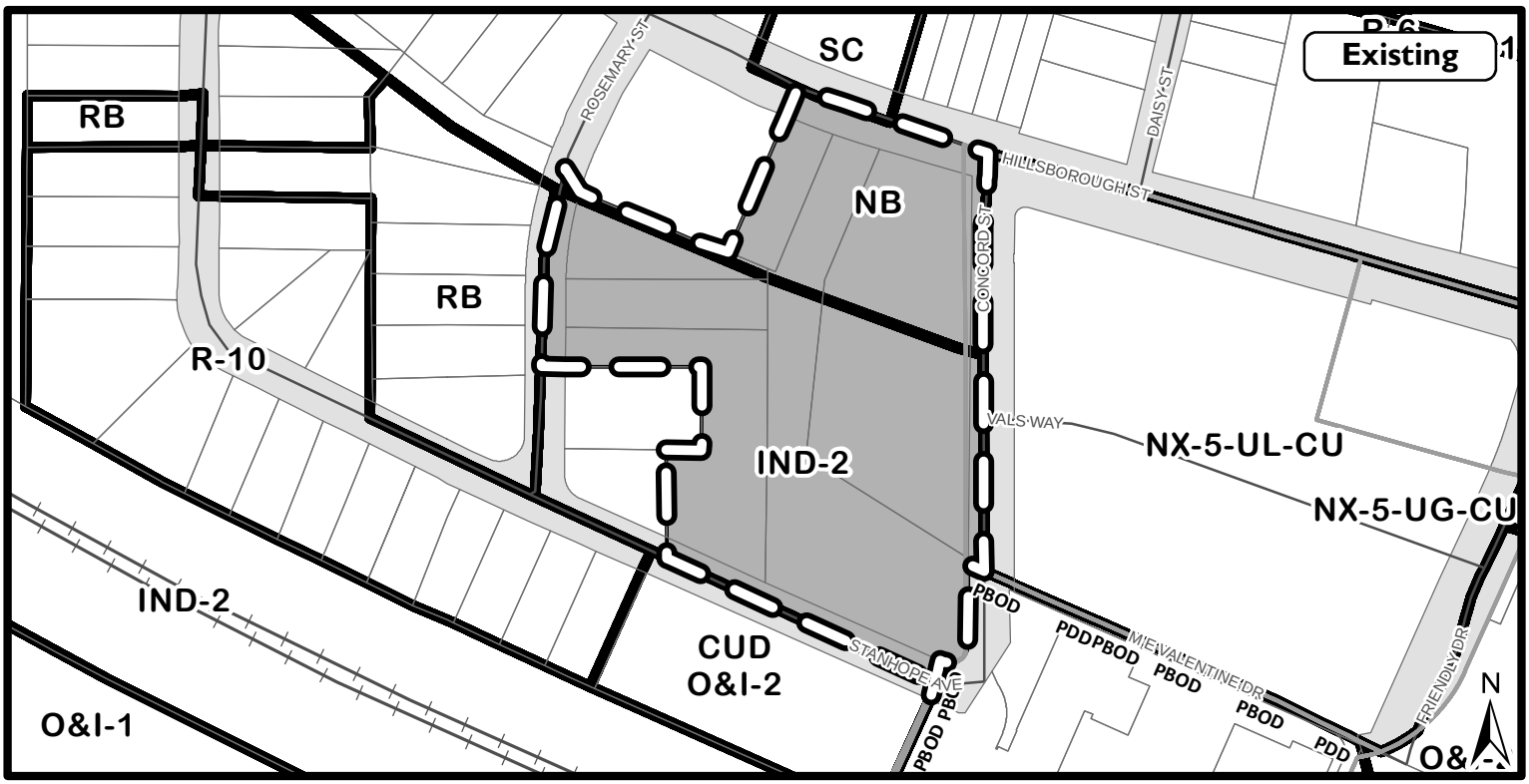
Future Land Use (Primary): Office/Research & Development

Comment Reference ID(s): PC-0058

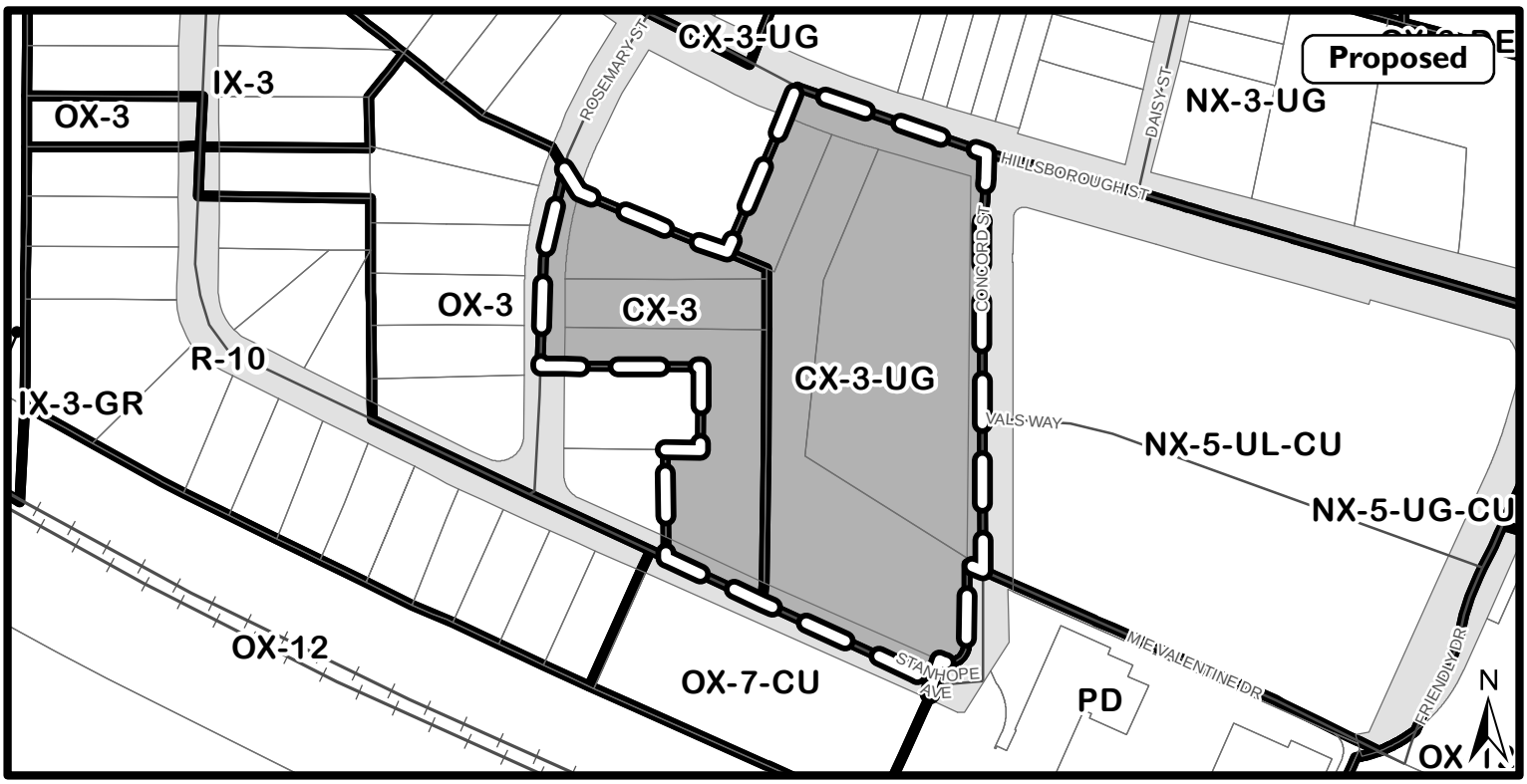


Planning Commission - CR Change: 222

Existing Zoning: NB & IND-2 w/SRPOD

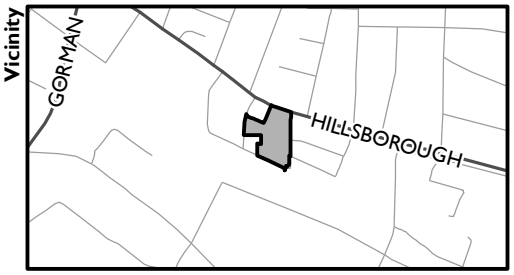


Staff Proposed Zoning: NX-3-UG & OX-3 w/SRPOD



Planning Commission Recommended Zoning:

CX-3-UG & CX-3 w/SRPOD

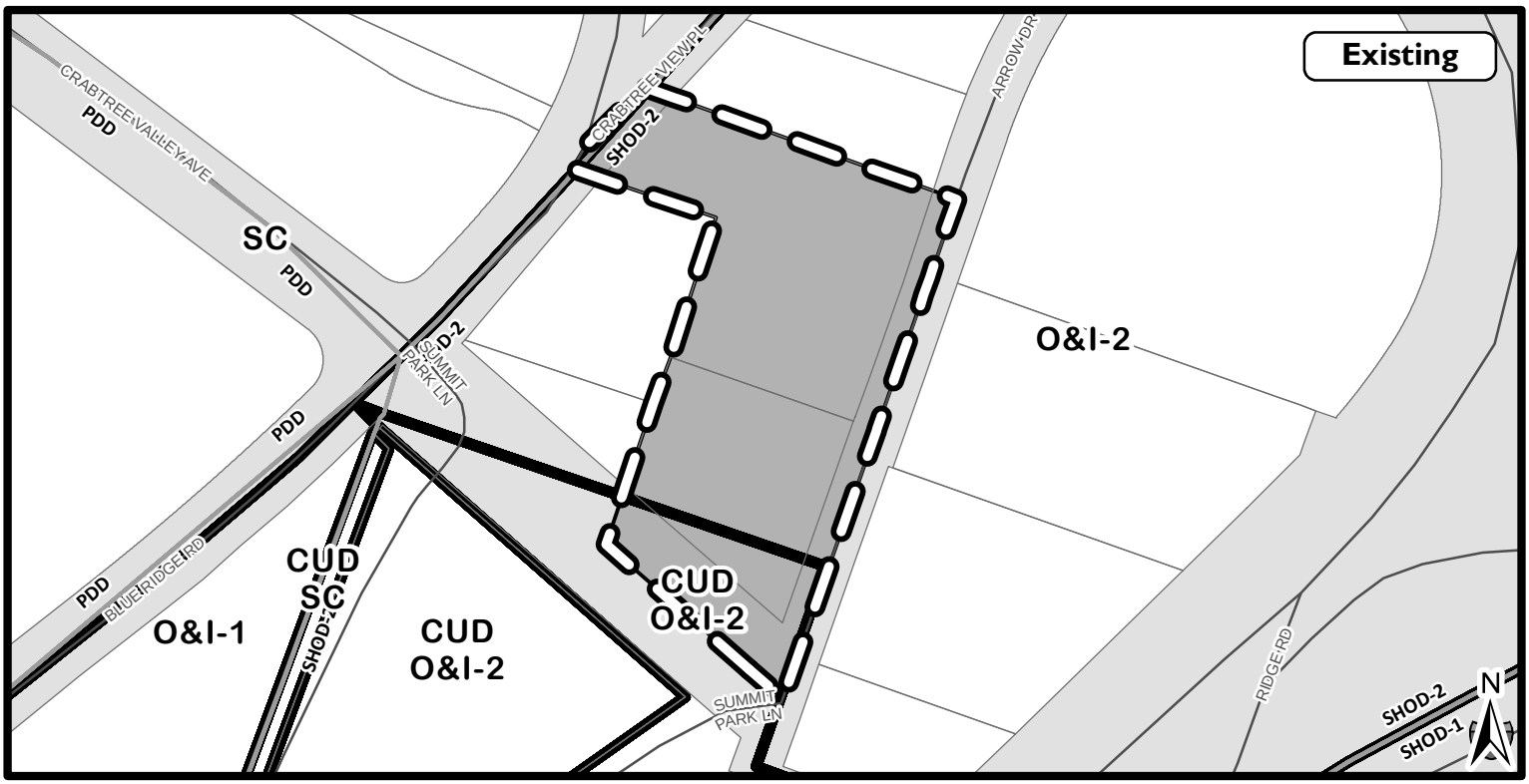


Future Land Use (Primary): Office & Residential Mixed Use

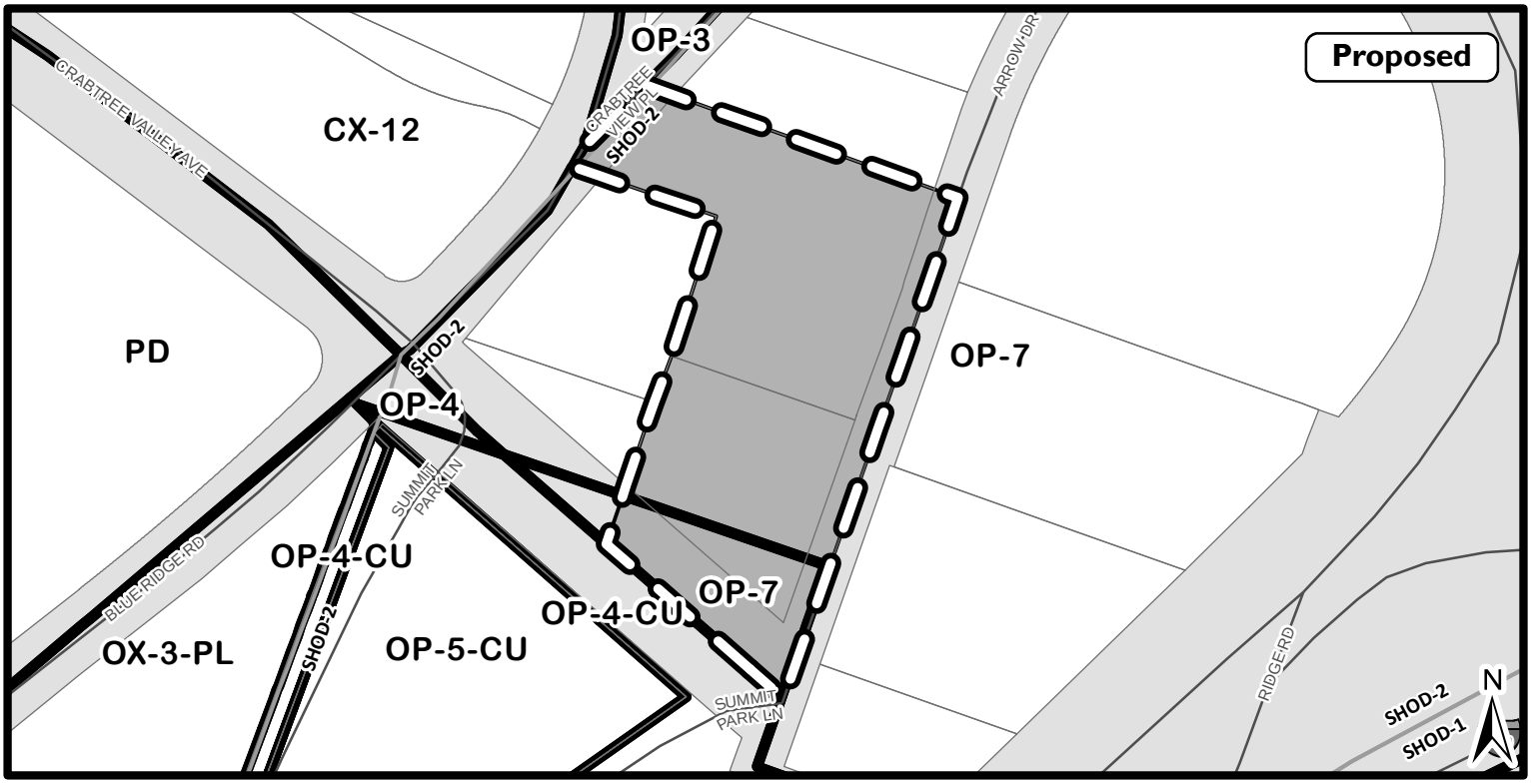
Comment Reference ID(s): Various

Planning Commission - CR Change: 234

Existing Zoning: O&I-2 w/SHOD-2

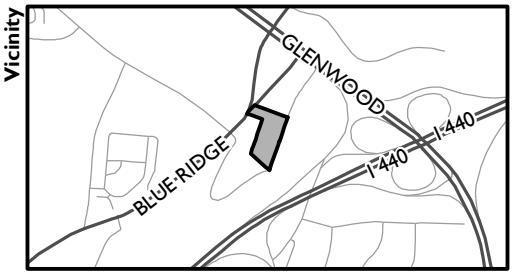


Staff Proposed Zoning: OP-4 w/SHOD-2



Planning Commission Recommended Zoning:

OP-7 w/SHOD-2

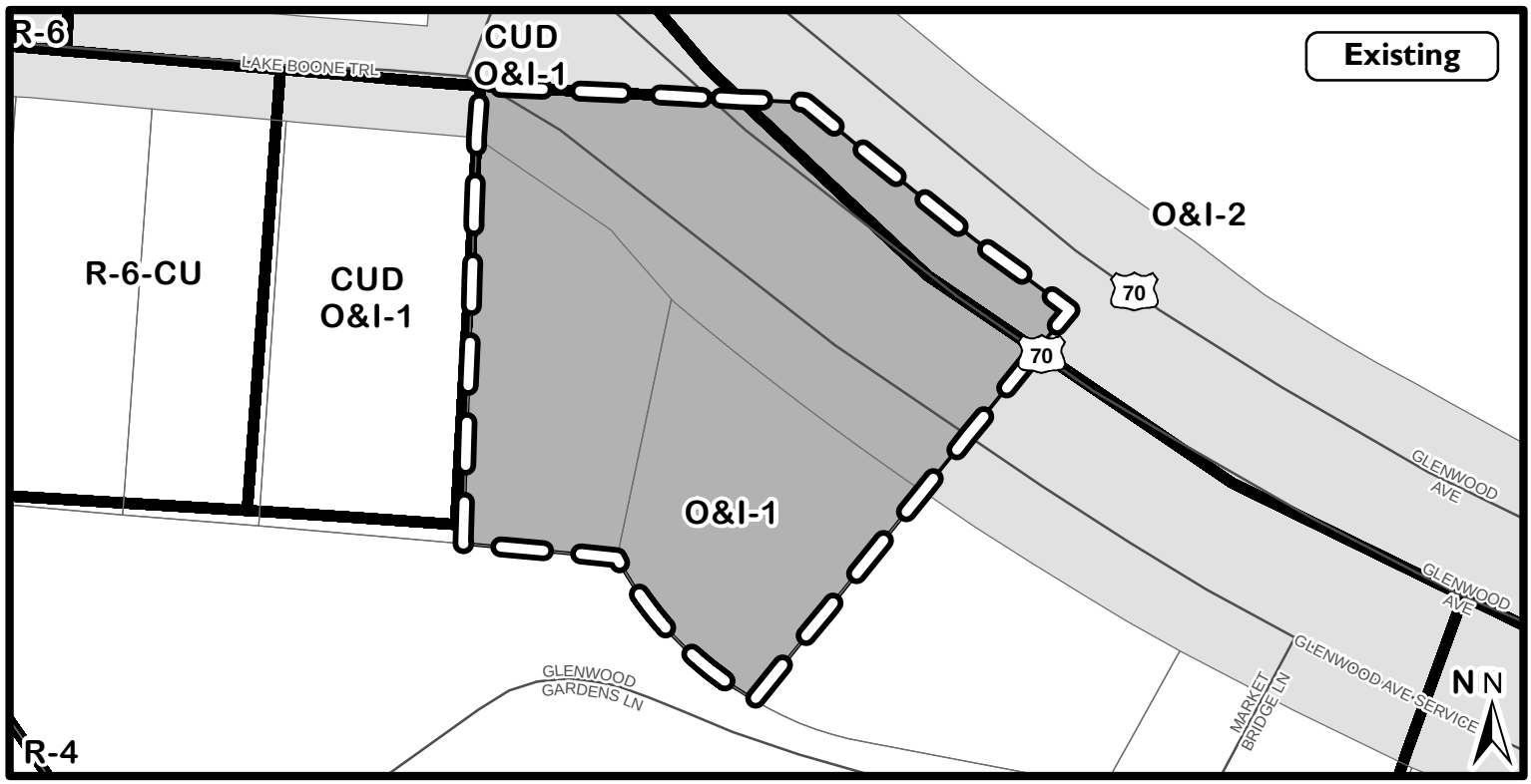


Future Land Use (Primary): Office/Research & Development

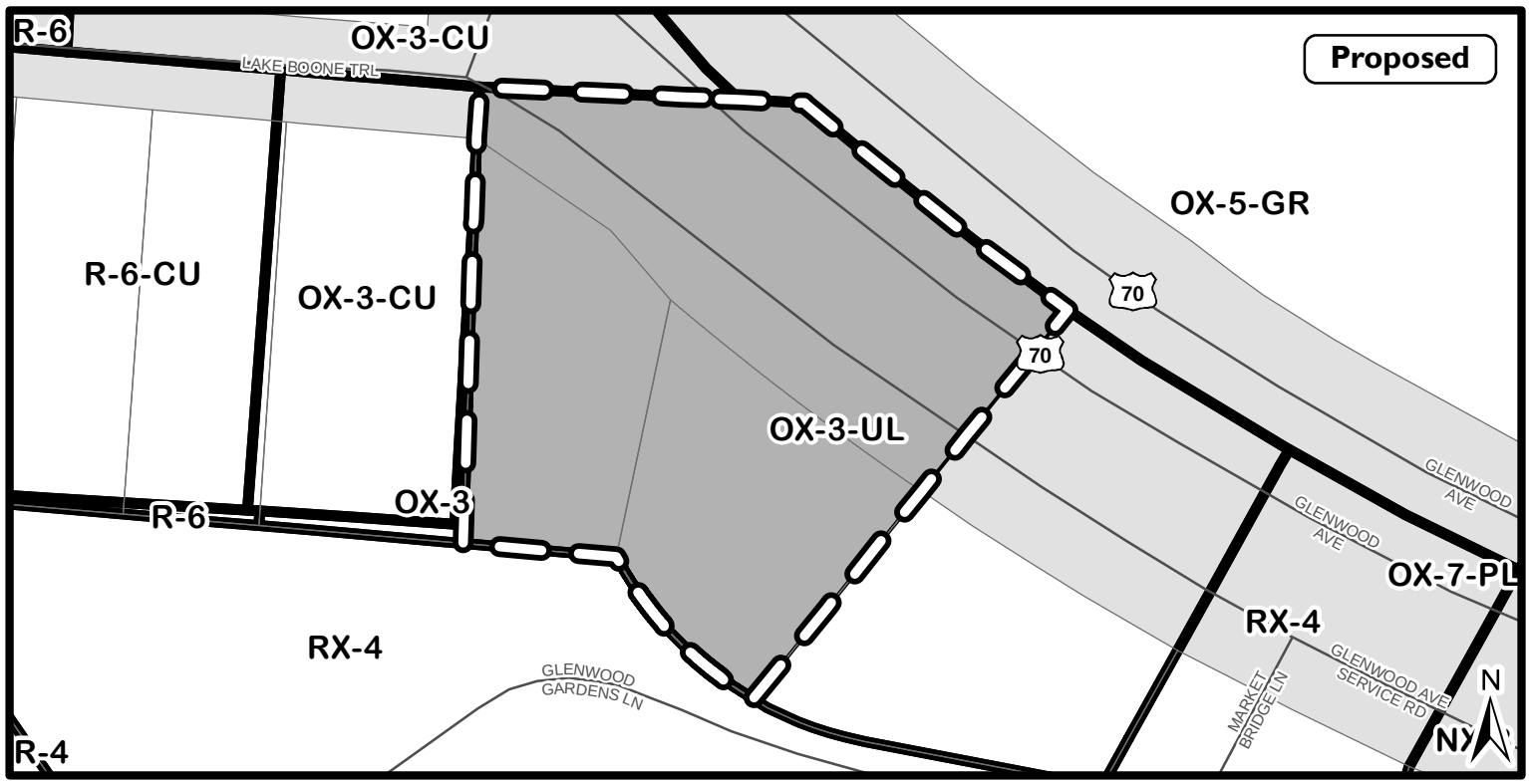
Comment Reference ID(s): PC-0098 & -0099

Planning Commission - CR Change: 236

Existing Zoning: O&I-1

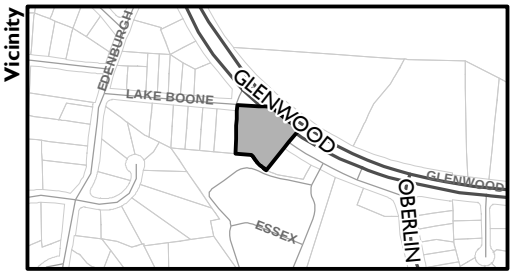


Staff Proposed Zoning: OX-3-GR



Planning Commission Recommended Zoning:

OX-3-UL

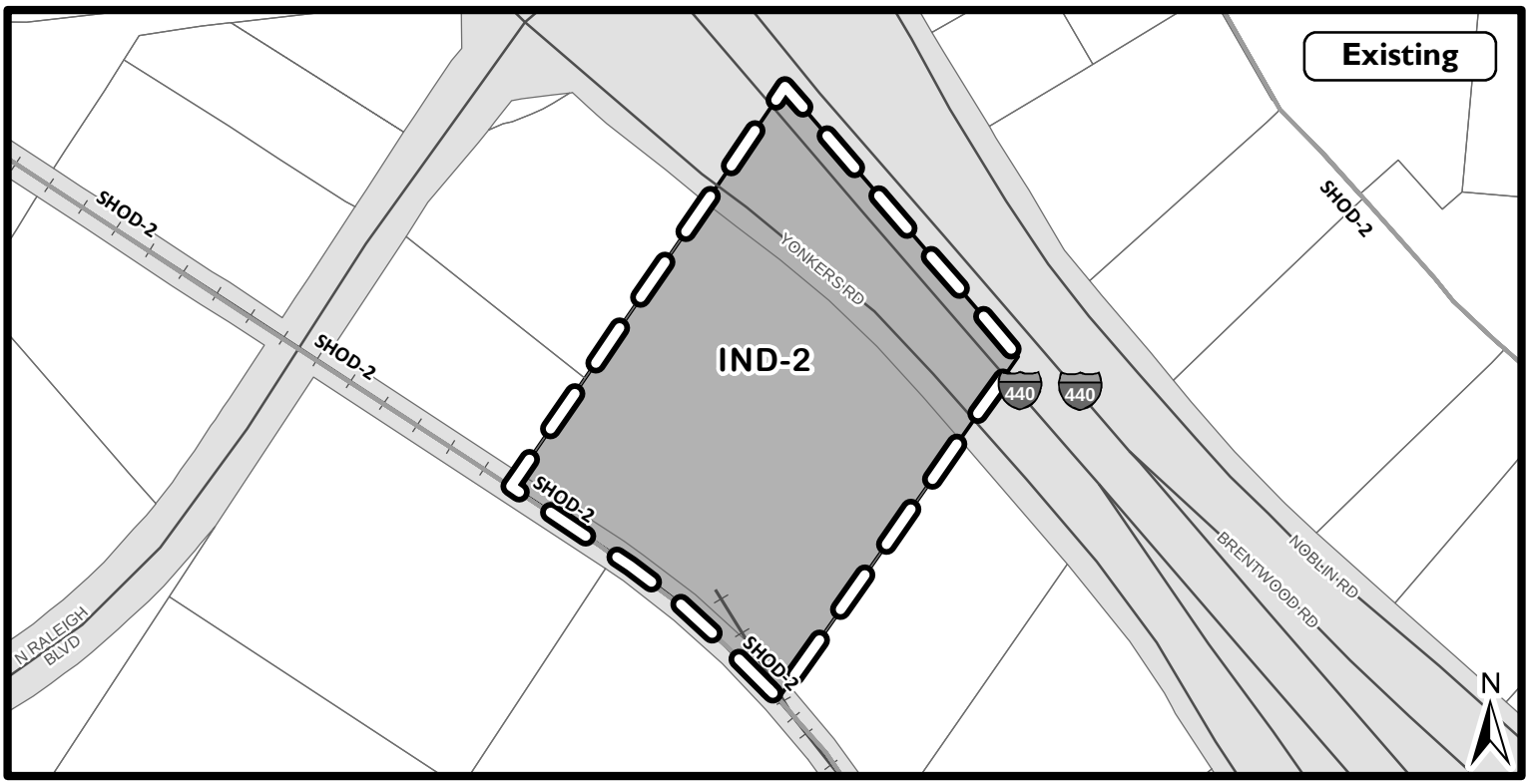


Future Land Use (Primary): Office & Residential Mixed Use

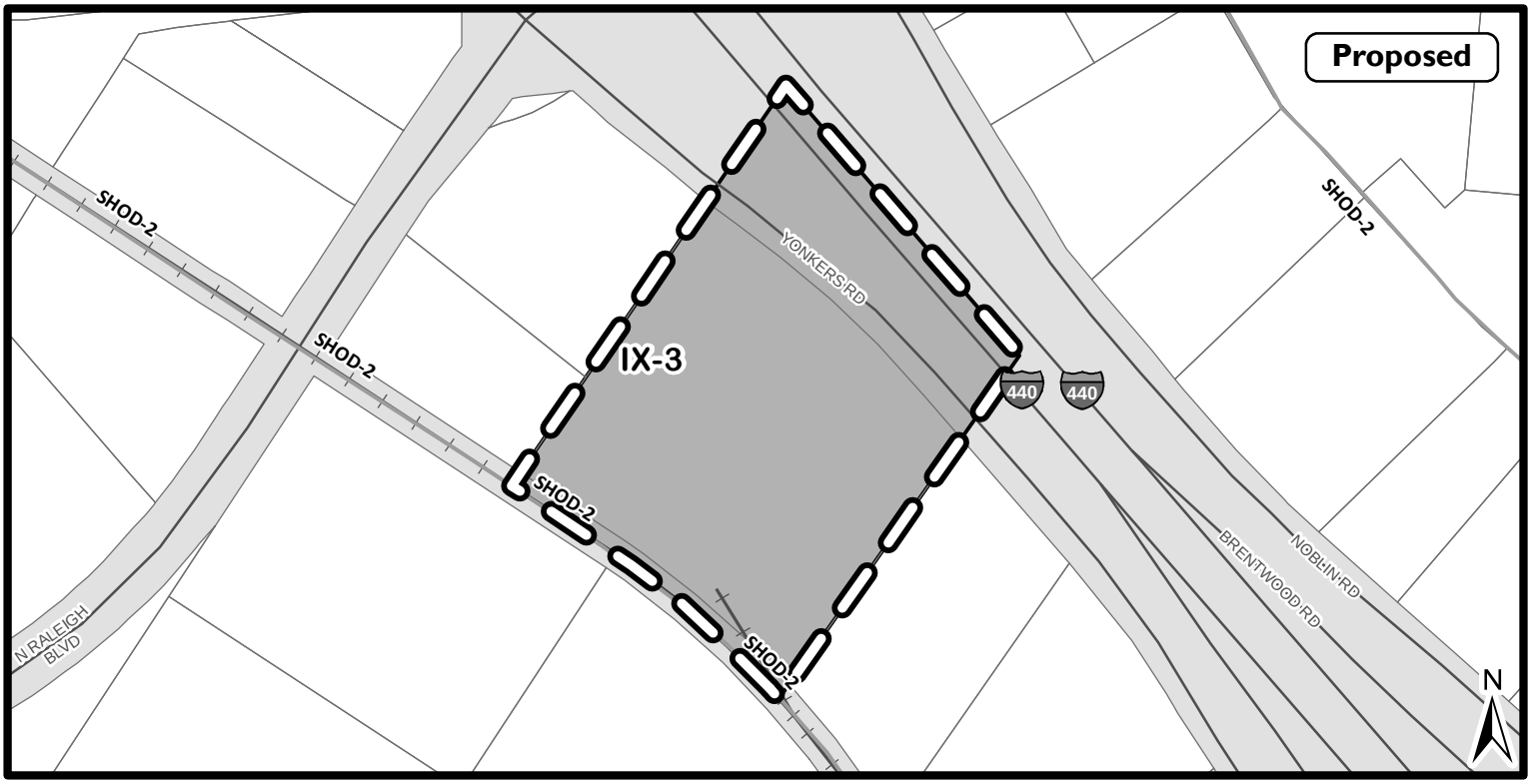
Comment Reference ID(s): PC-0155 & -0156

Planning Commission - CR Change: 240

Existing Zoning: IND-2 w/SHOD-2

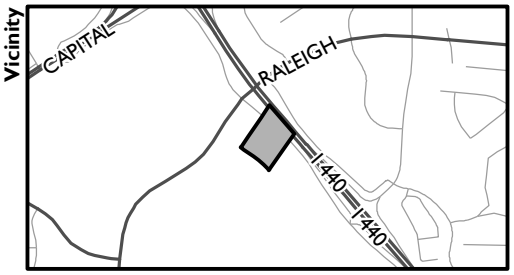


Staff Proposed Zoning: IH w/SHOD-2



Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

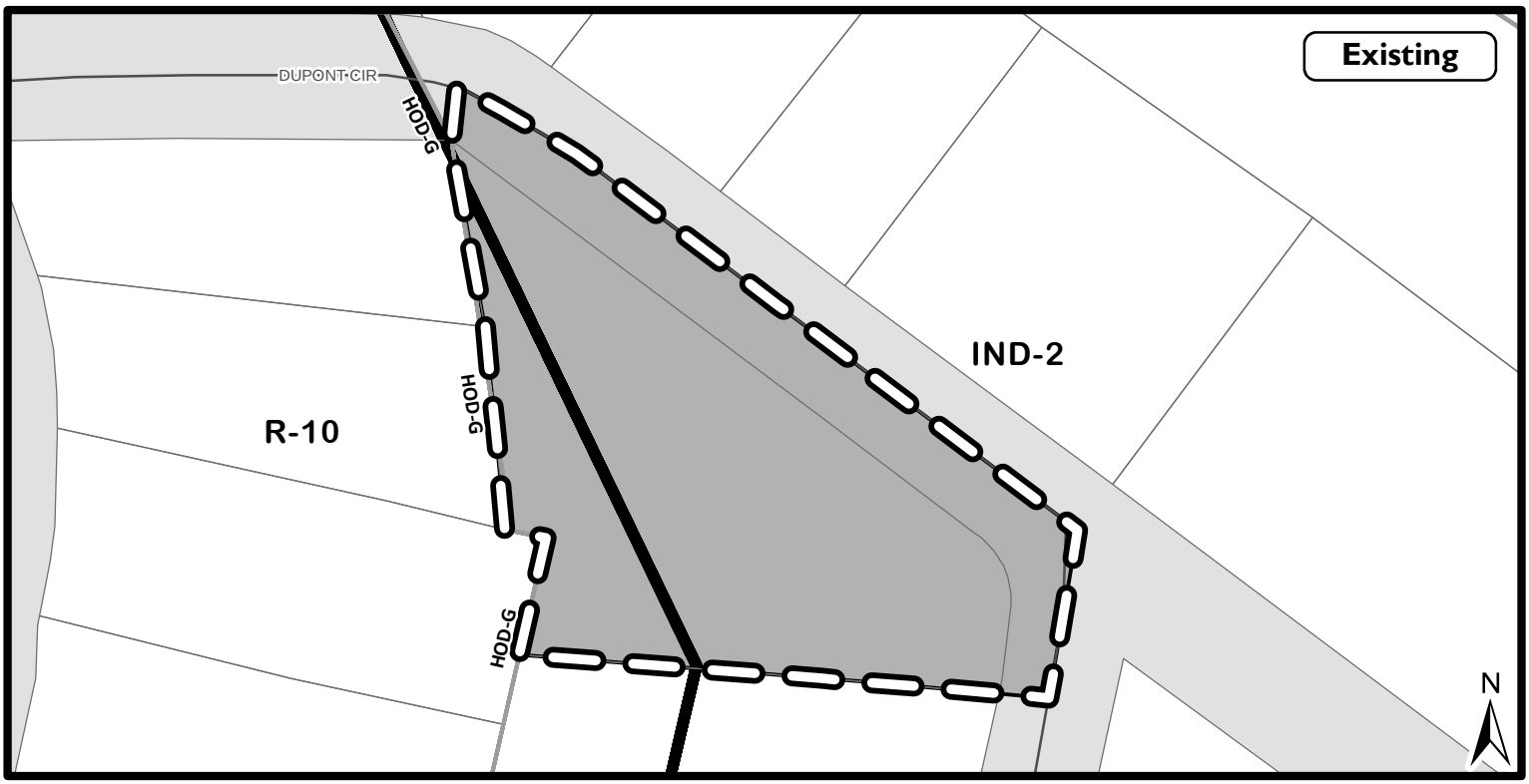


Future Land Use (Primary): General Industrial

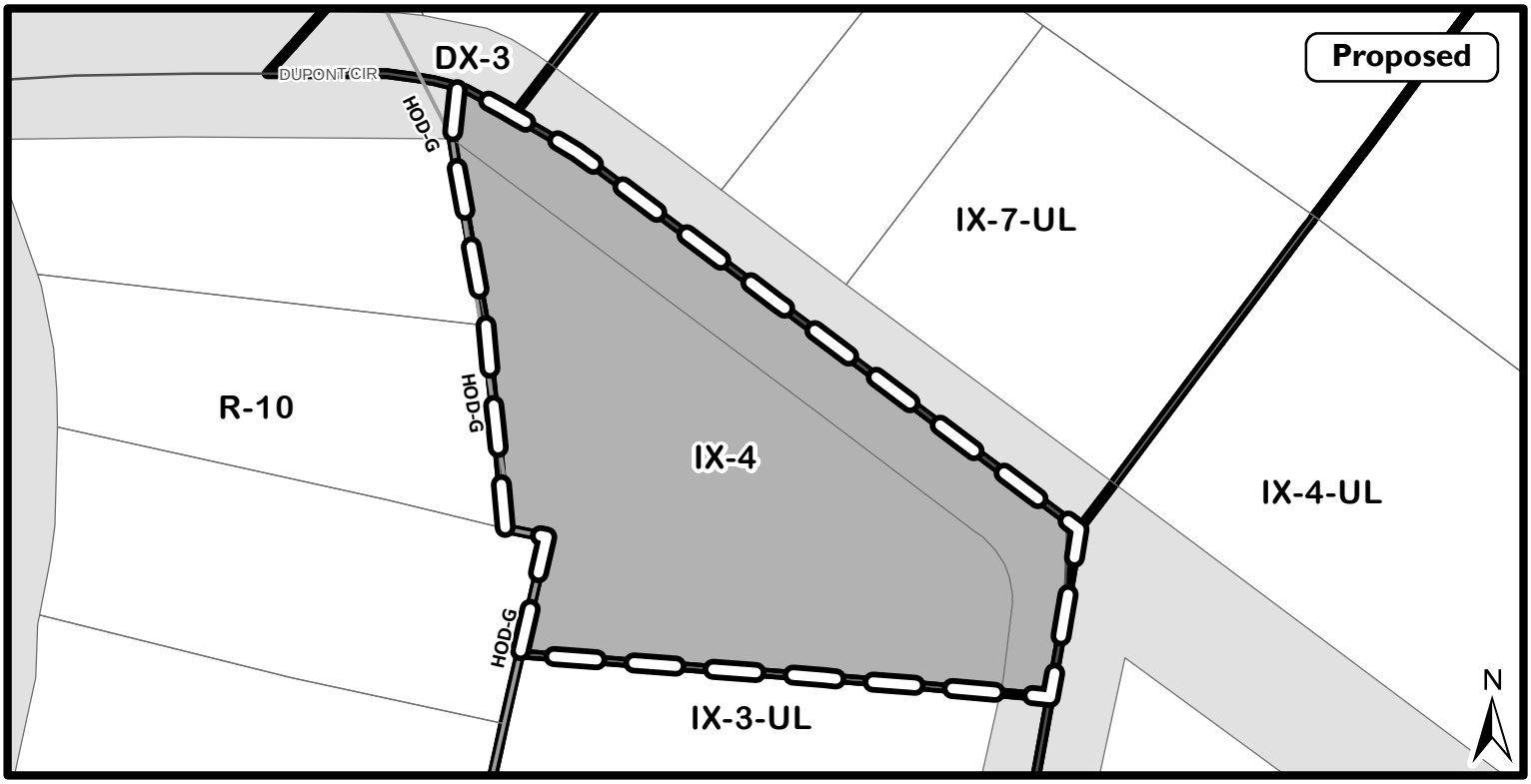
Comment Reference ID(s): PC-0117

Planning Commission - CR Change: 242

Existing Zoning: IND-2 & R-10

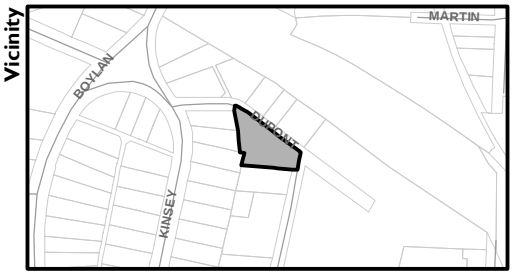


Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-4

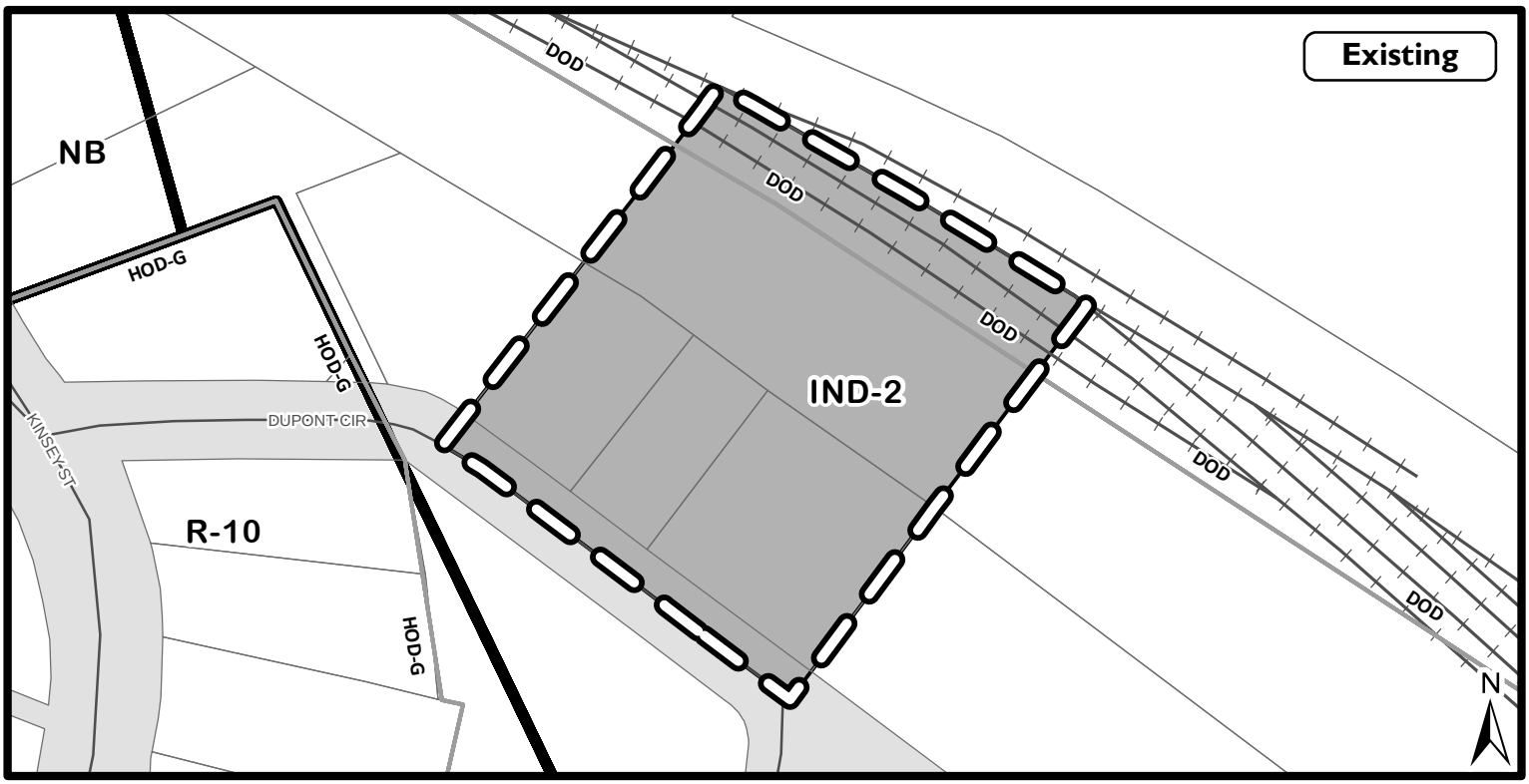


Future Land Use (Primary): Office & Residential Mixed Use

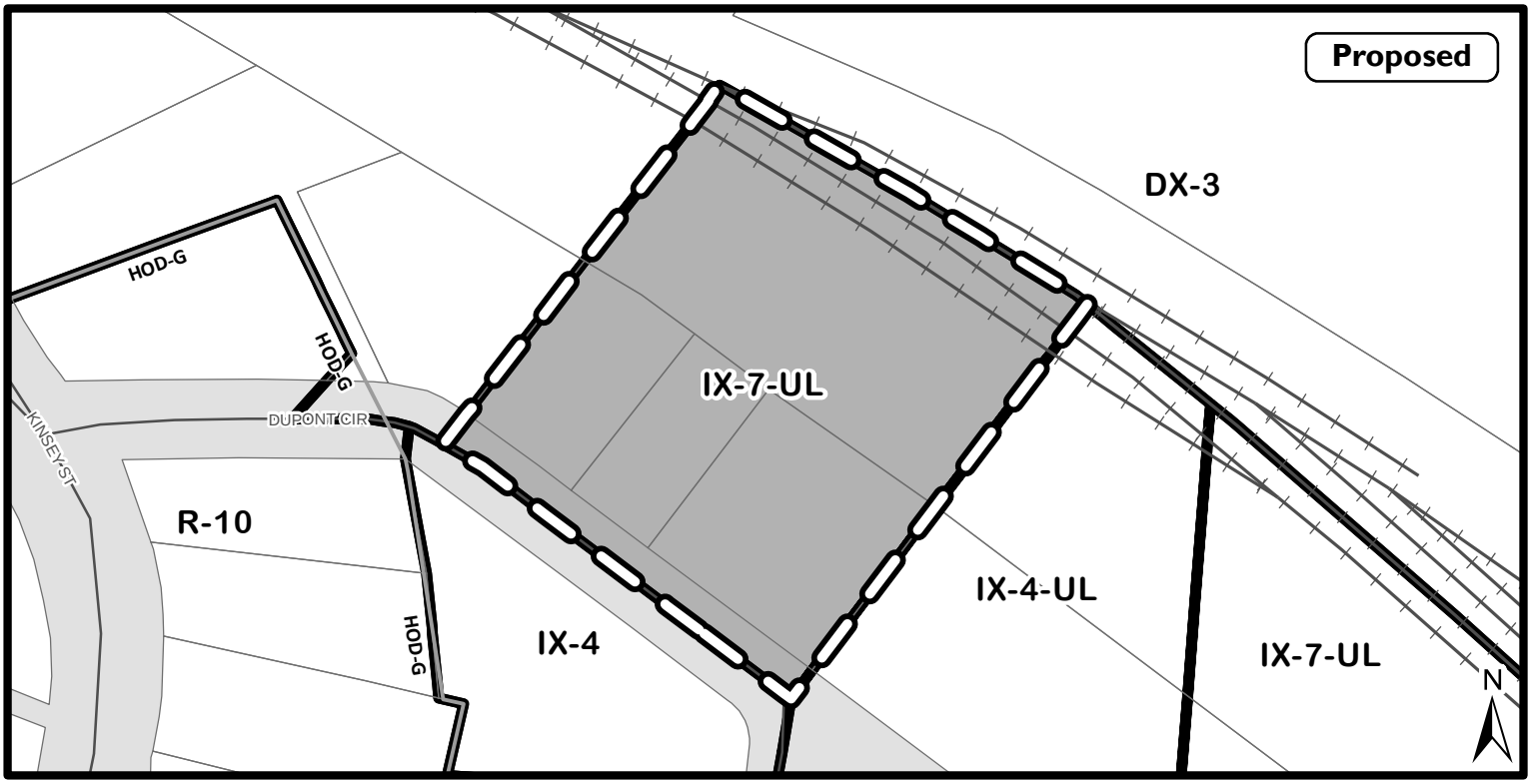
Comment Reference ID(s): PC-0089

Planning Commission - CR Change: 243

Existing Zoning: IND-2

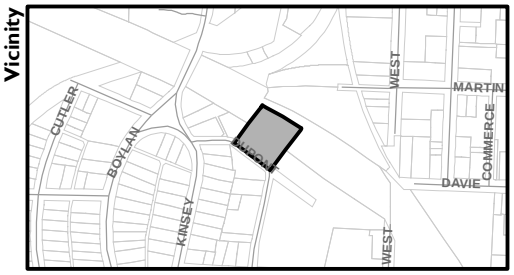


Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-7-UL

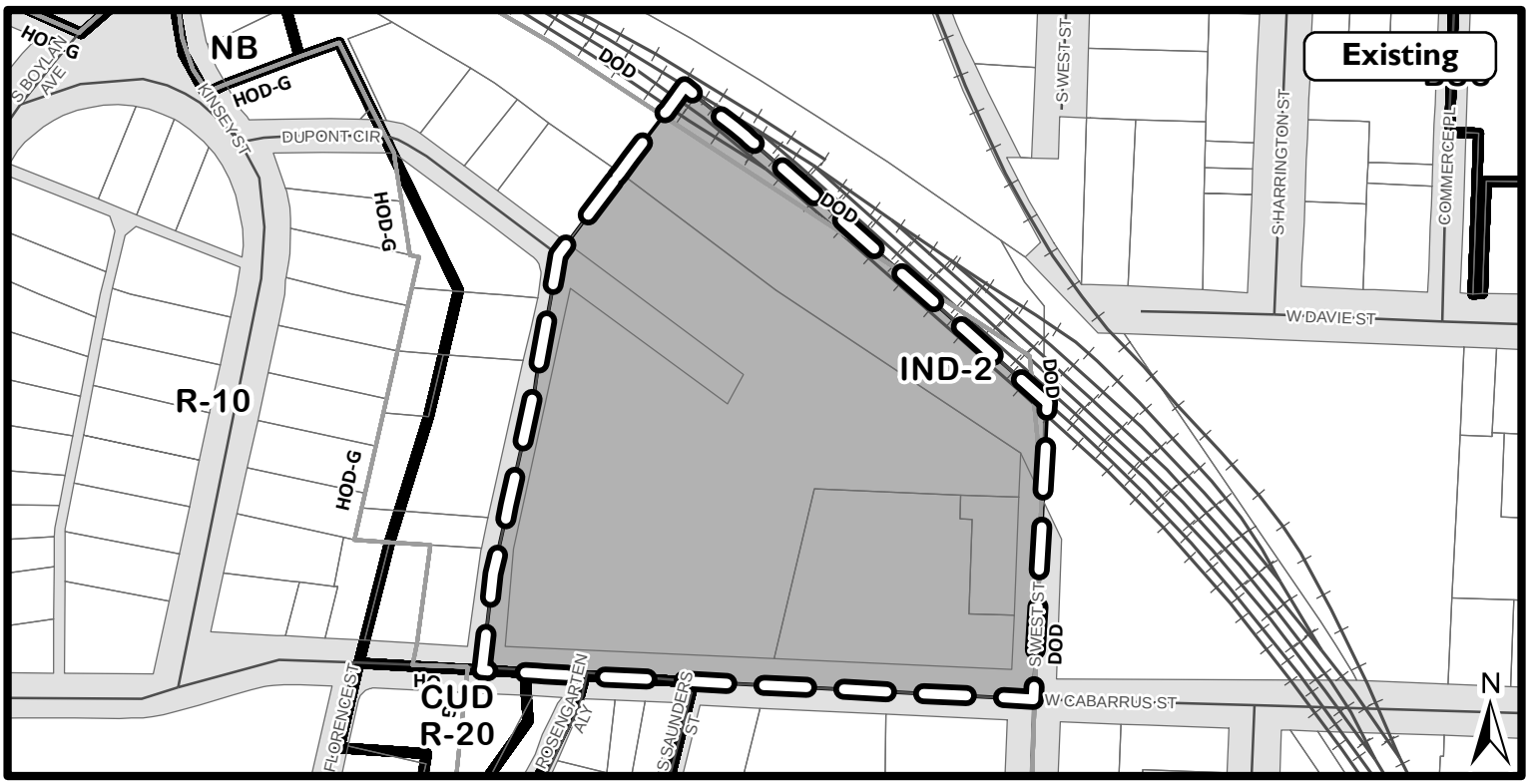


Future Land Use (Primary): Office & Residential Mixed Use

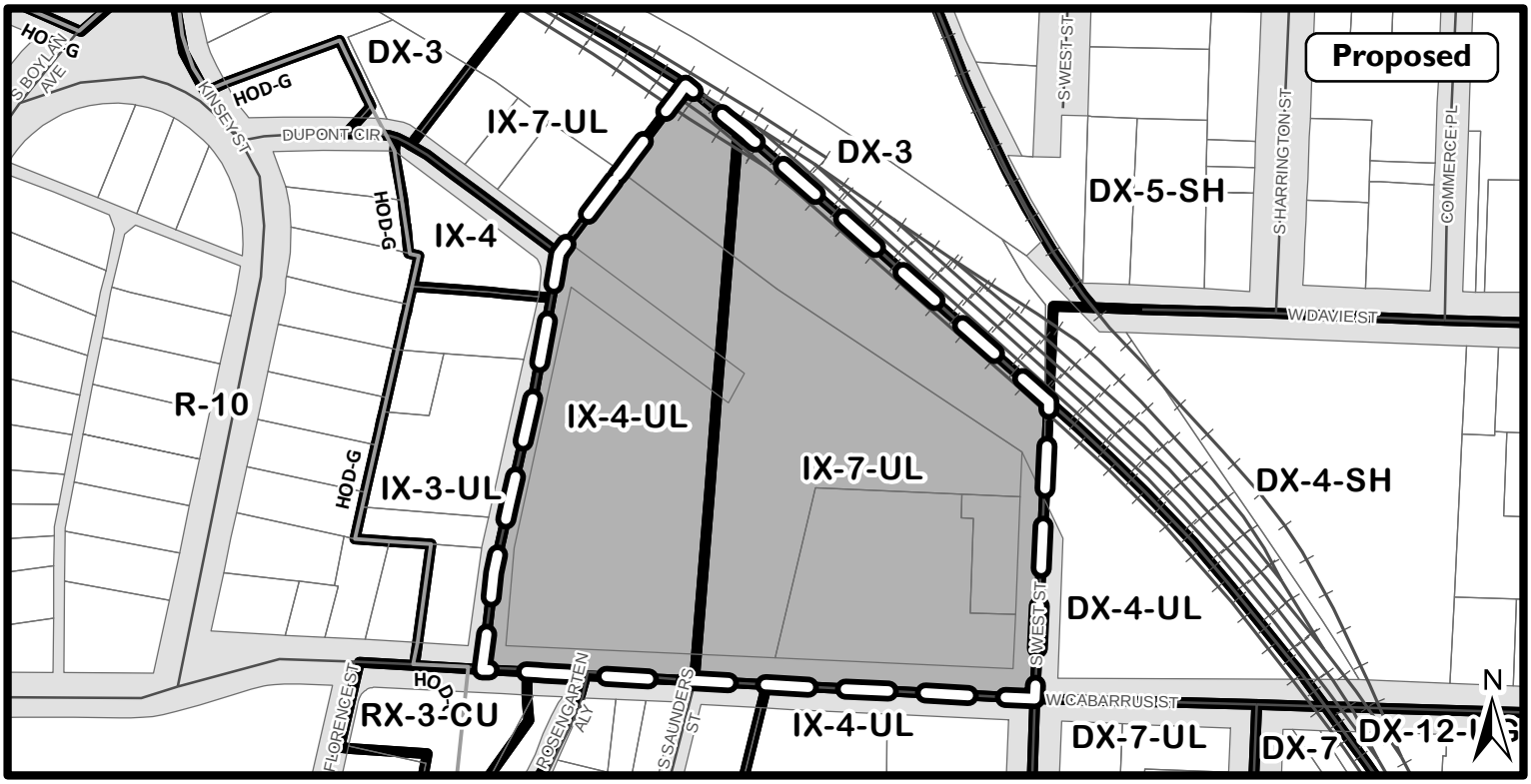
Comment Reference ID(s): PC-0090->0092

Planning Commission - CR Change: 245

Existing Zoning: IND-2

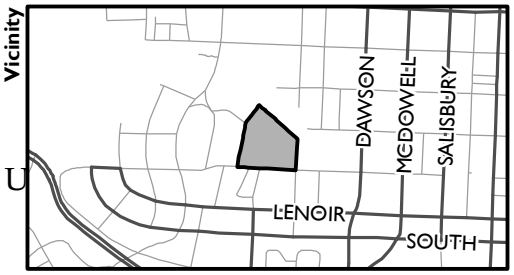


Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-4-UL & IX-7-UL



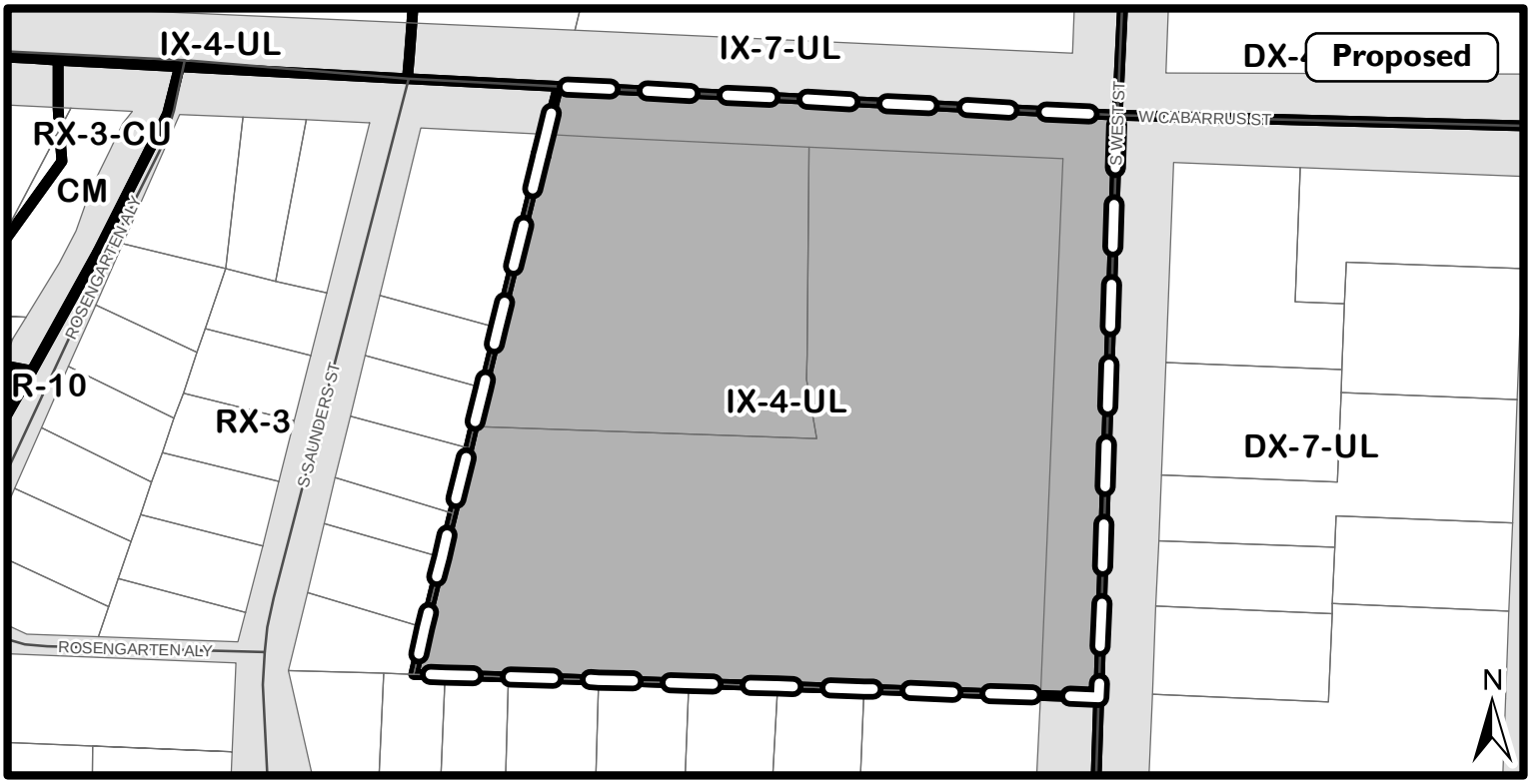
Future Land Use (Primary): Comm Mixed Use & Off/Res Mixed U

Comment Reference ID(s): PC-0119, -0122, -0123

Planning Commission - CR Change: 246

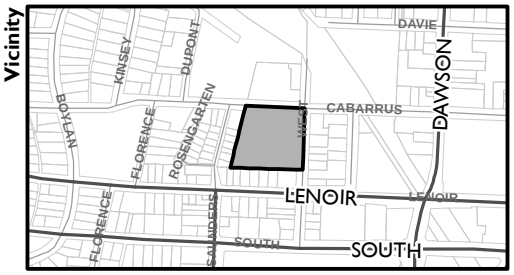
Existing Zoning: IND-2, R-20

Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-4-UL

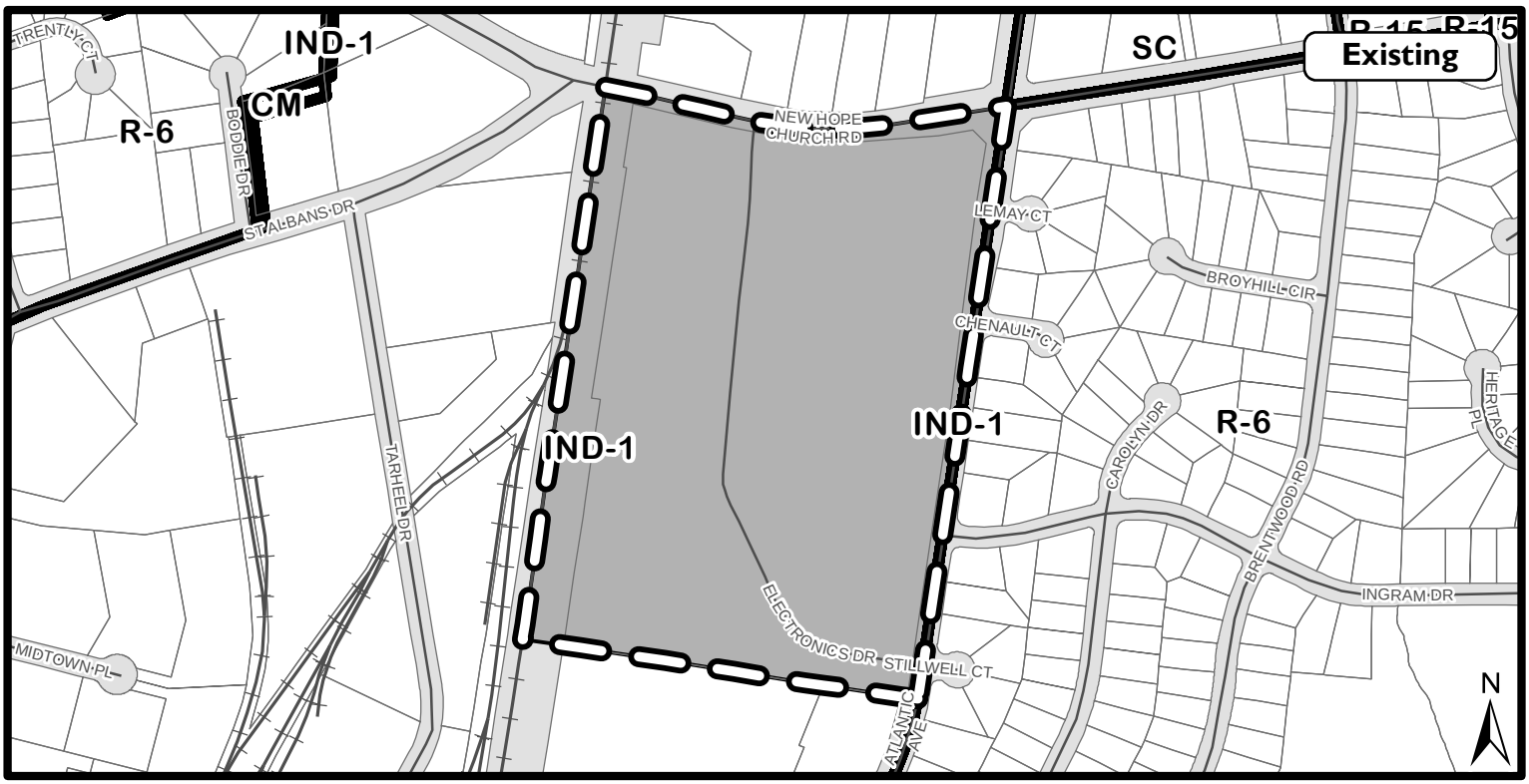


Future Land Use (Primary): Community Mixed Use

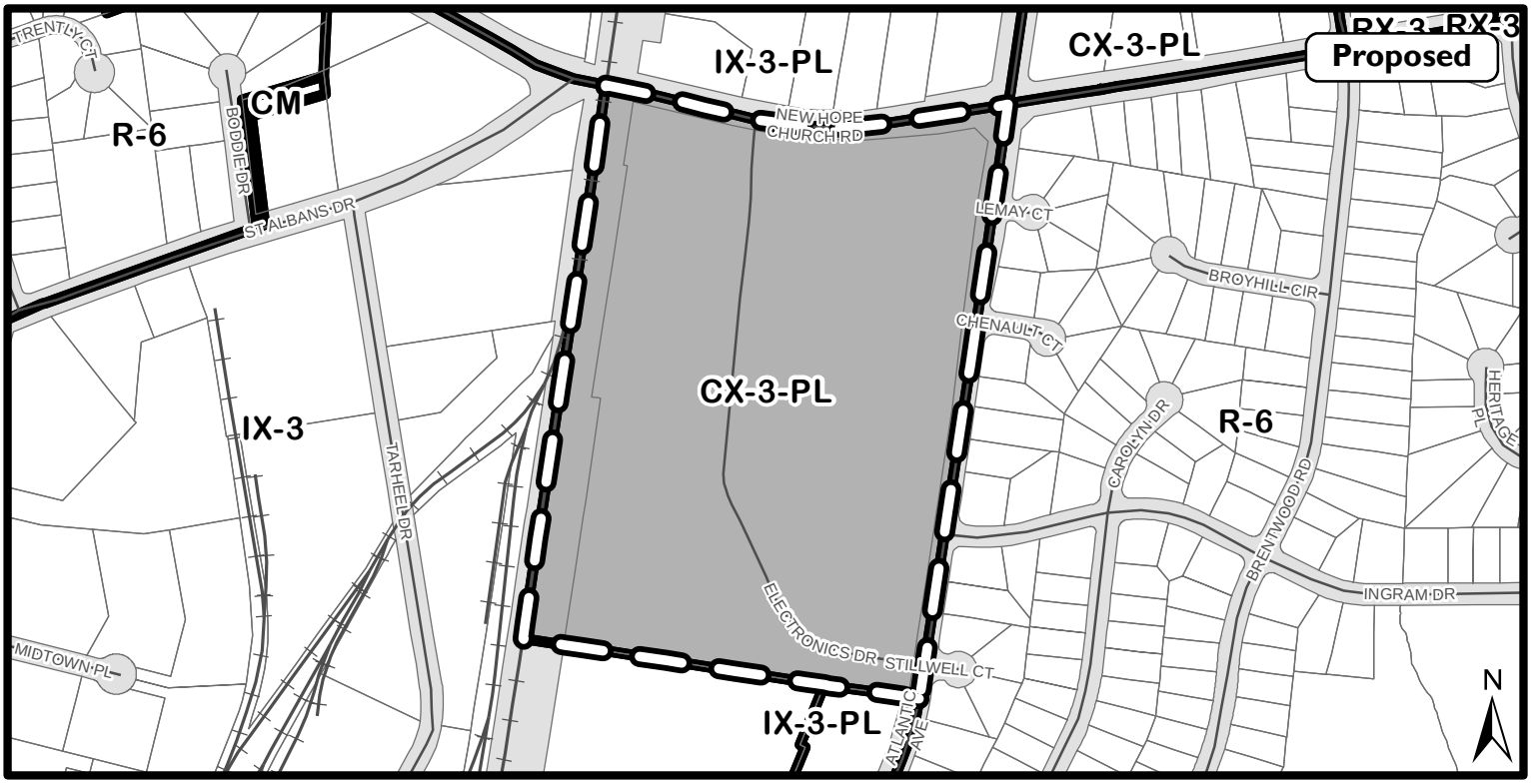
Comment Reference ID(s): PC-0120 & -0121

Planning Commission - CR Change: 249

Existing Zoning: IND-1

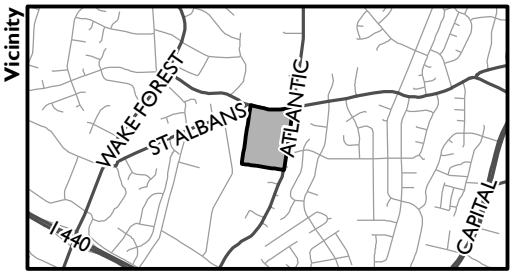


Staff Proposed Zoning: IH



Planning Commission Recommended Zoning:

CX-3-PL

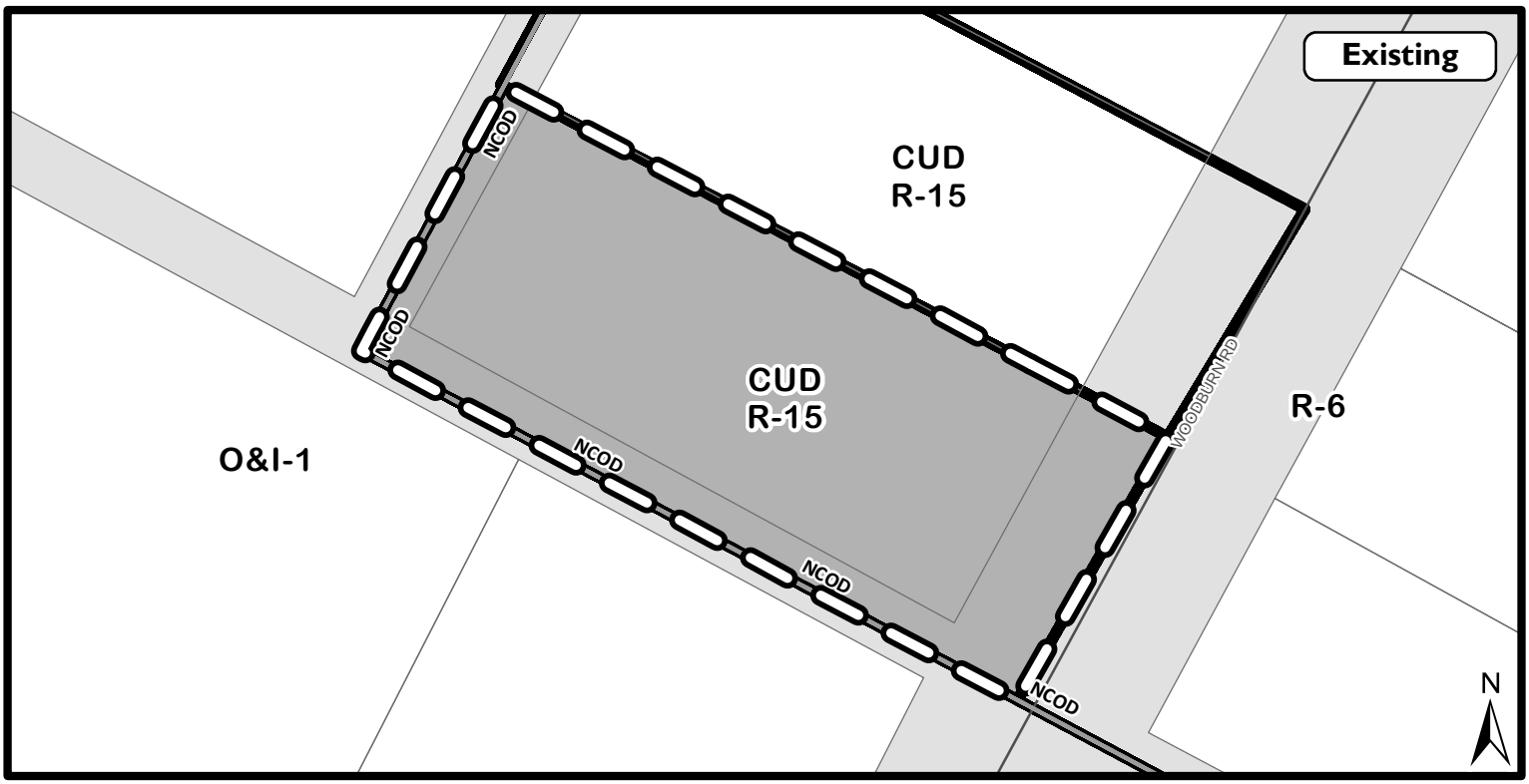


Future Land Use (Primary): Community Mixed Use

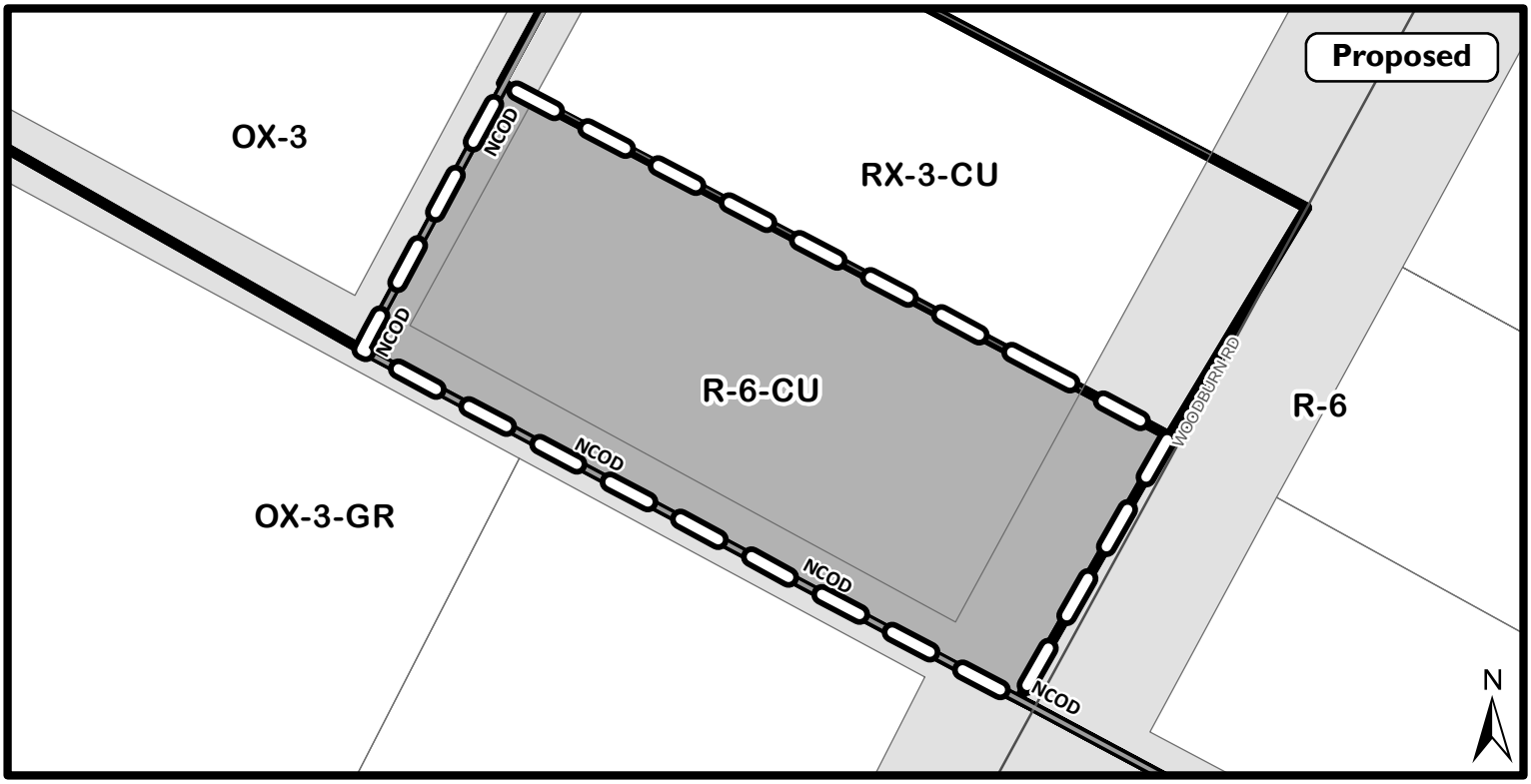
Comment Reference ID(s): PC-0095

Planning Commission - CR Change: 251

Existing Zoning: CUD R-15 w/NCOD



Staff Proposed Zoning: RX-3-CU w/NCOD



Planning Commission Recommended Zoning:

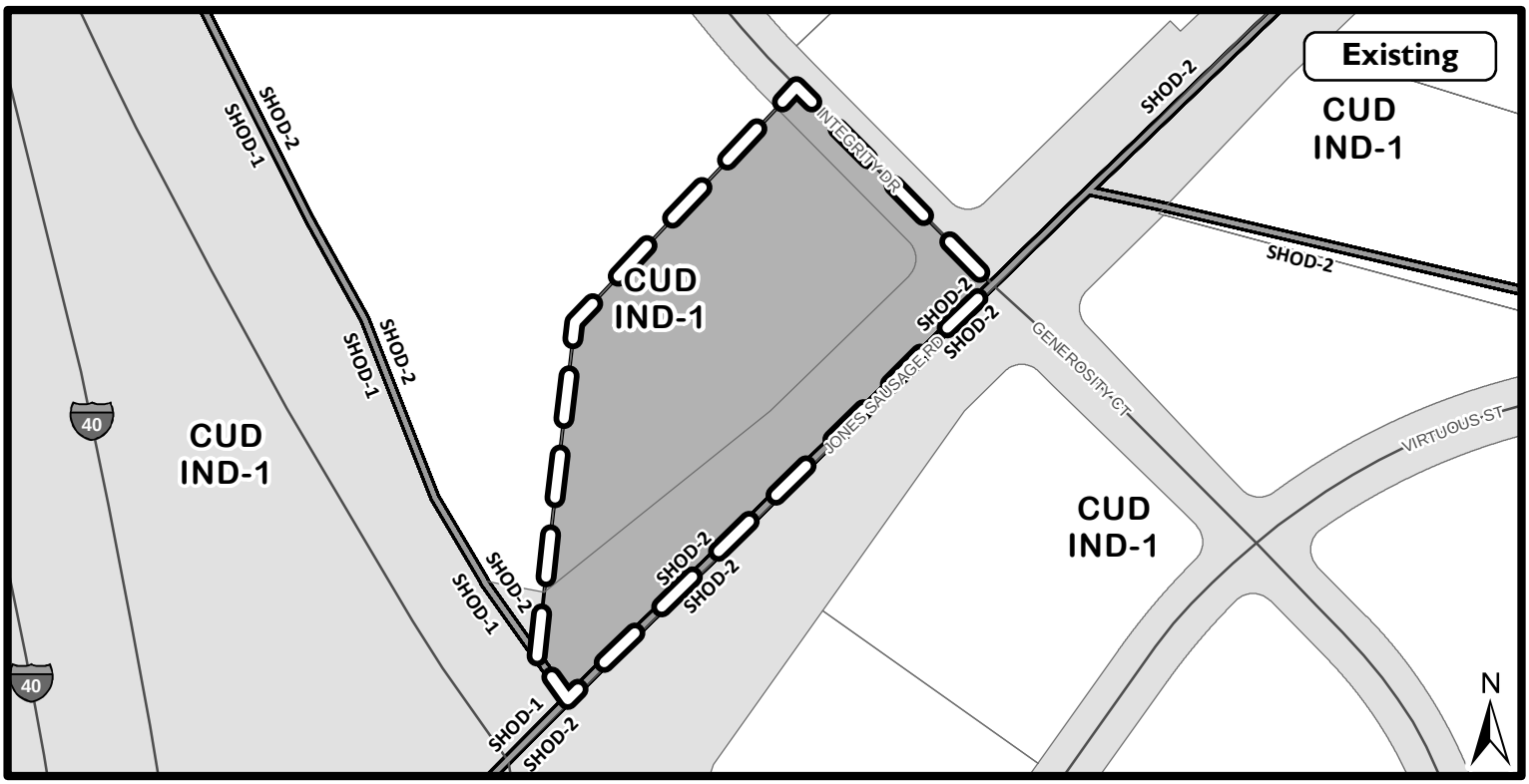
R-6-CU w/NCOD

Future Land Use (Primary): Low Density Residential

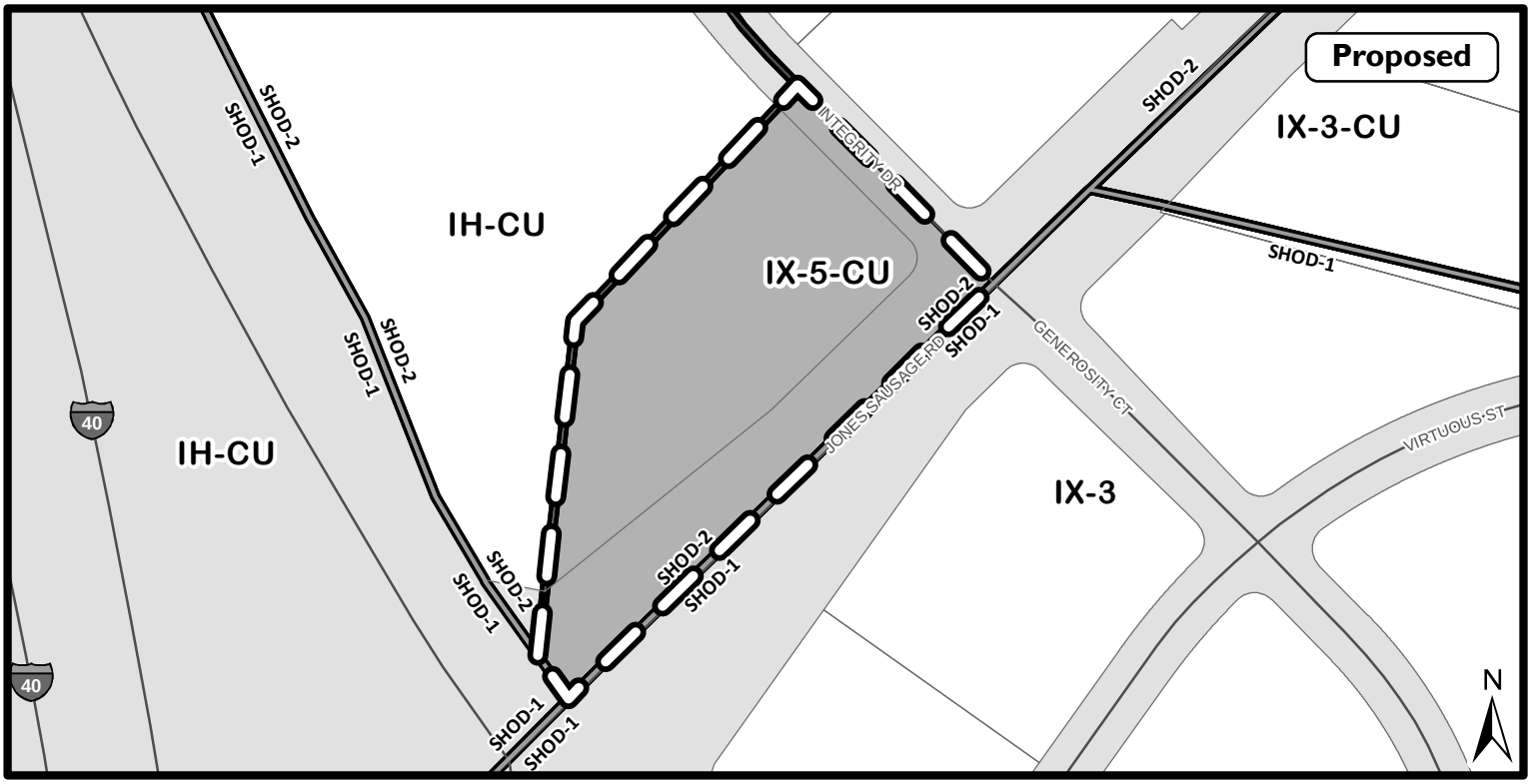
Comment Reference ID(s): PC-0118

Planning Commission - CR Change: 258

Existing Zoning: CUD IND-1 w/SHOD-2

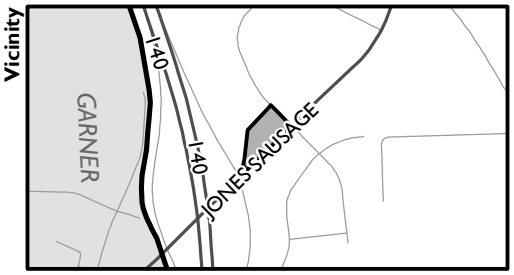


Staff Proposed Zoning: IH-CU w/SHOD-2



Planning Commission Recommended Zoning:

IX-5-CU w/SHOD-2

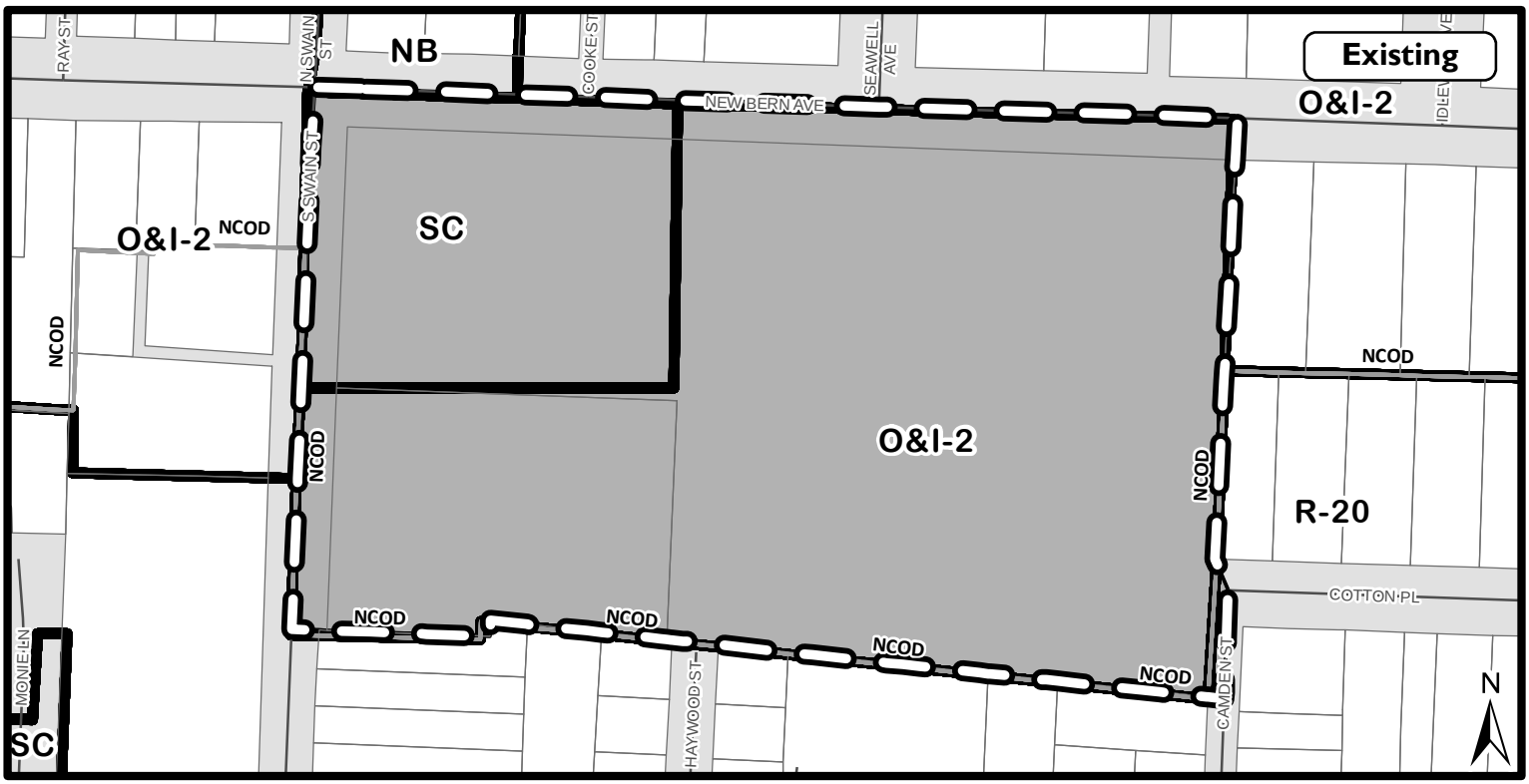


Future Land Use (Primary): Business & Commercial Services

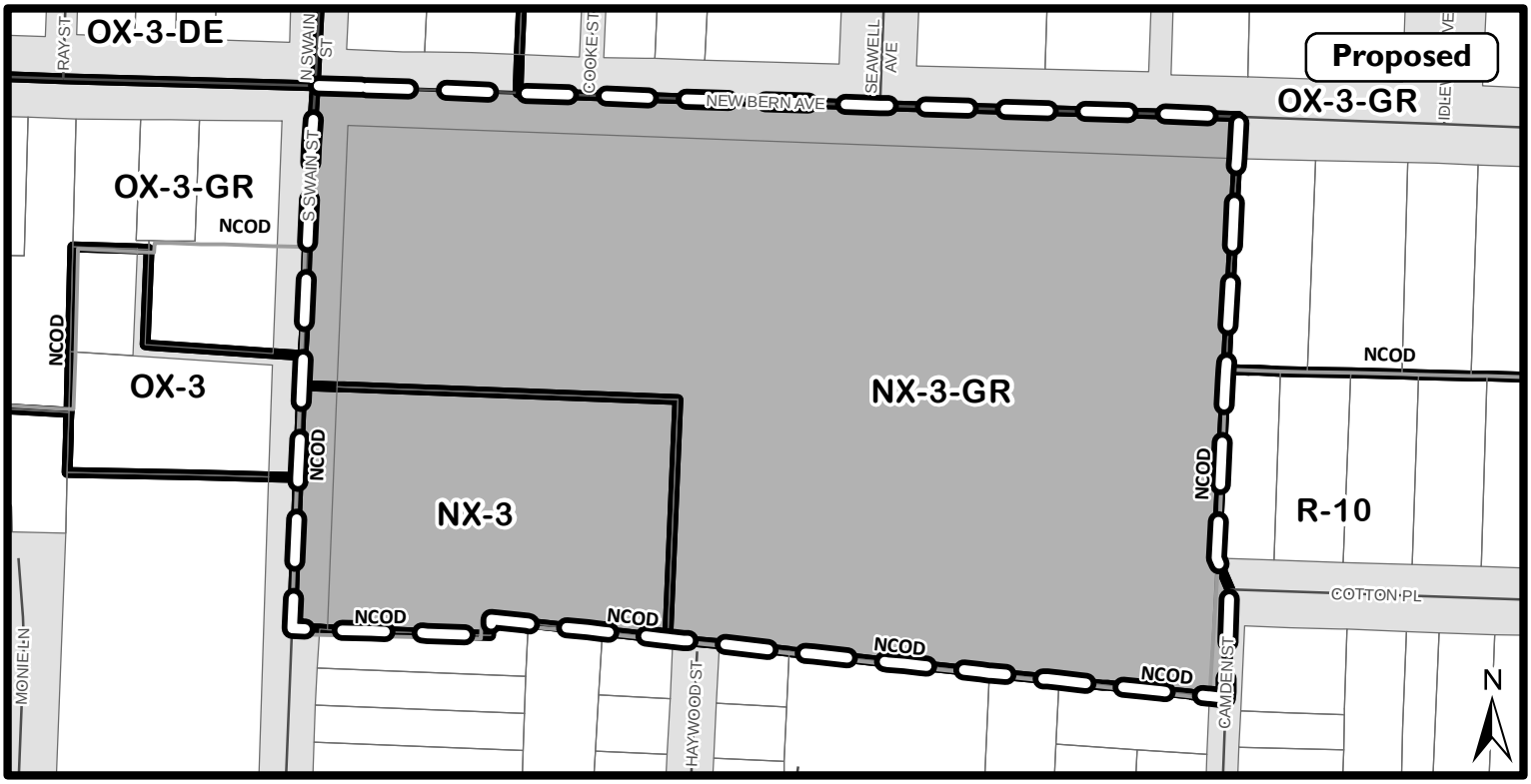
Comment Reference ID(s): PC-0157

Planning Commission - CR Change: 259

Existing Zoning: SC & O&I-2 w/NCOD



Staff Proposed Zoning: NX-3-GR, OX-3, & OX-3-GR w/NCOD

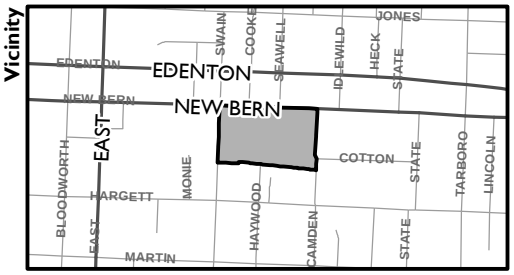


Planning Commission Recommended Zoning:

NX-3-GR & NX-3 w/NCOD

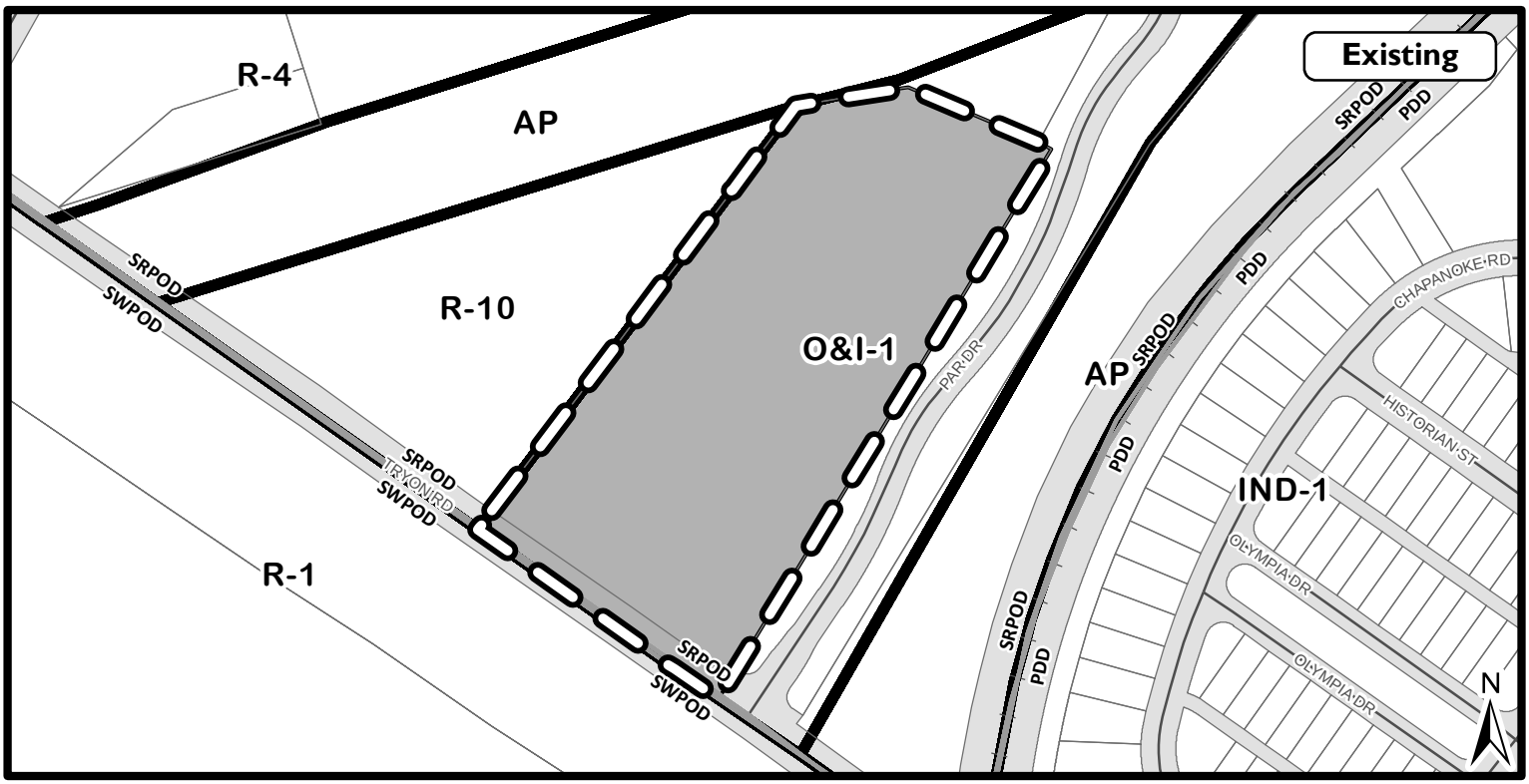
Future Land Use (Primary): Neighborhood Mixed Use

Comment Reference ID(s): PC-0073; GEN-0521

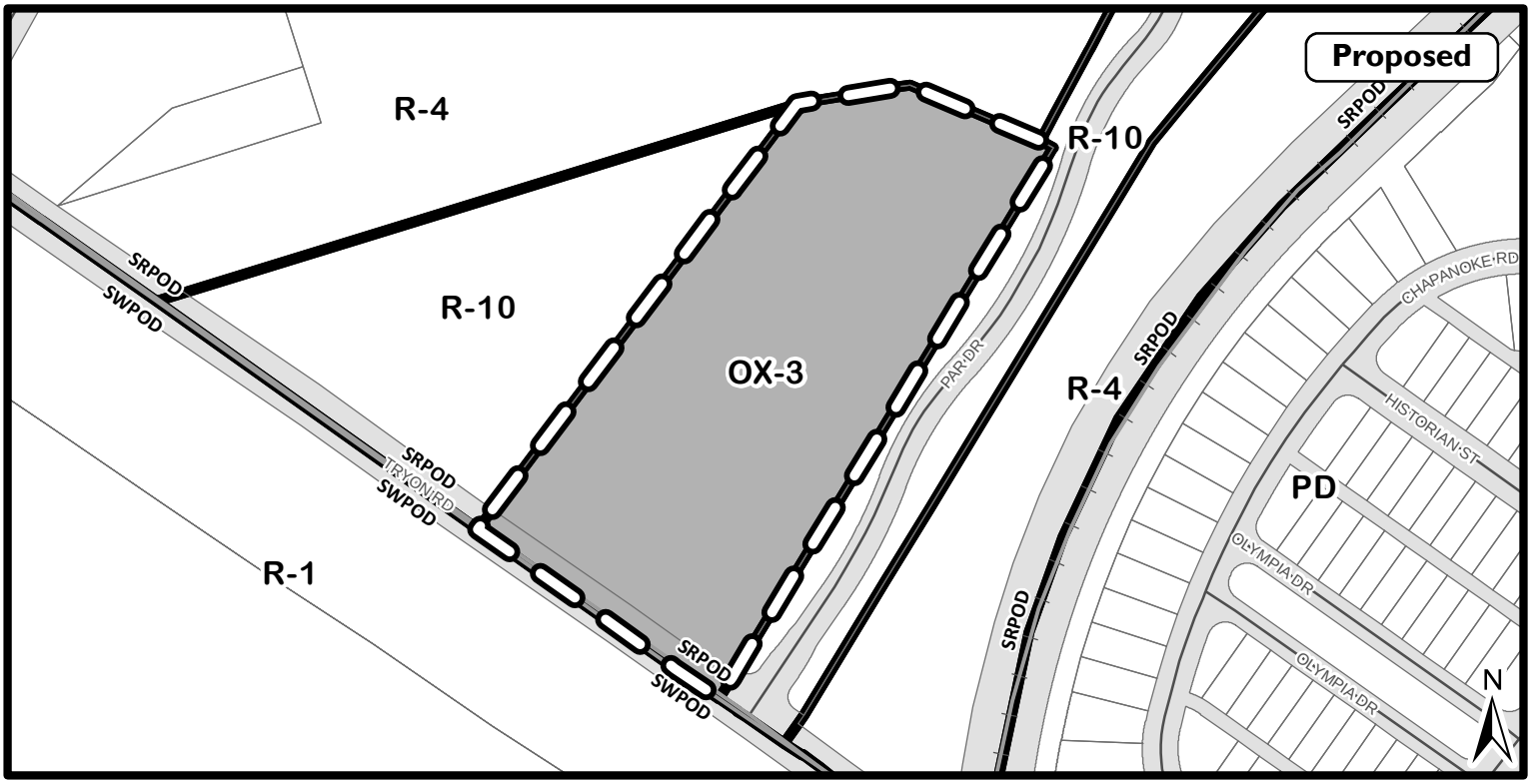


Planning Commission - CR Change: 263

Existing Zoning: O&I-1 w/SRPOD

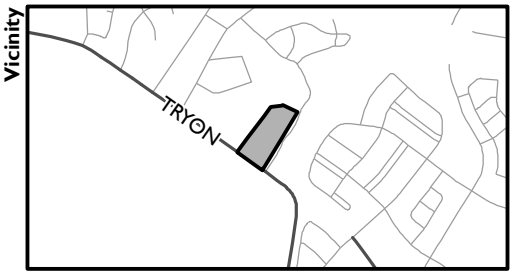


Staff Proposed Zoning: RX-3 w/SRPOD



Planning Commission Recommended Zoning:

OX-3 w/SRPOD

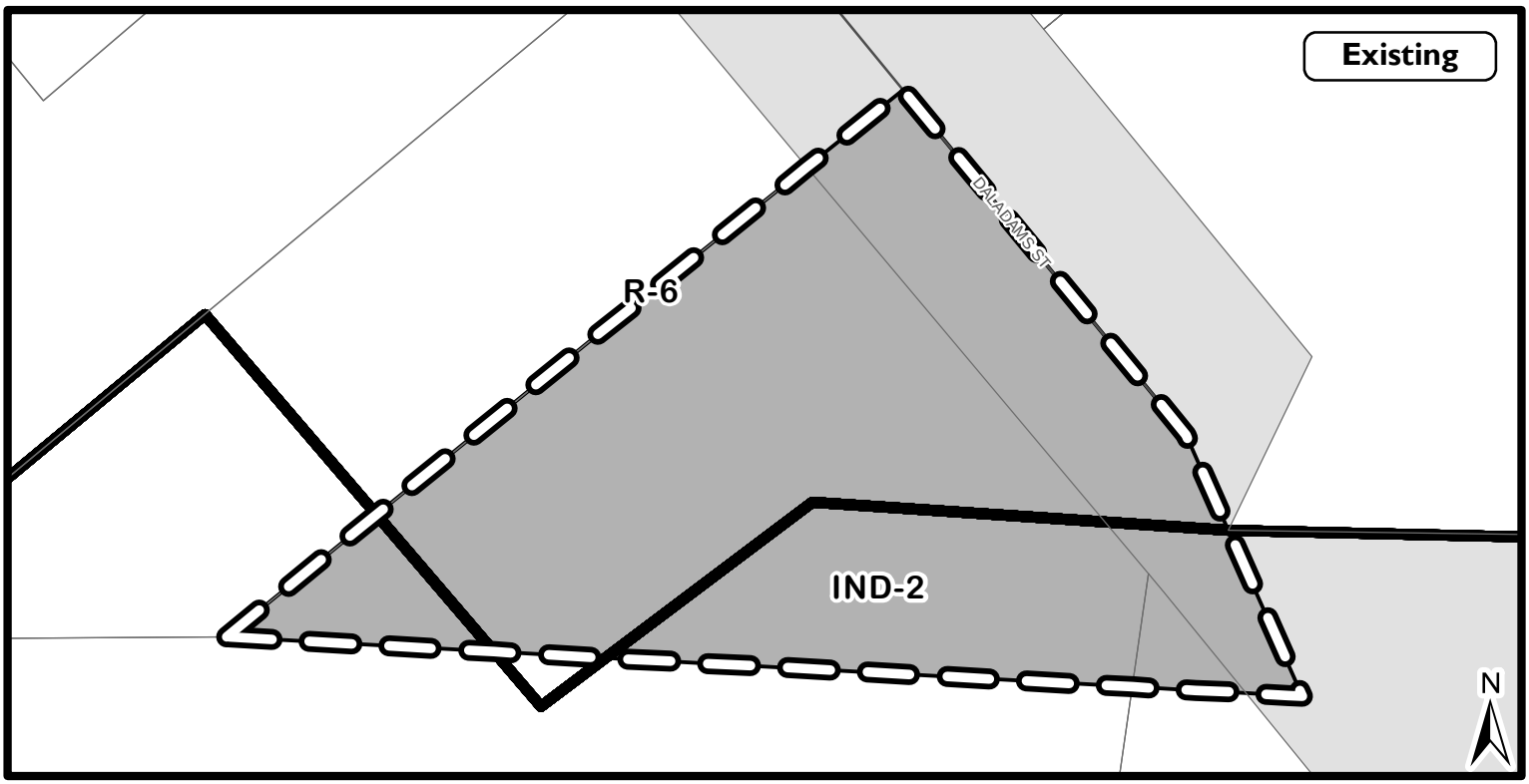


Future Land Use (Primary): Institutional

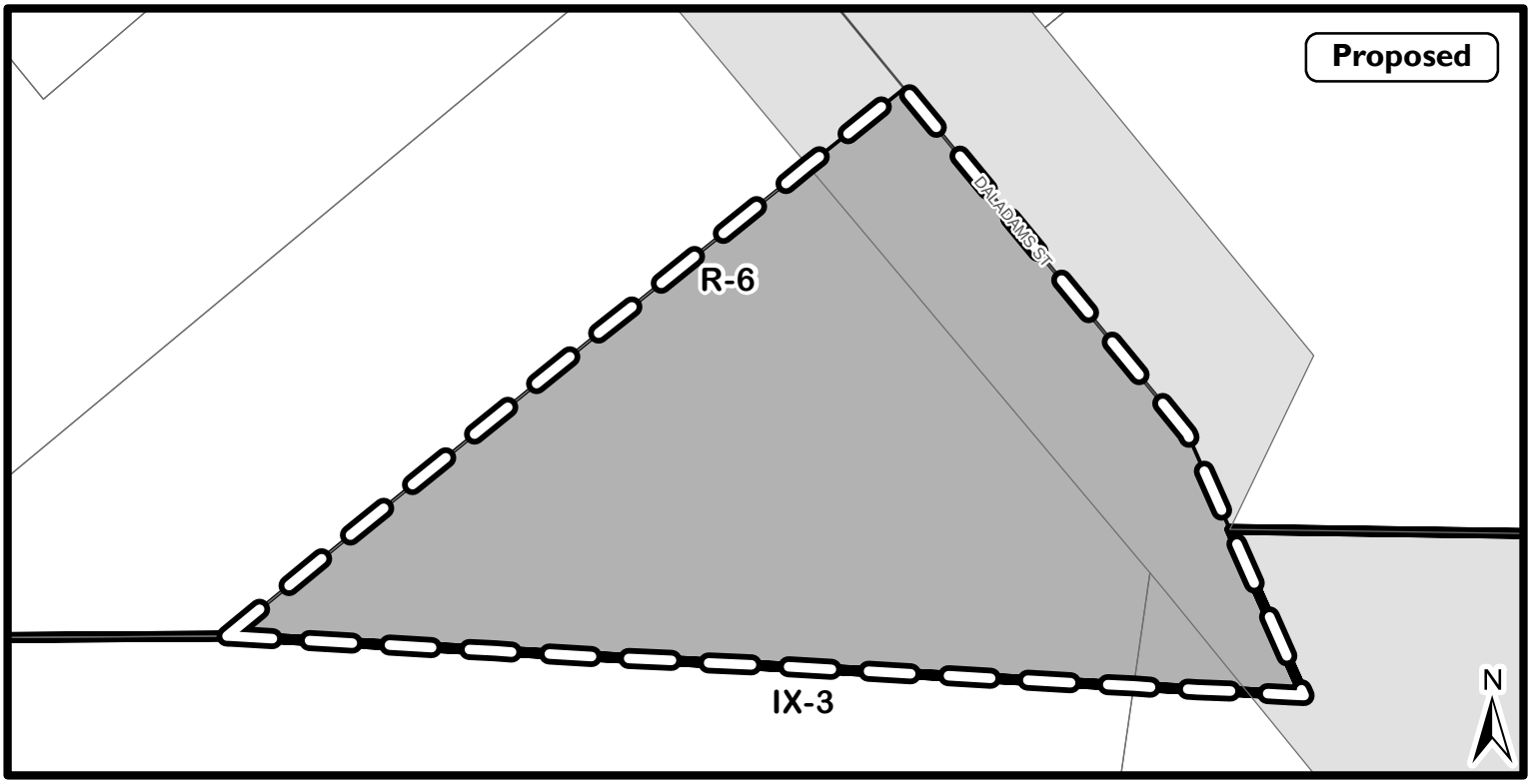
Comment Reference ID(s): PC-0069

Planning Commission - CR Change: 264

Existing Zoning: R-6 & IND-2

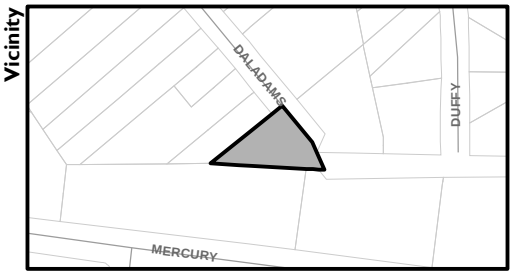


Staff Proposed Zoning: IX-3



Planning Commission Recommended Zoning:

R-6

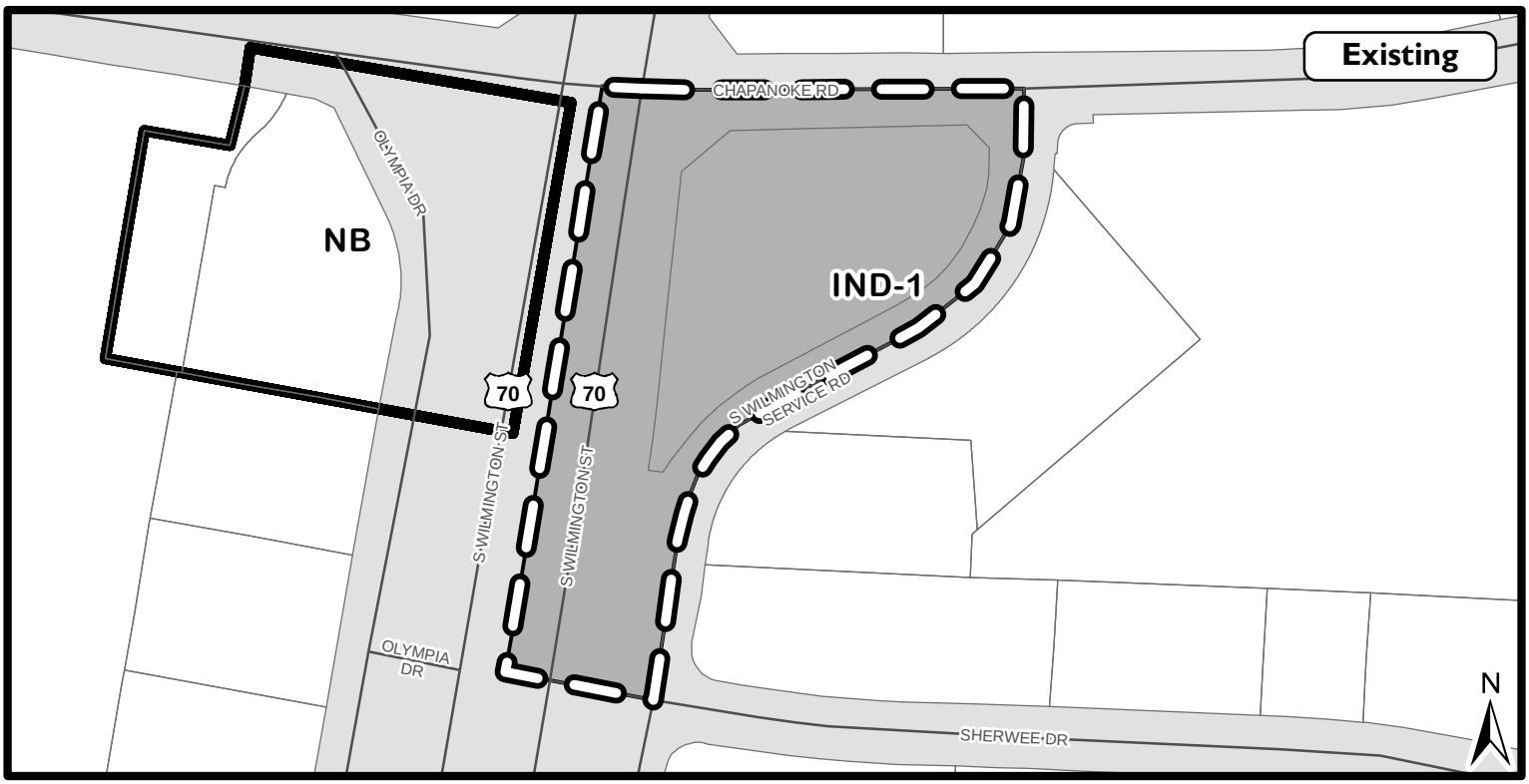


Future Land Use (Primary): Low Density Residential

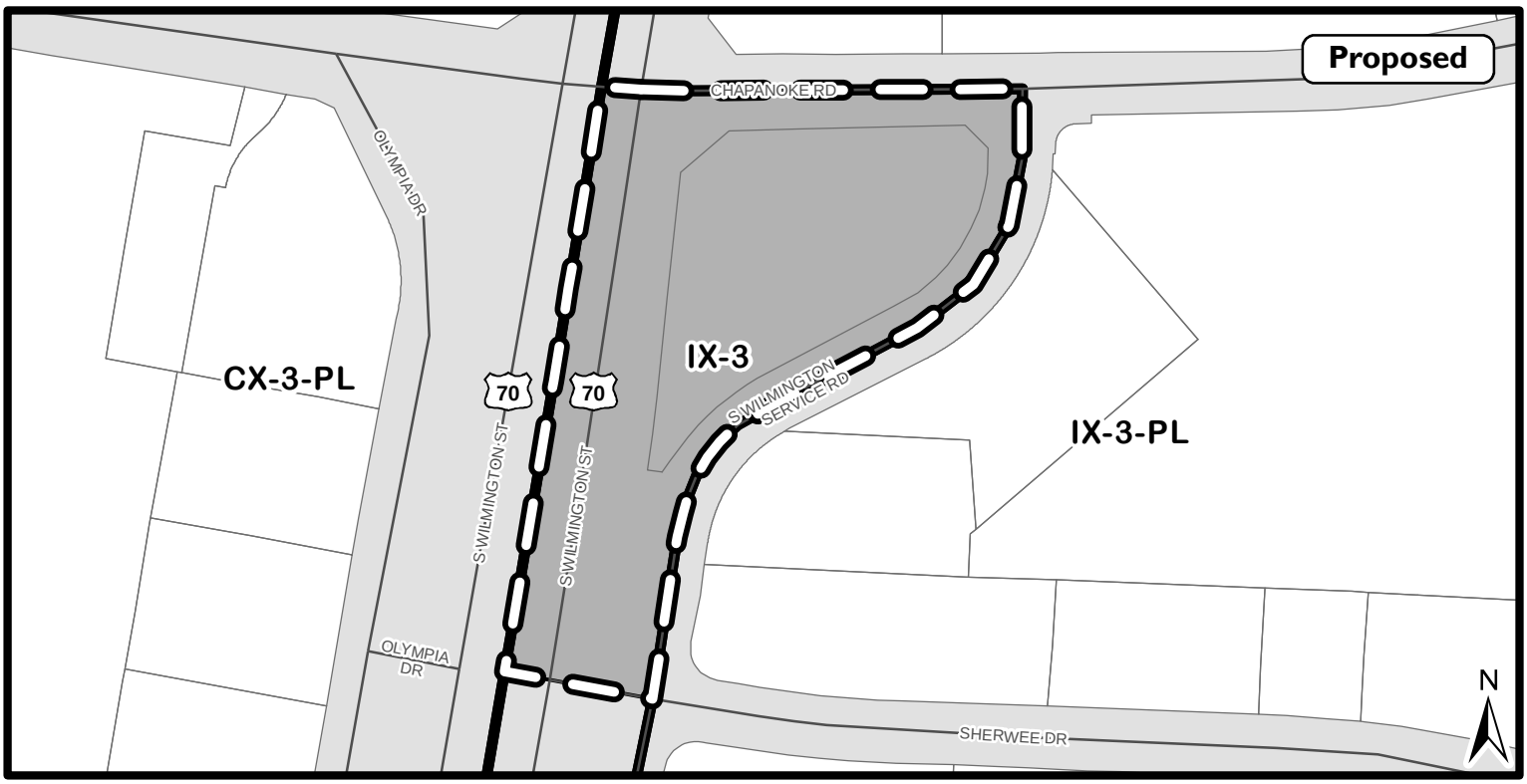
Comment Reference ID(s): PC-0072

Planning Commission - CR Change: 265

Existing Zoning: IND-1

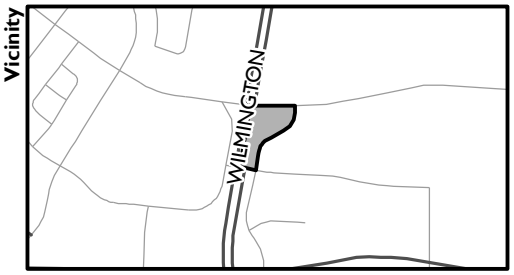


Staff Proposed Zoning: IX-3-PL



Planning Commission Recommended Zoning:

IX-3

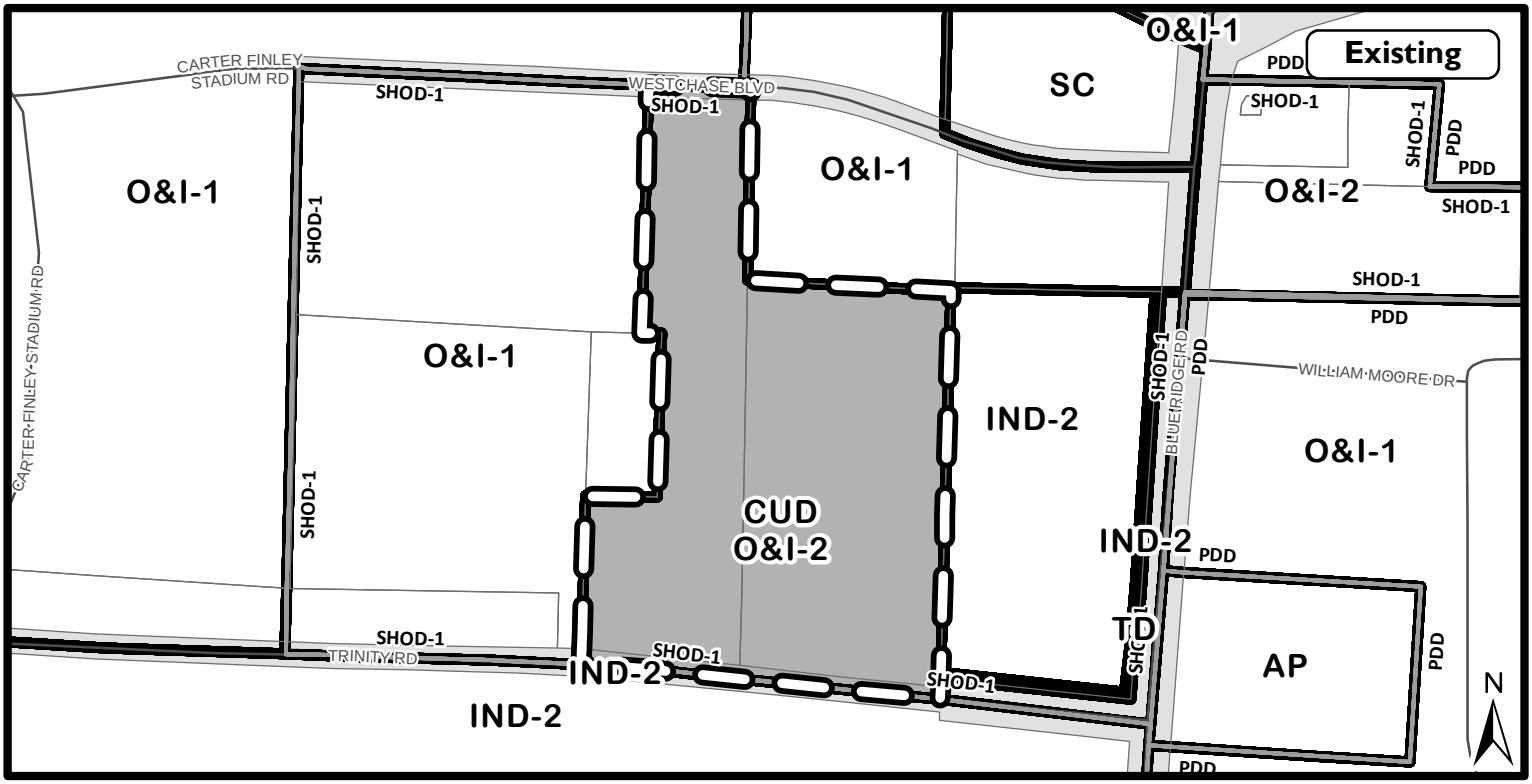


Future Land Use (Primary): Business & Commercial Services

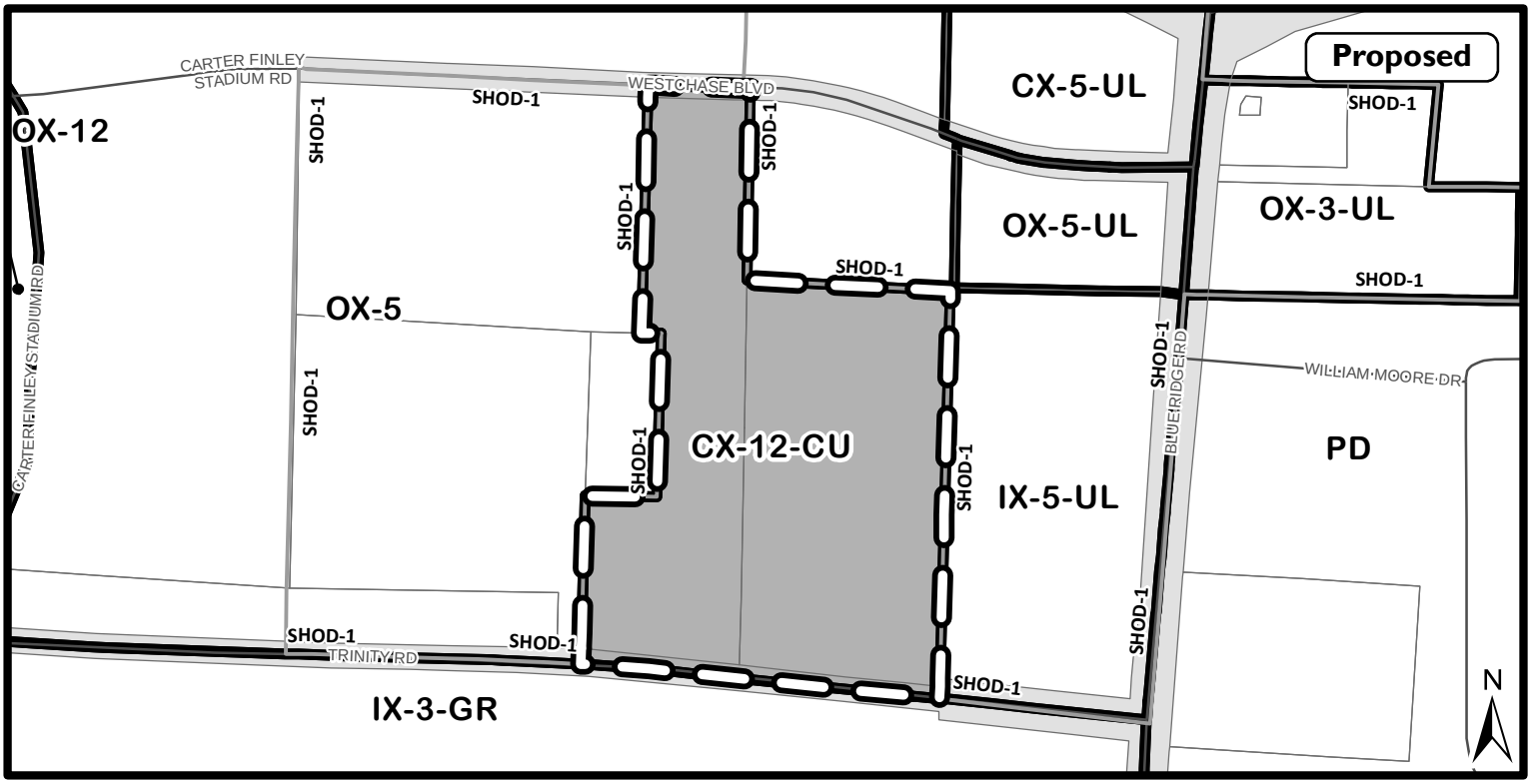
Comment Reference ID(s): PC-0077

Planning Commission - CR Change: 267

Existing Zoning: CUD O&I-2 w/SHOD-1

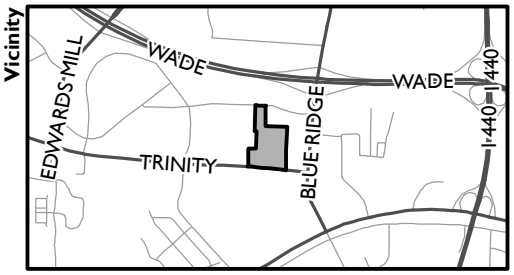


Staff Proposed Zoning: OX-12-GR-CU w/SHOD-1



Planning Commission Recommended Zoning:

CX-12-CU (No SHOD-1)

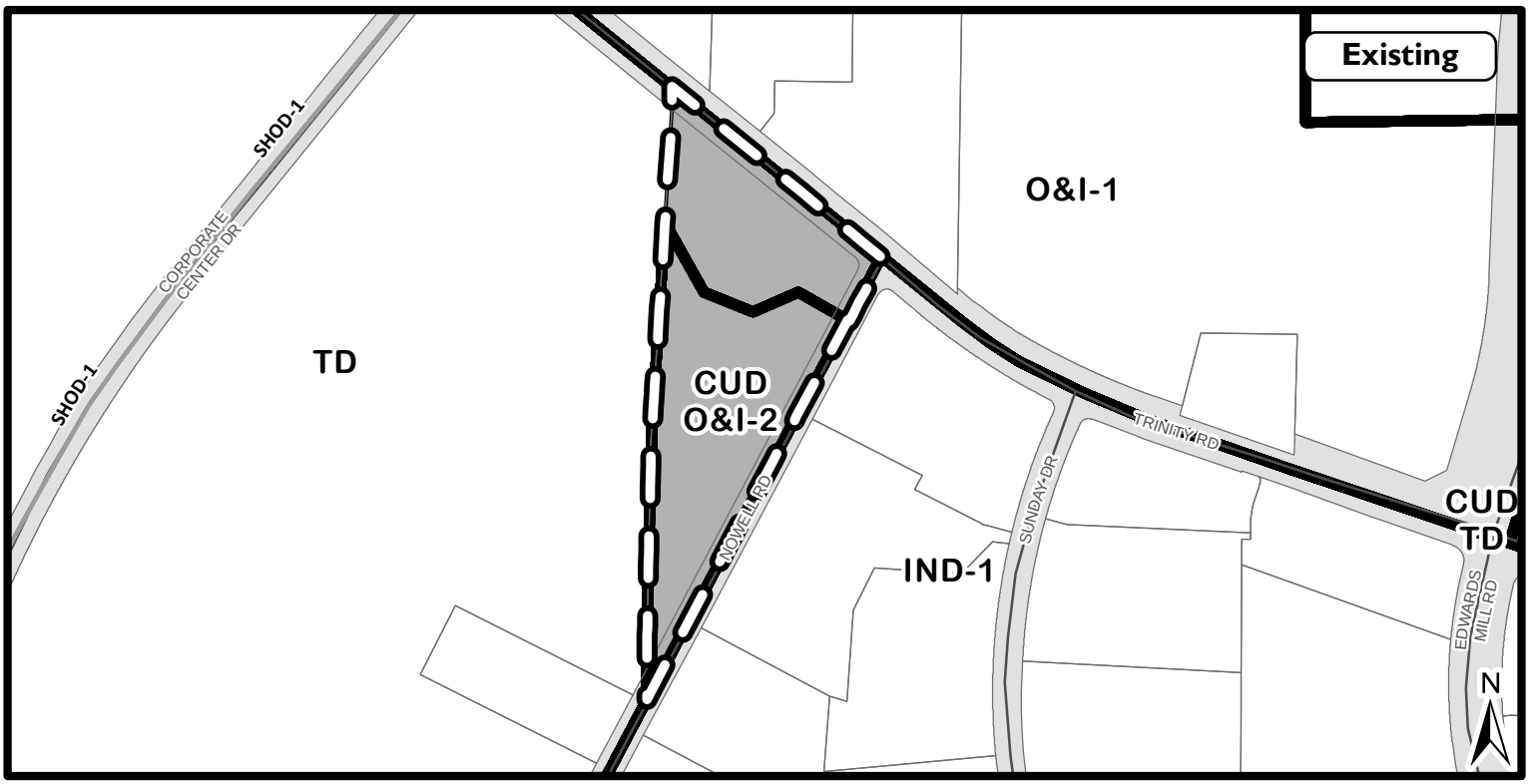


Future Land Use (Primary): Community Mixed Use

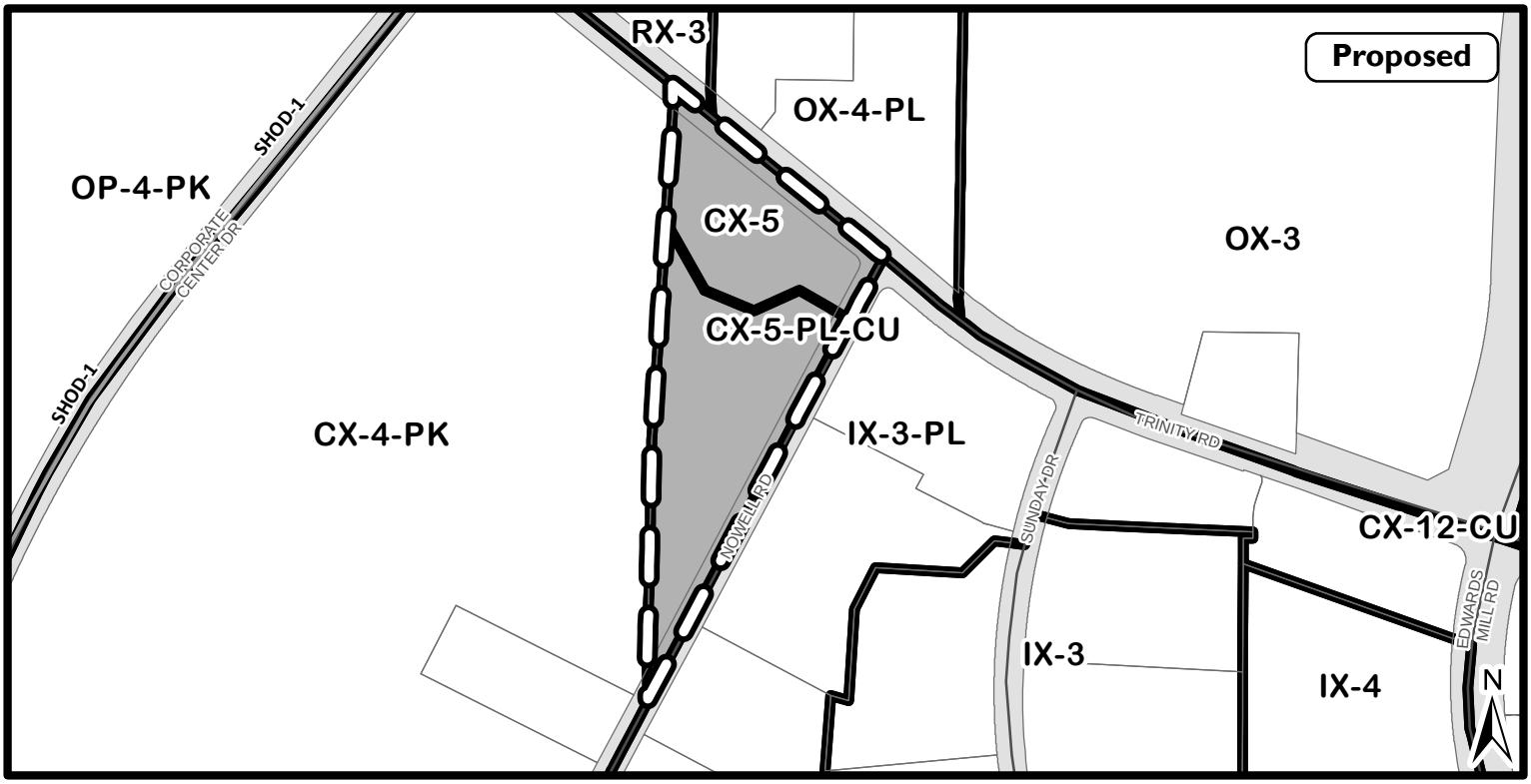
Comment Reference ID(s): PC-0087 & -0088

Planning Commission - CR Change: 268

Existing Zoning: CUD O&I-2, TD

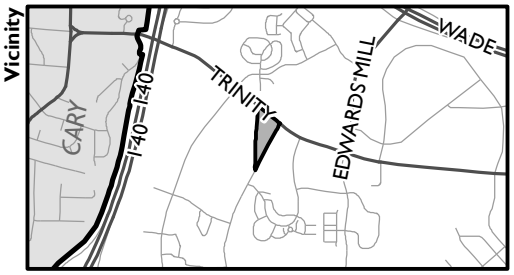


Staff Proposed Zoning: OP-5-PL-CU, OP-3



Planning Commission Recommended Zoning:

CX-5-PL-CU, CX-5

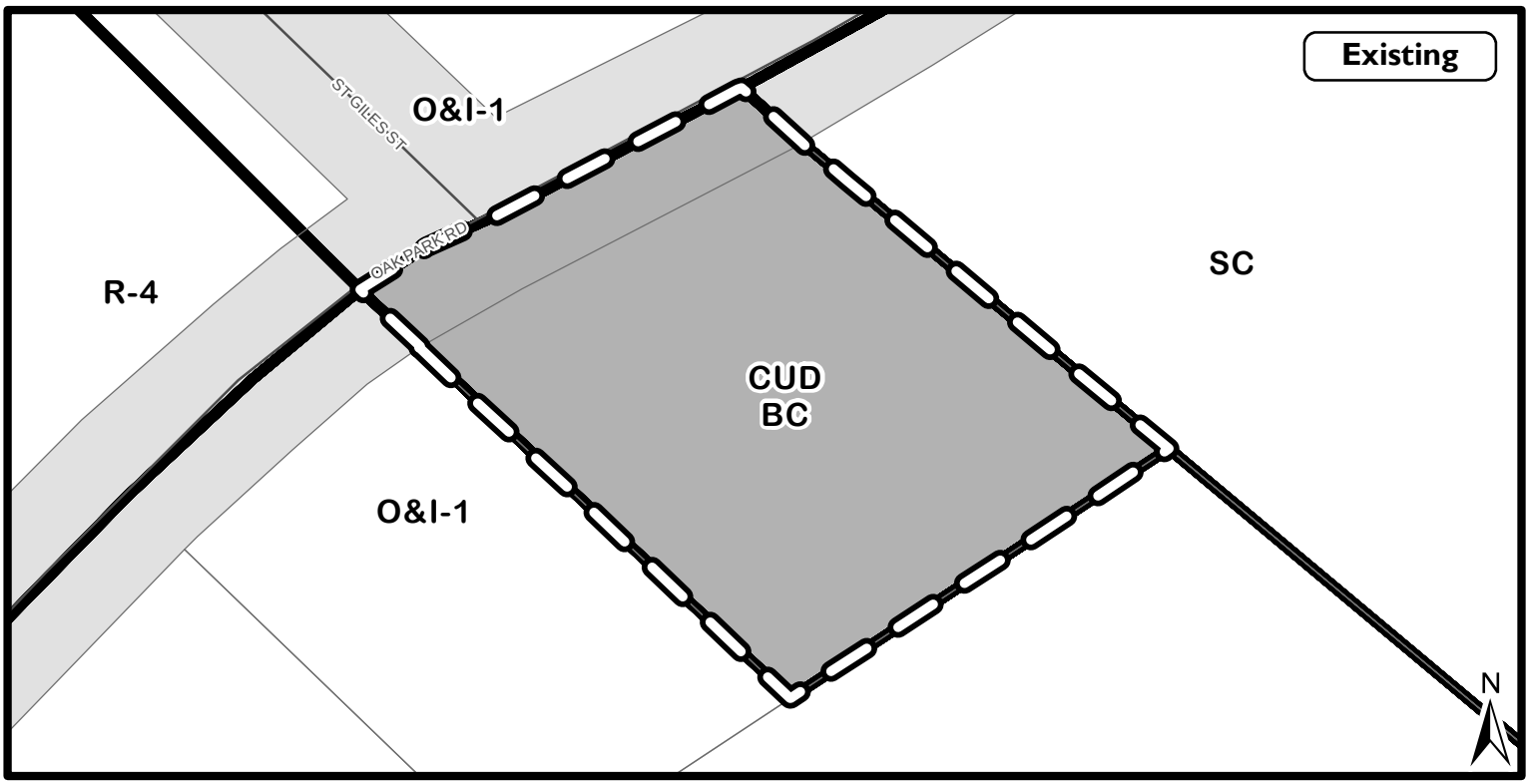


Future Land Use (Primary): Office/Research & Development

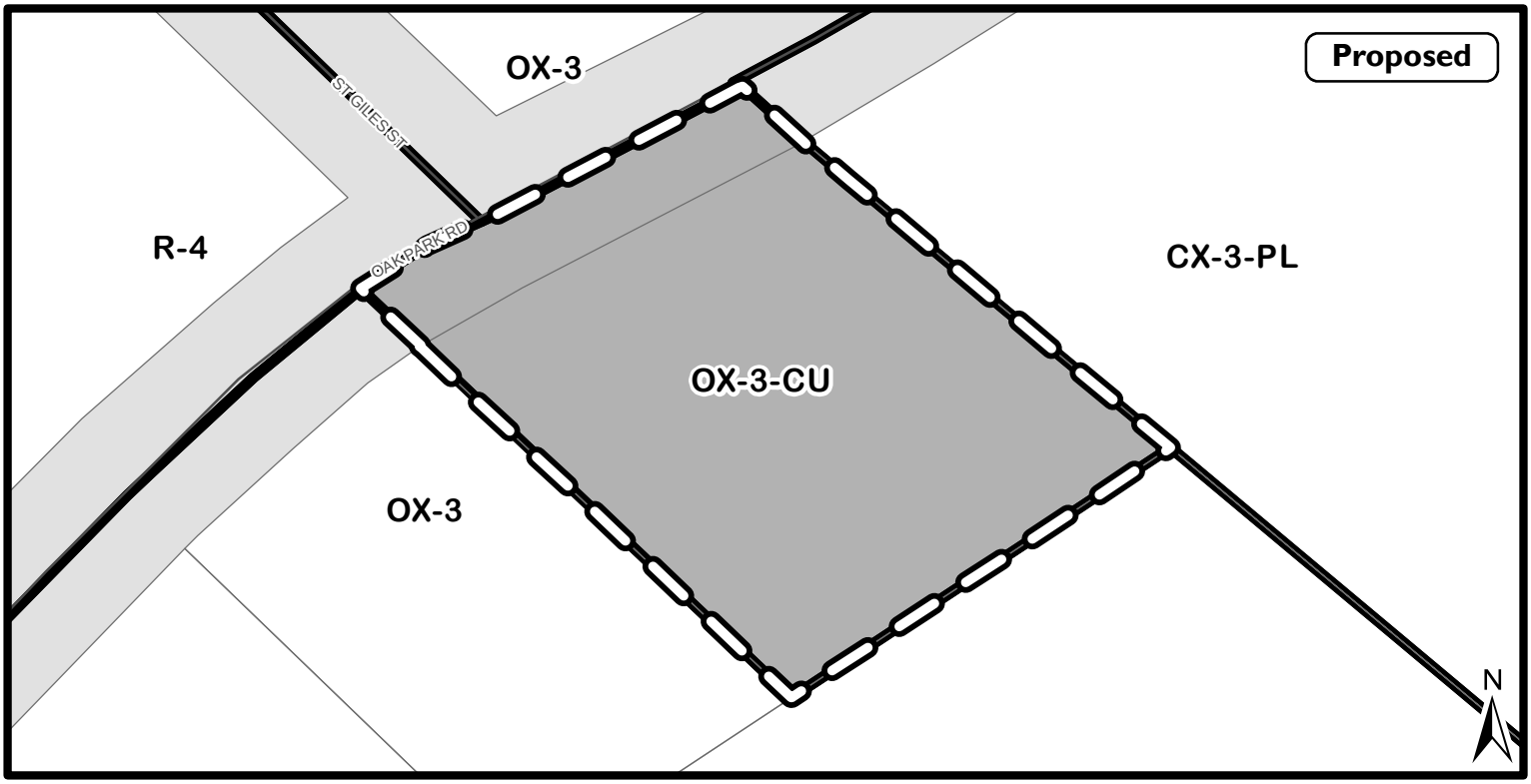
Comment Reference ID(s): PC-0158

Planning Commission - CR Change: 269

Existing Zoning: CUD BC

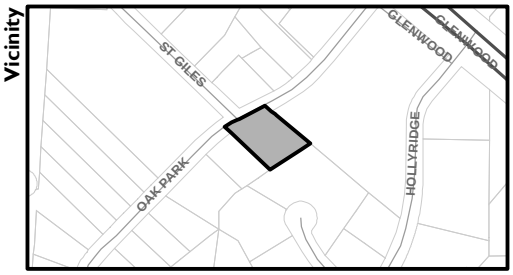


Staff Proposed Zoning: CX-3-CU



Planning Commission Recommended Zoning:

OX-3-CU

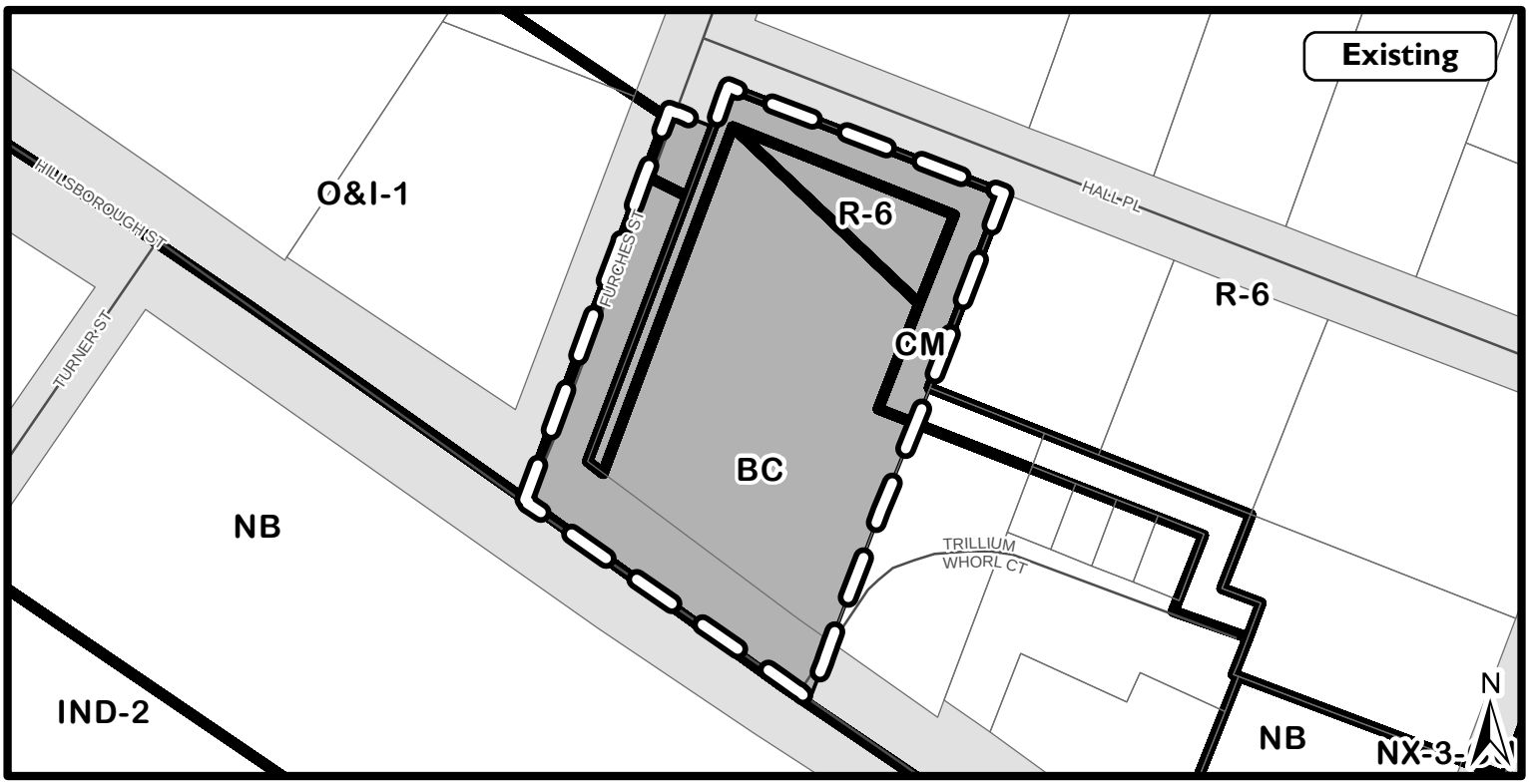


Future Land Use (Primary): Office & Residential Mixed Use

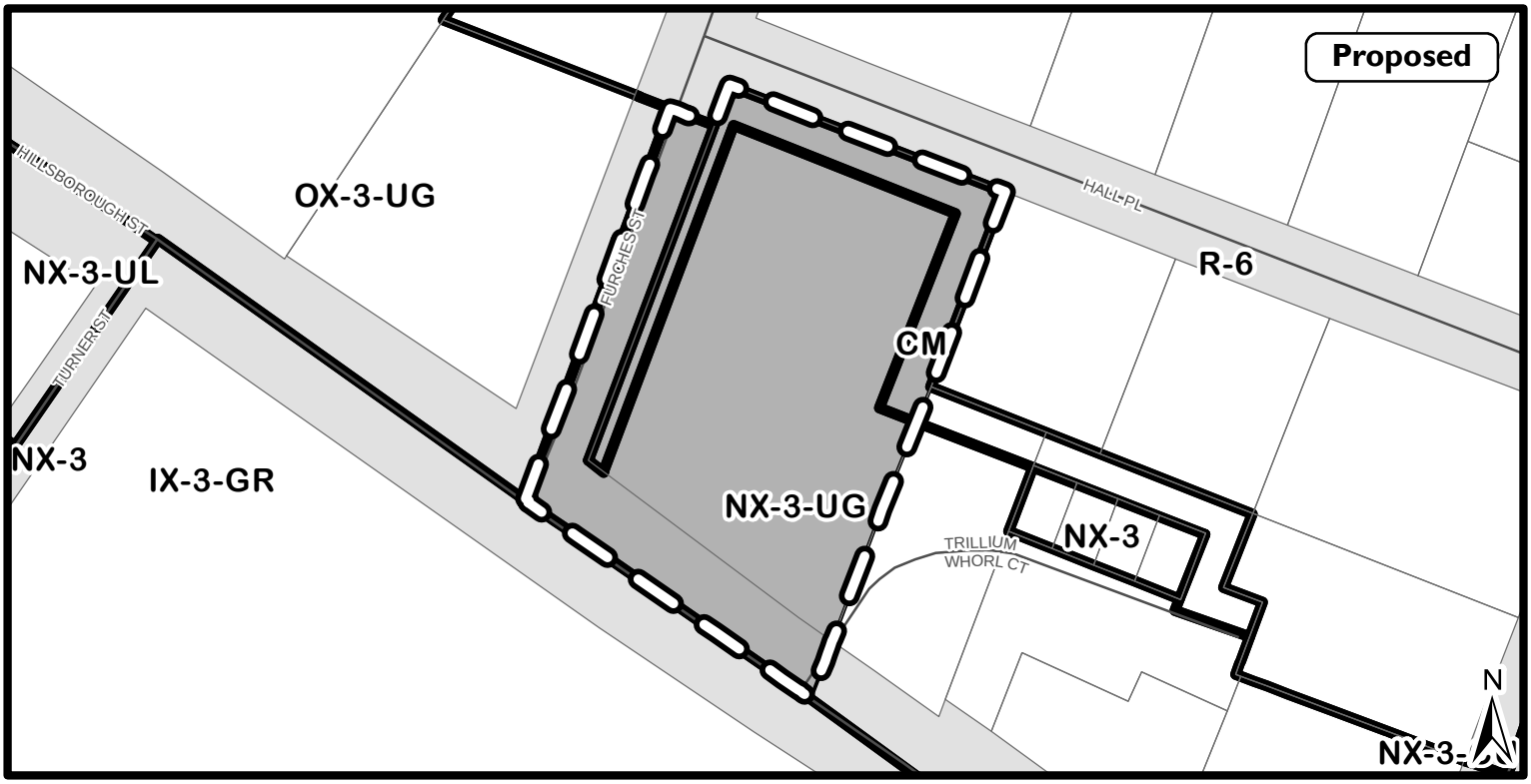
Comment Reference ID(s): PC-0124

Planning Commission - CR Change: 271

Existing Zoning: BC, R-6, CM w/SRPOD

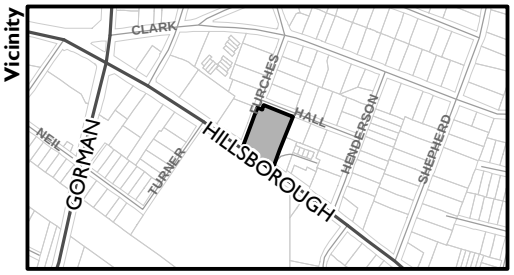


Staff Proposed Zoning: CX-3-PL & CM w/SRPOD



Planning Commission Recommended Zoning:

NX-3-UG & CM w/SRPOD

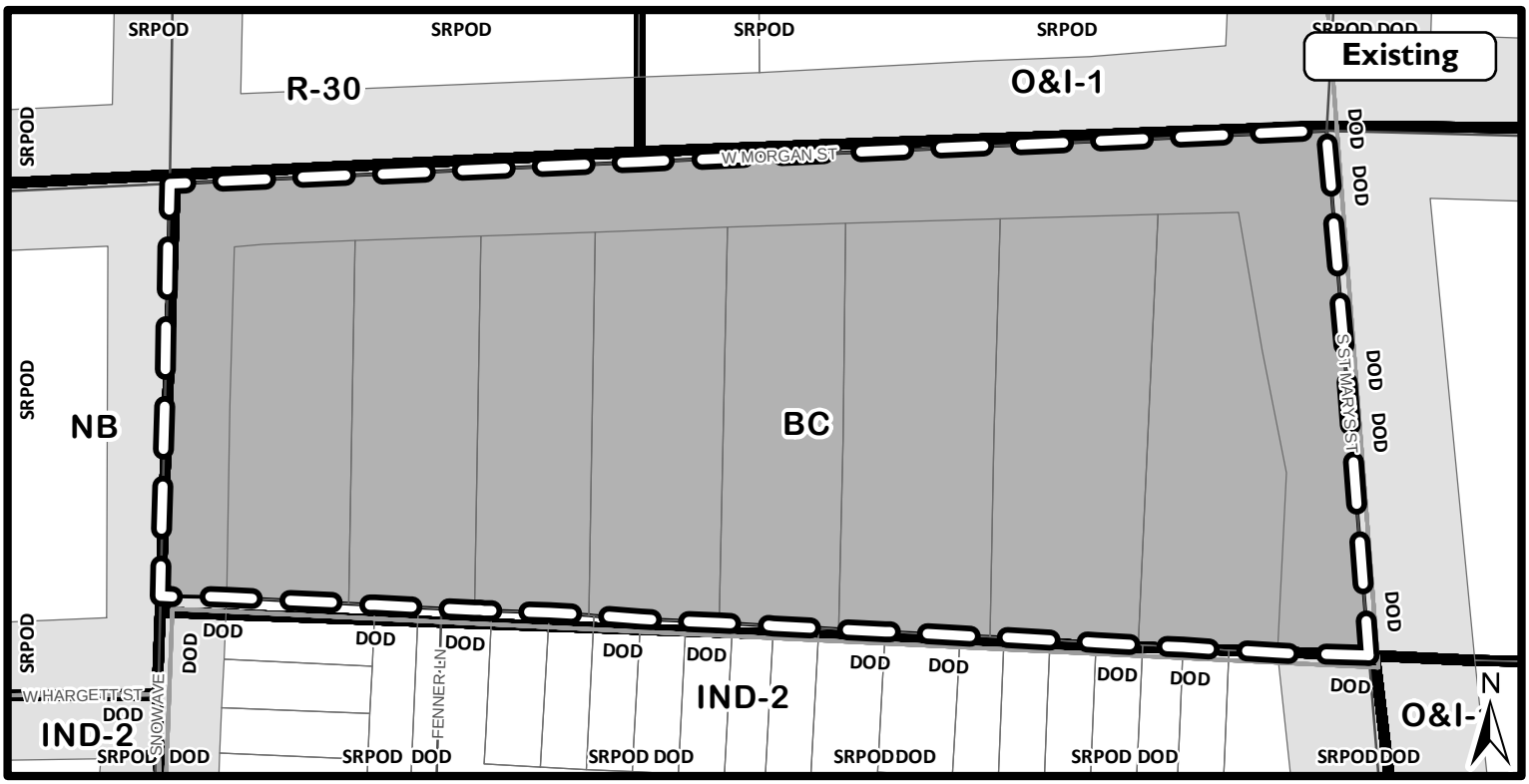


Future Land Use (Primary): Neighborhood Mixed Use

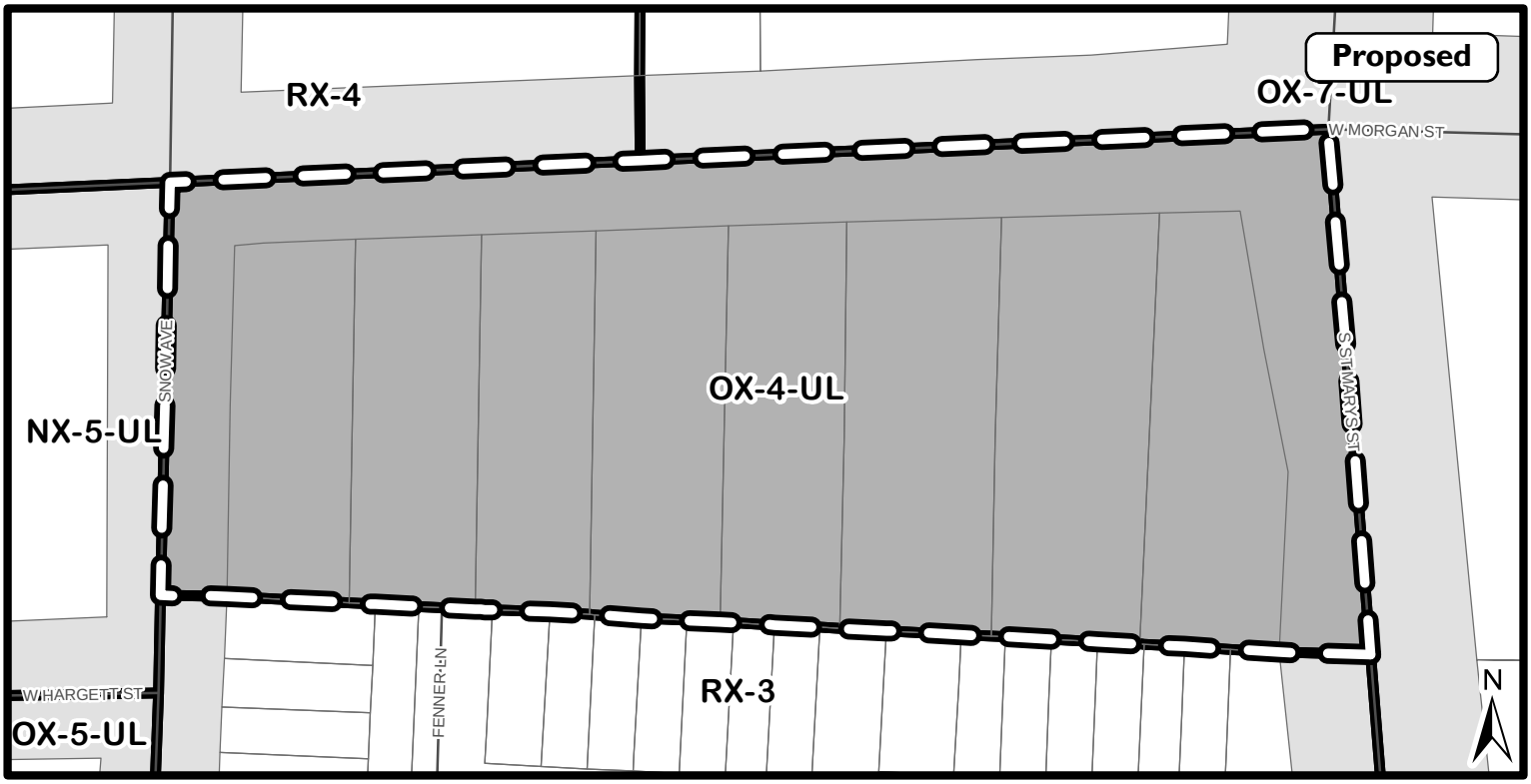
Comment Reference ID(s): PC-0126

Planning Commission - CR Change: 273

Existing Zoning: BC w/SRPOD

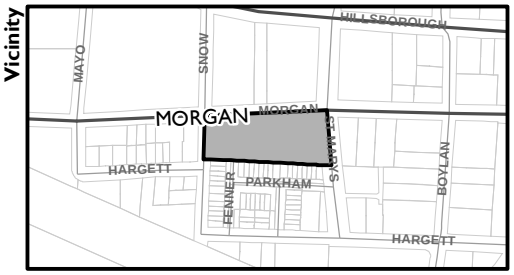


Staff Proposed Zoning: NX-4-UL w/SRPOD



Planning Commission Recommended Zoning:

OX-4-UL w/SRPOD

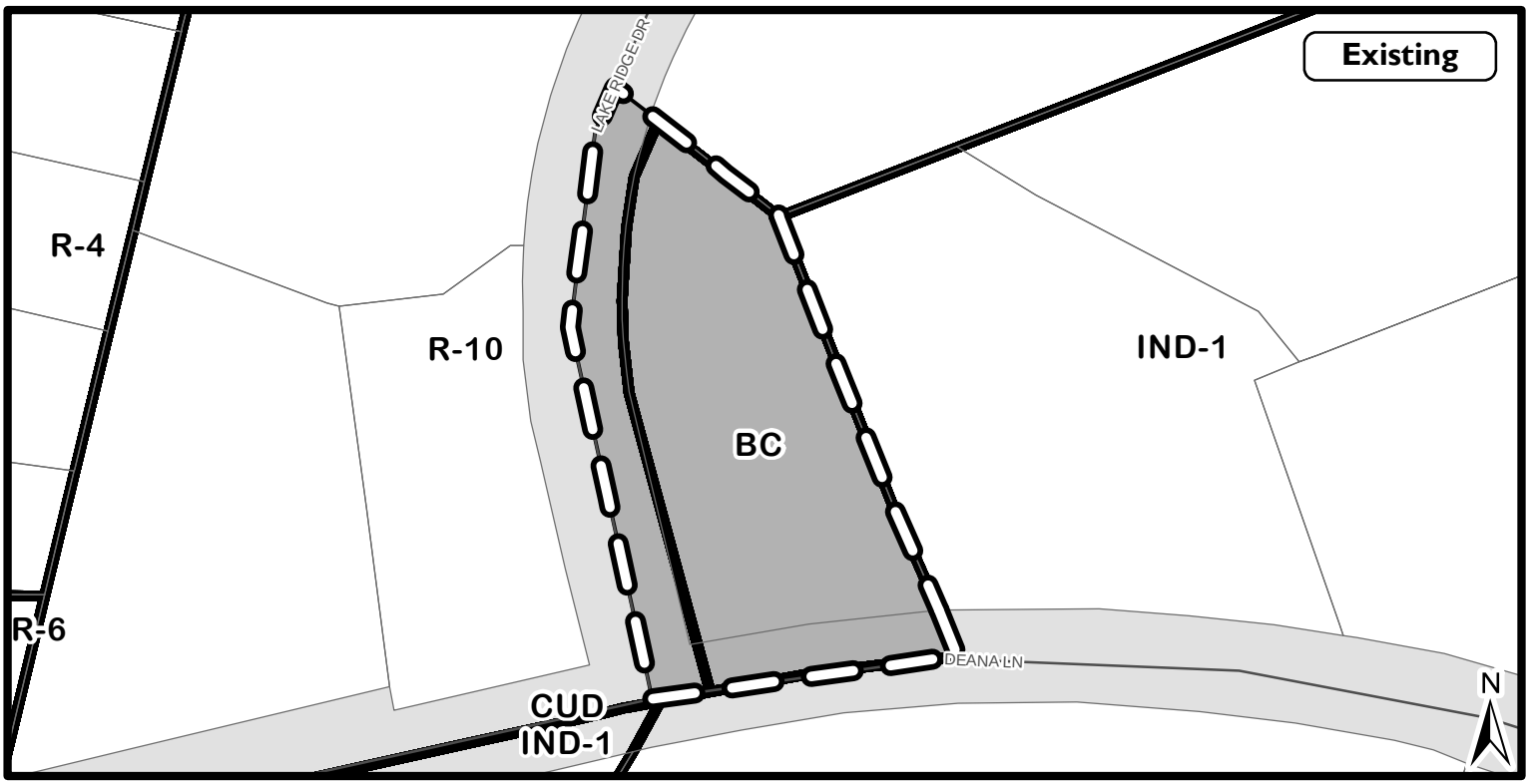


Future Land Use (Primary): Office & Residential Mixed Use

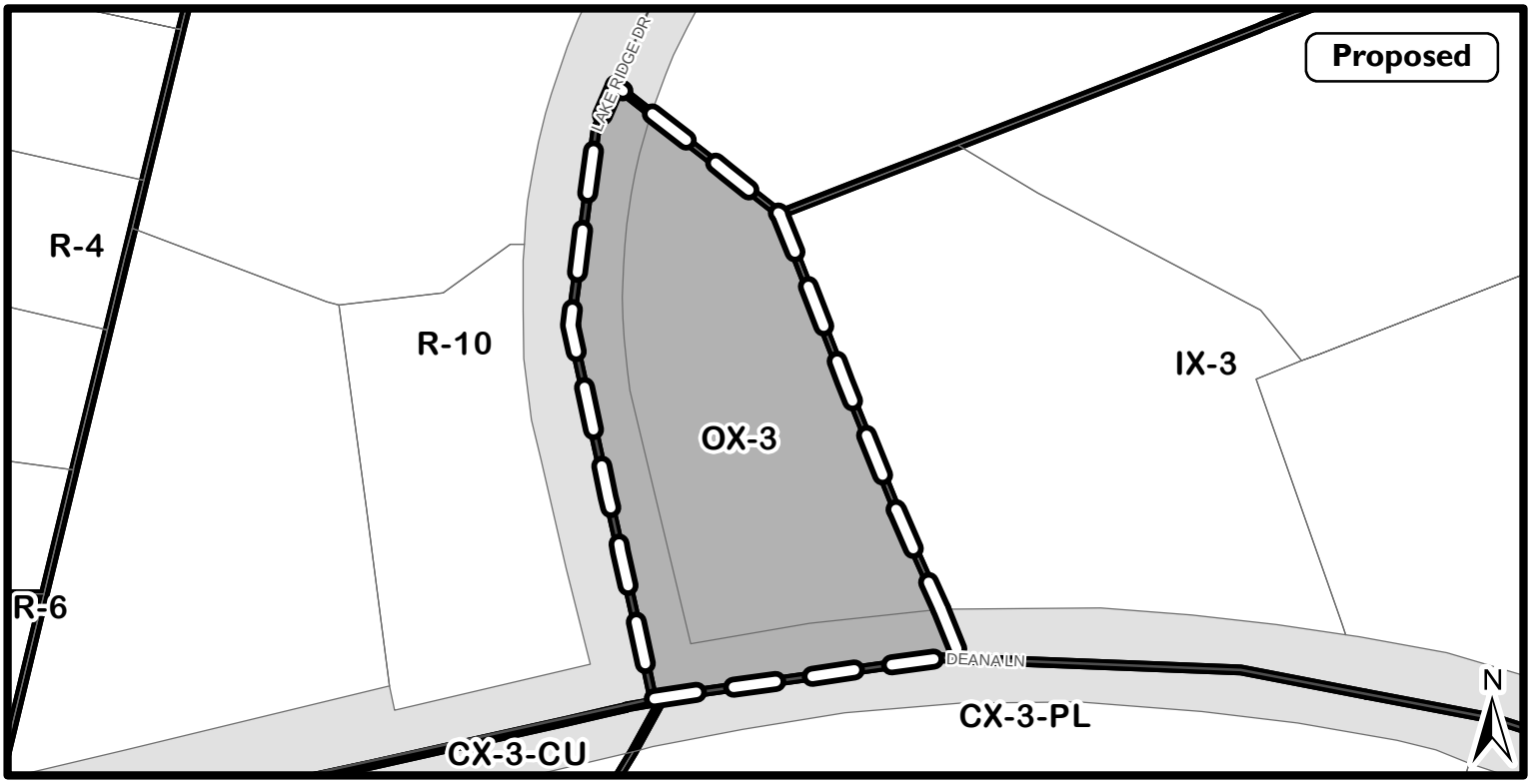
Comment Reference ID(s): PC-0134->-0141

Planning Commission - CR Change: 277

Existing Zoning: BC

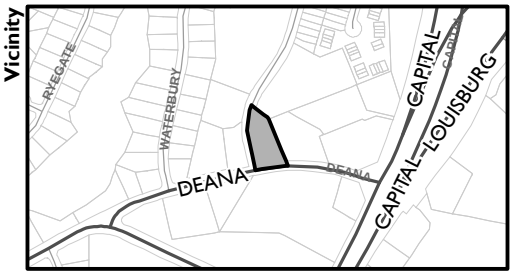


Staff Proposed Zoning: NX-3



Planning Commission Recommended Zoning:

OX-3

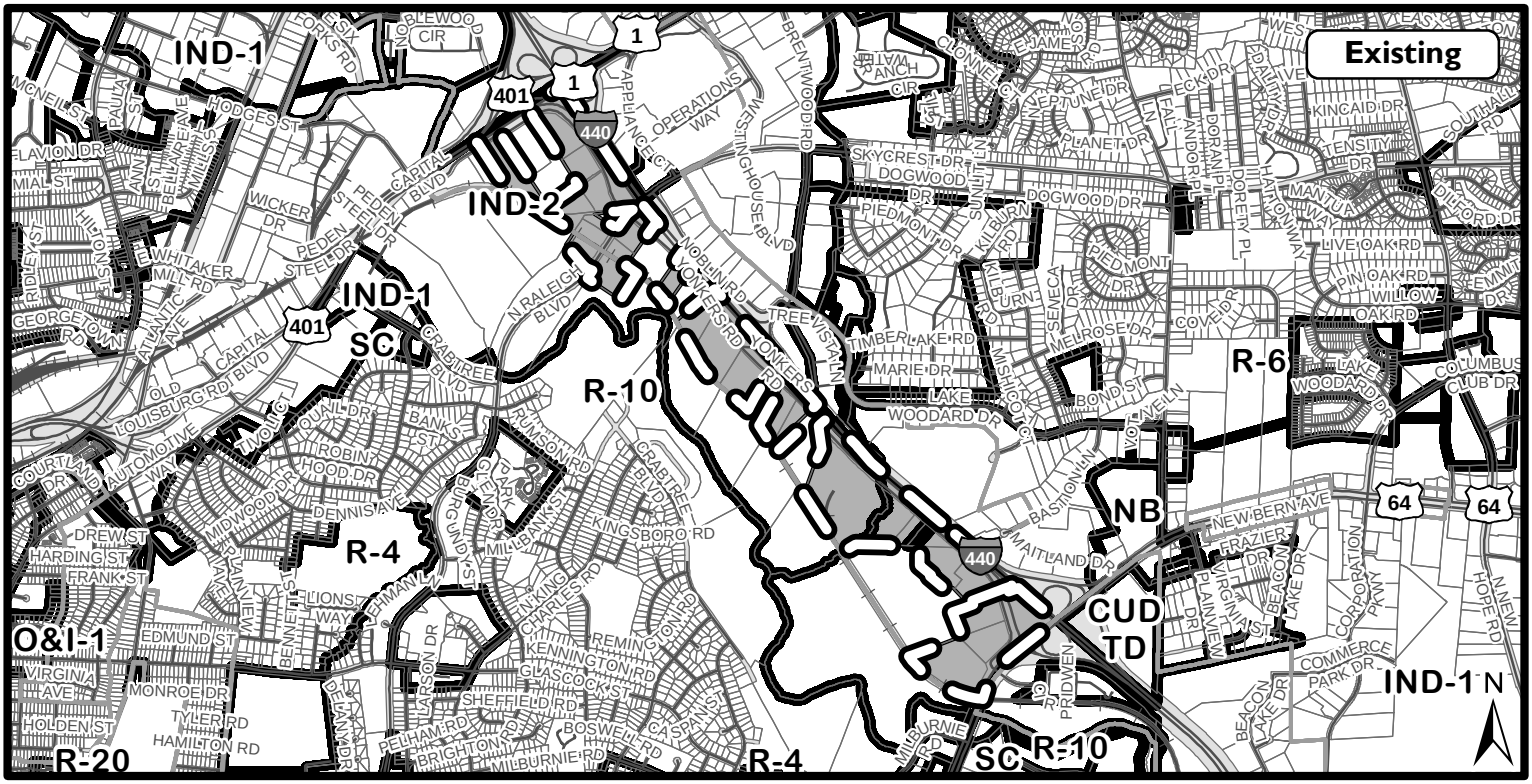


Future Land Use (Primary): Office & Residential Mixed Use

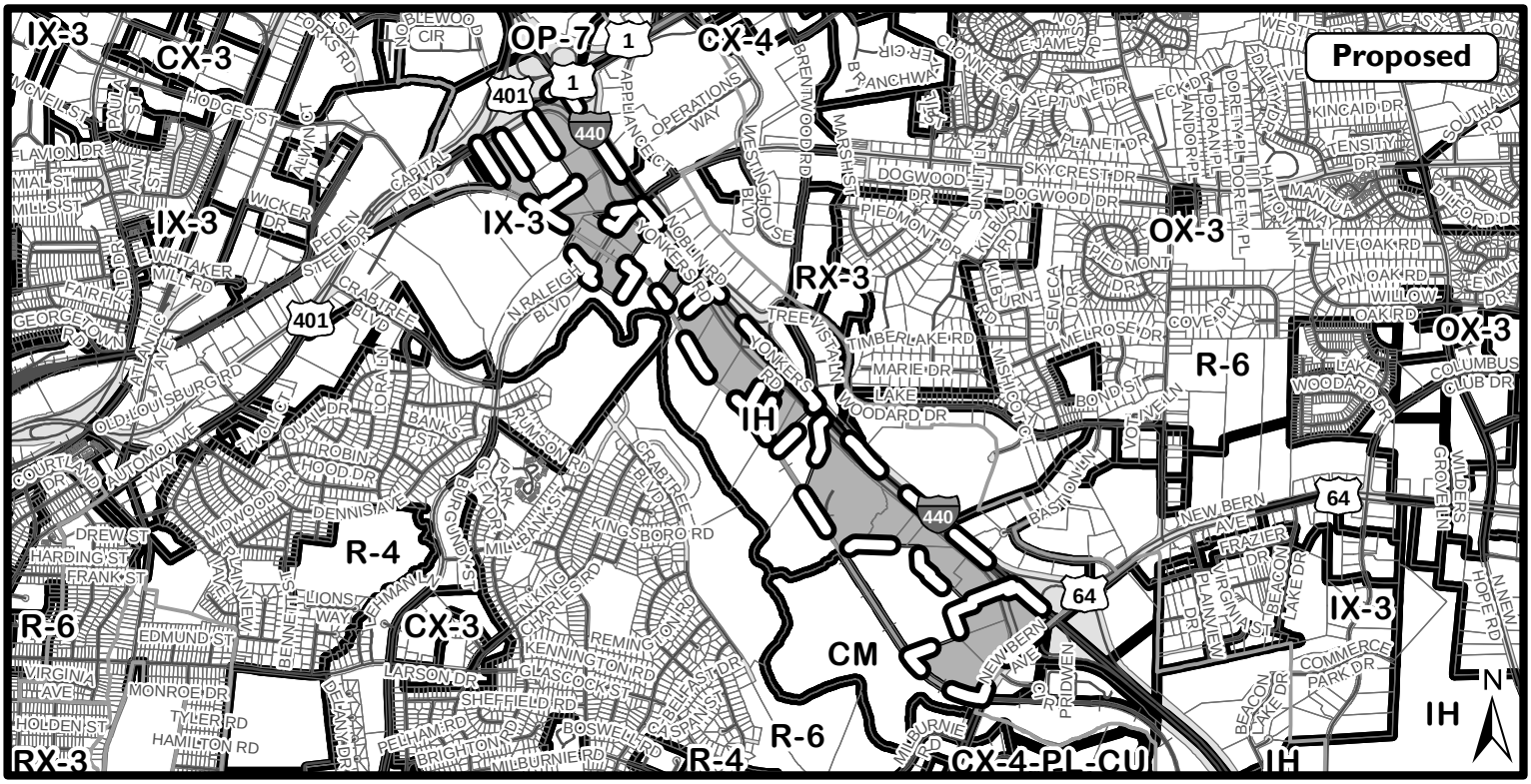
Comment Reference ID(s): PC-0150

Planning Commission - CR Change: 284

Existing Zoning: IND-1 & IND-2 w/SHOD-2



Staff Proposed Zoning: IH w/SHOD-2

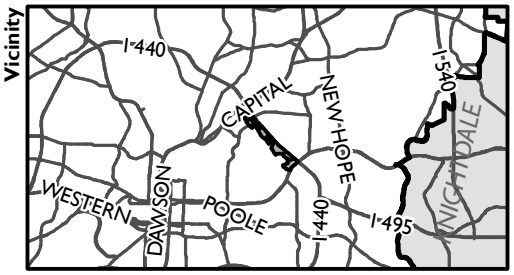


Planning Commission Recommended Zoning:

IX-3 w/SHOD-2

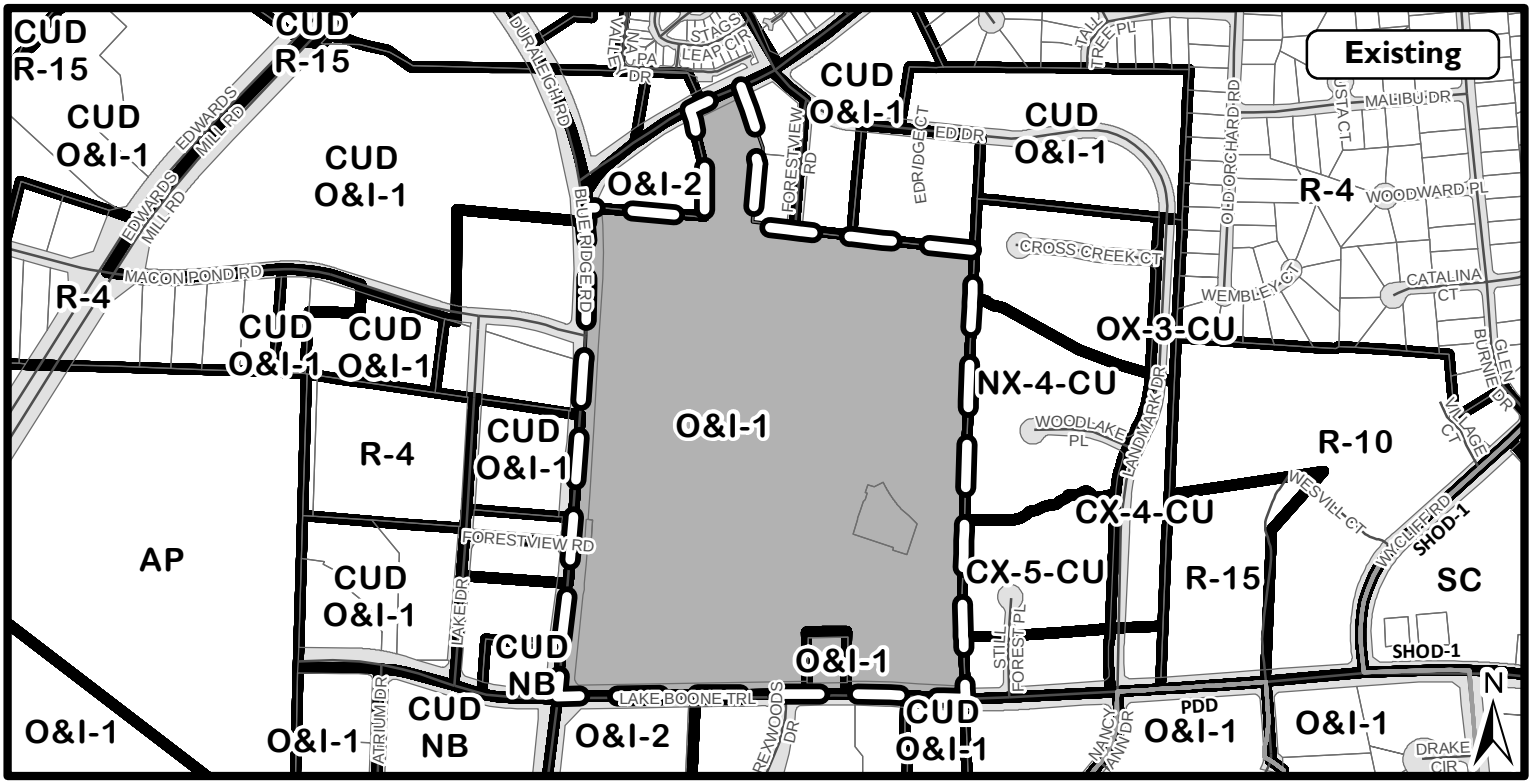
Future Land Use (Primary): General Industrial

Comment Reference ID(s): PC-0164

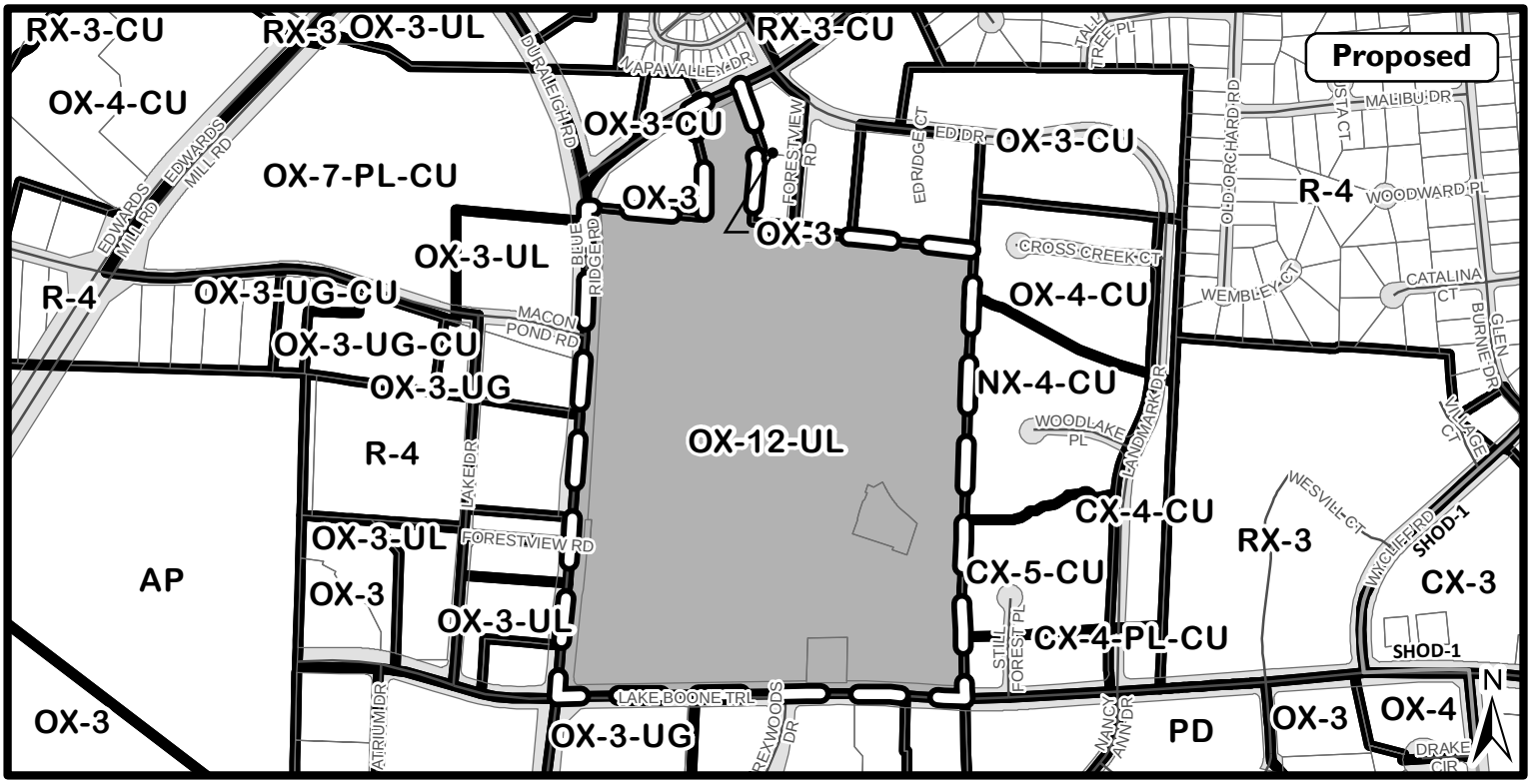


Planning Commission - CR Change: 285

Existing Zoning: O&I-1

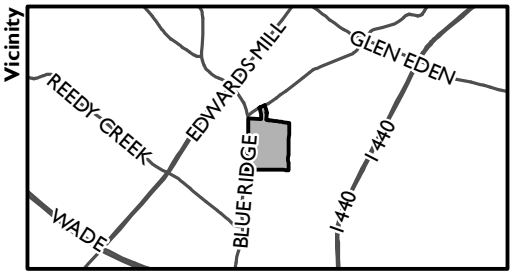


Staff Proposed Zoning: OX-7-UL



Planning Commission Recommended Zoning:

OX-12-UL

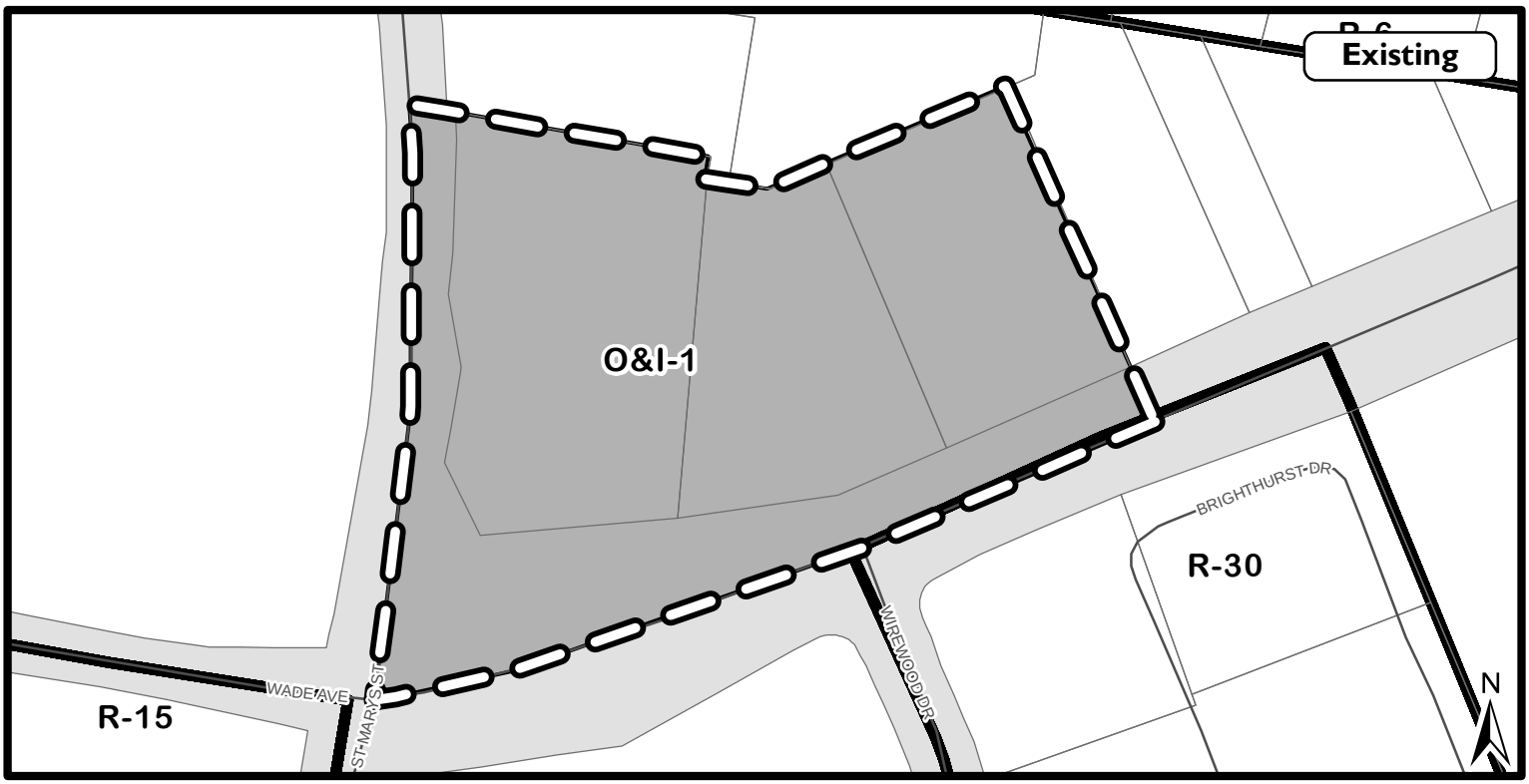


Future Land Use (Primary): Institutional

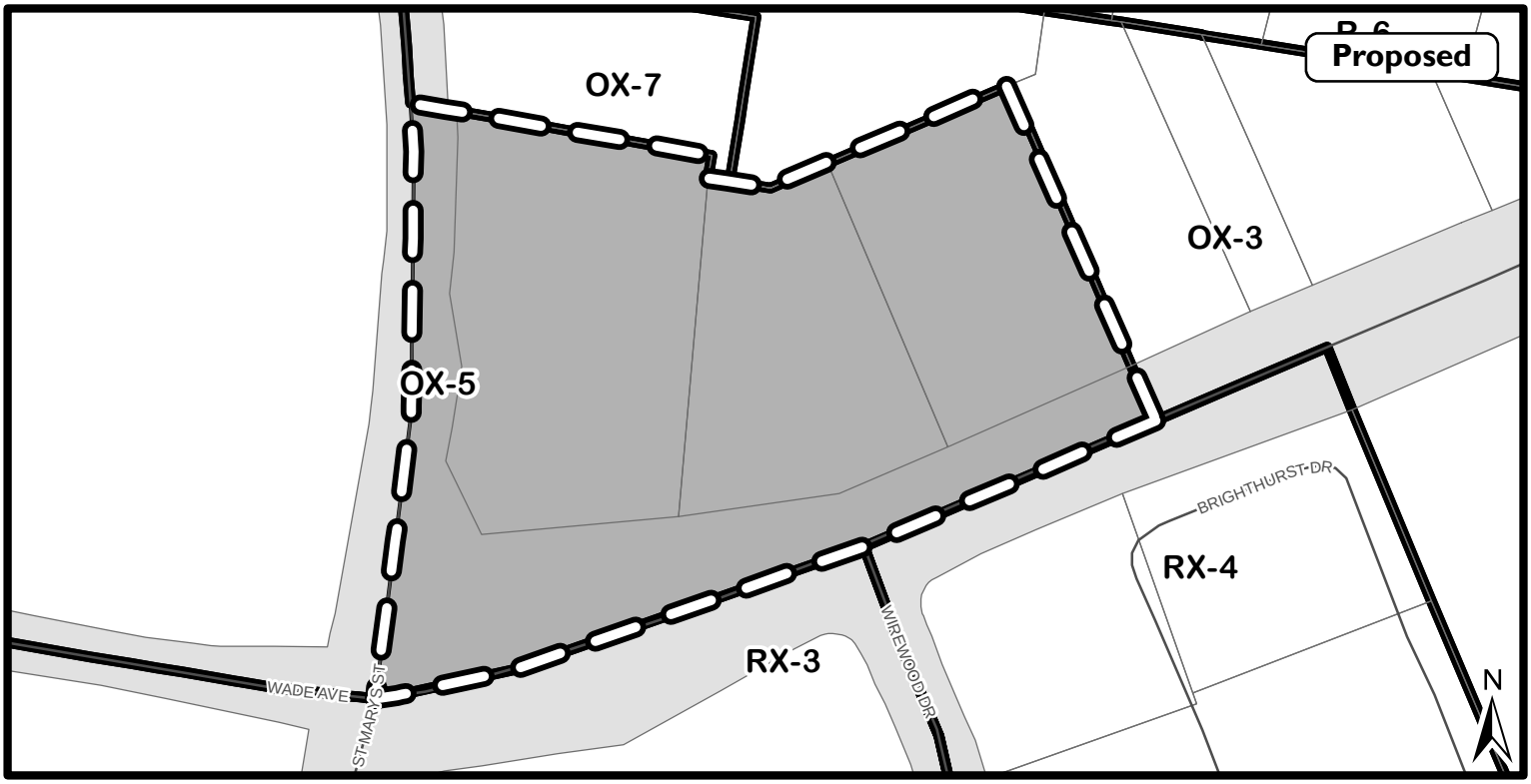
Comment Reference ID(s): PC-0159->0162

Planning Commission - CR Change: 286

Existing Zoning: O&I-1



Staff Proposed Zoning: OX-4

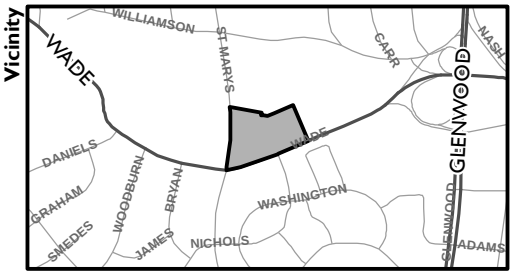


Planning Commission Recommended Zoning:

OX-5

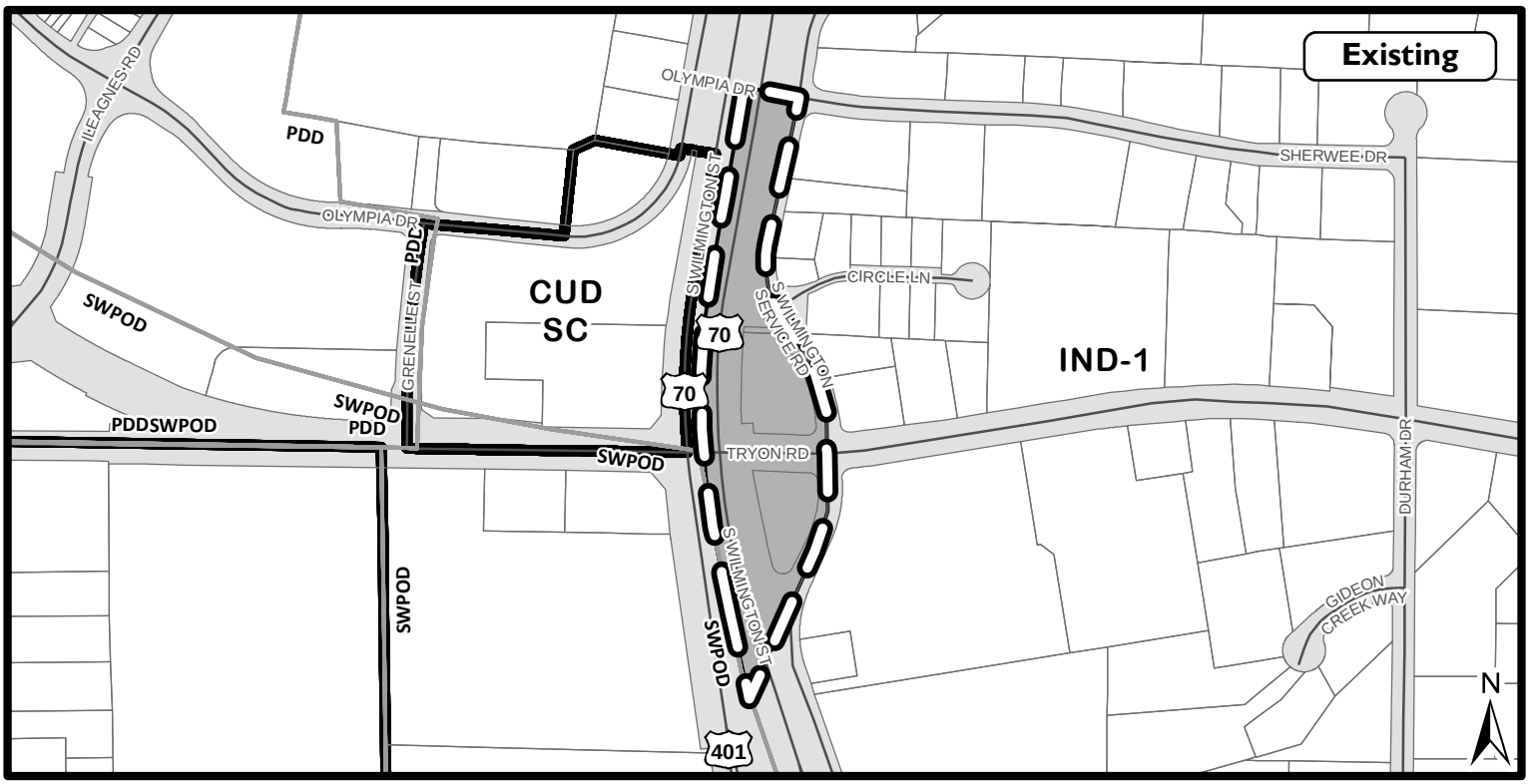
Future Land Use (Primary): Office & Residential Mixed Use

Comment Reference ID(s): PC-0163

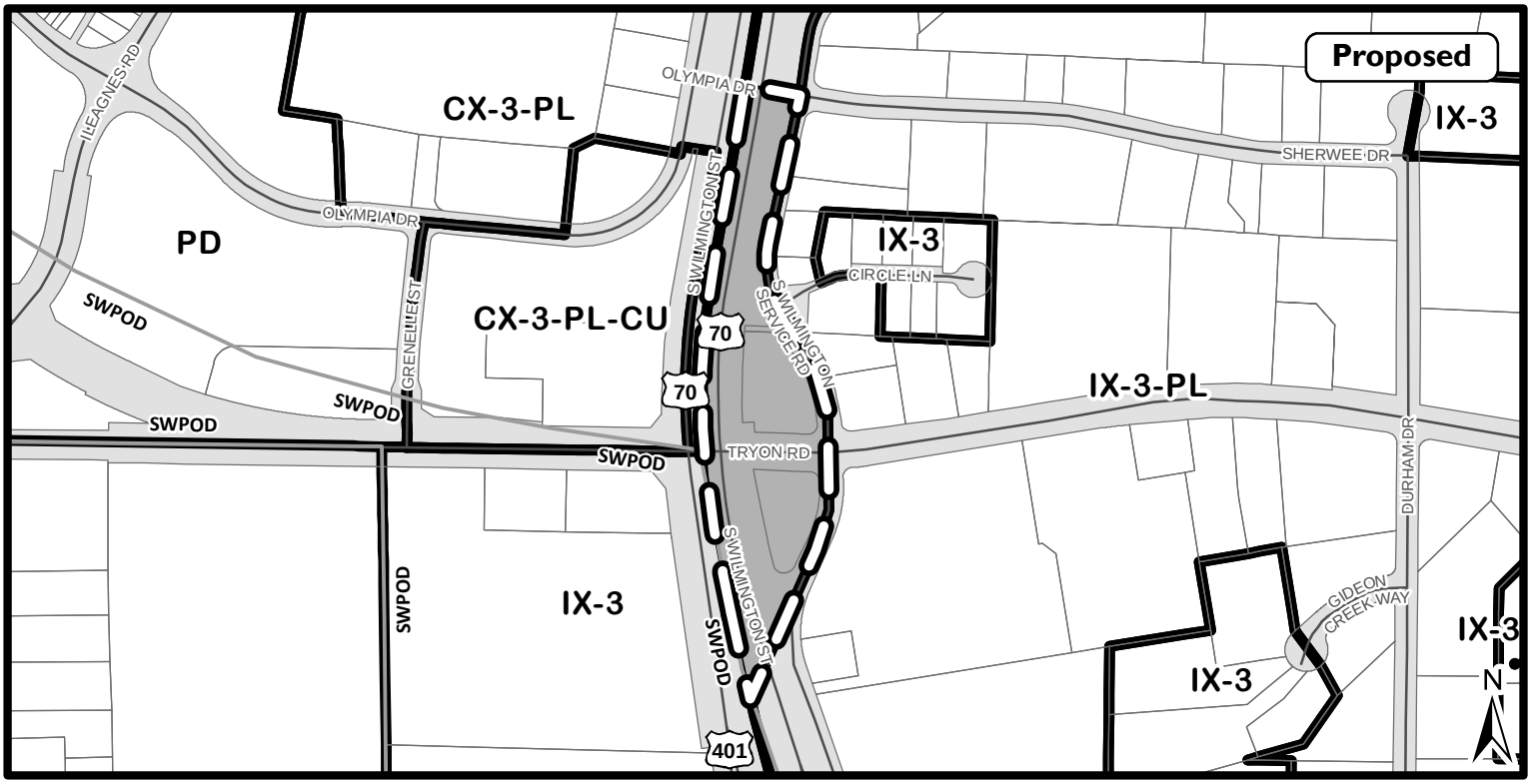


Planning Commission - CR Change: 287

Existing Zoning: IND-1

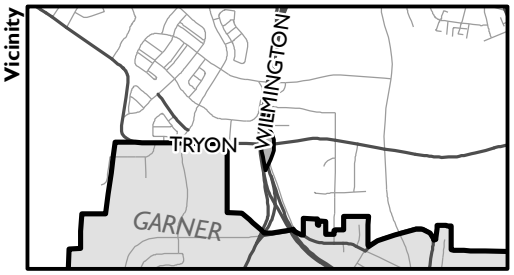


Staff Proposed Zoning: IX-3-PL



Planning Commission Recommended Zoning:

IX-3

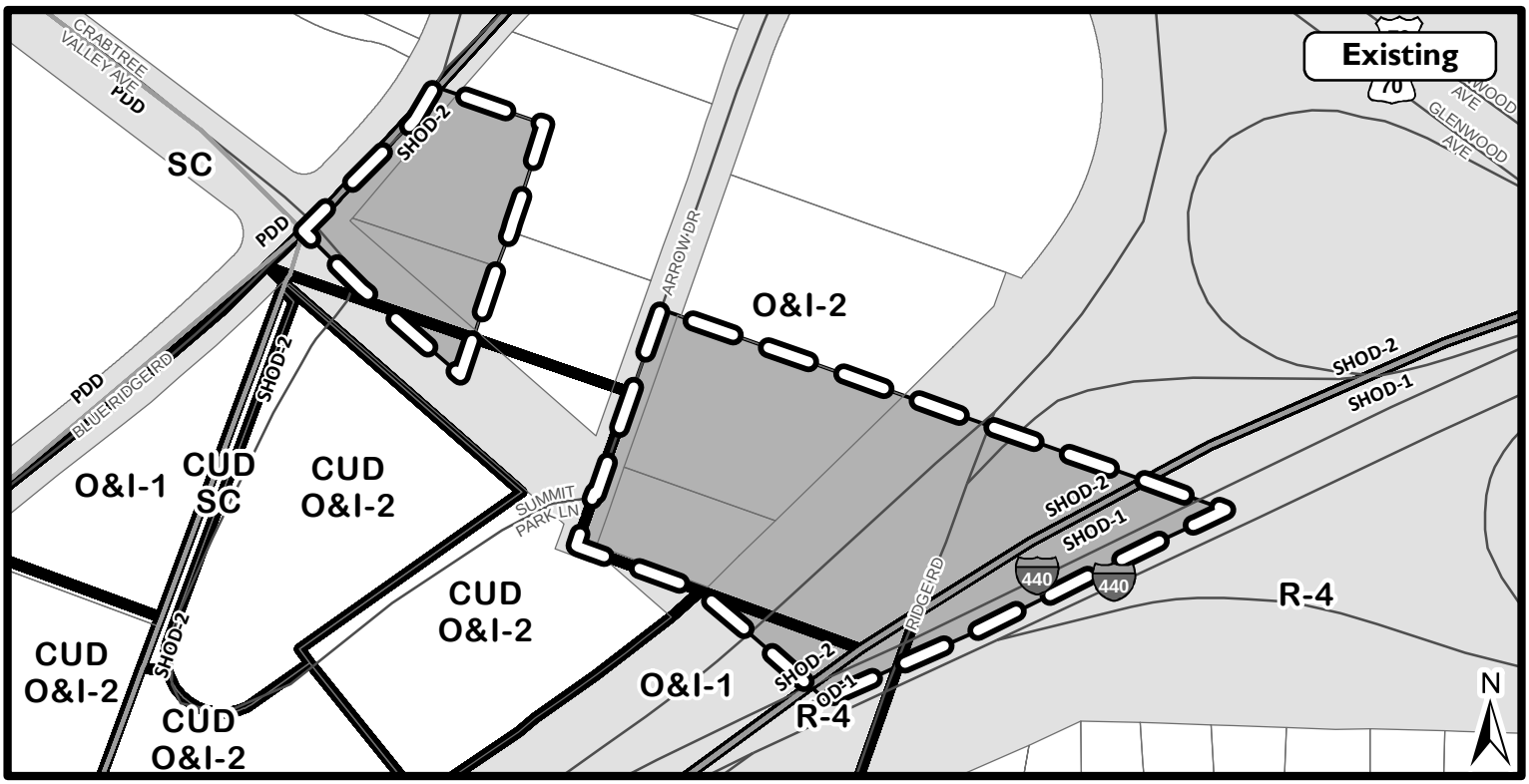


Future Land Use (Primary): Community Mixed Use

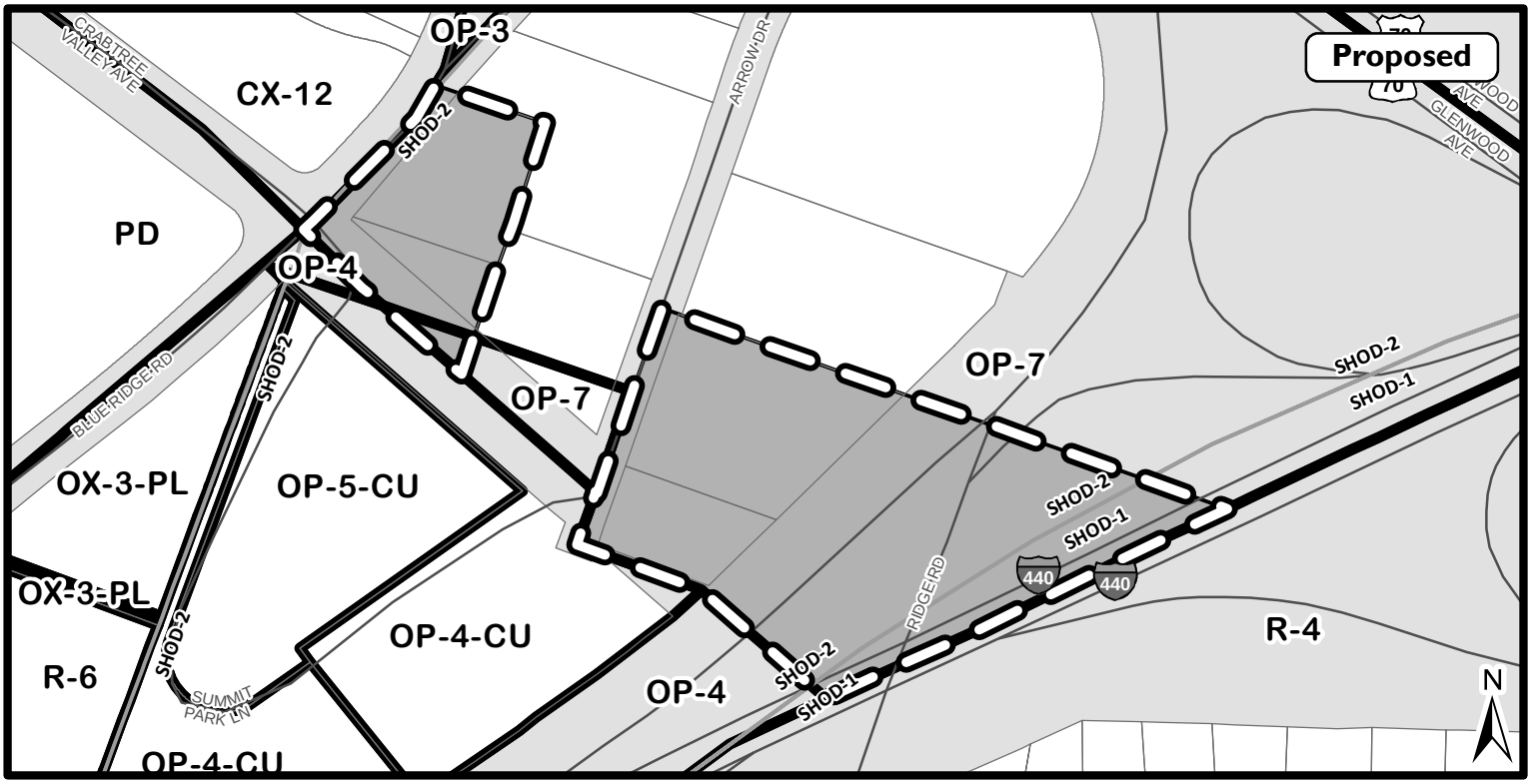
Comment Reference ID(s): PC-0165->0167

Planning Commission - CR Change: 288

Existing Zoning: O&I-2 w/SHOD-2

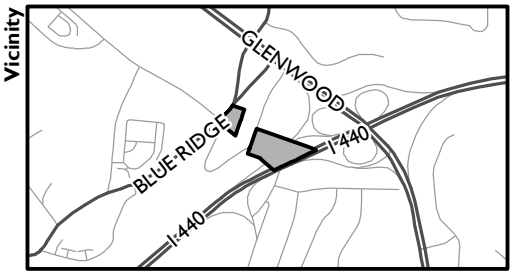


Staff Proposed Zoning: OP-4 w/SHOD-2



Planning Commission Recommended Zoning:

OP-7 w/SHOD-2

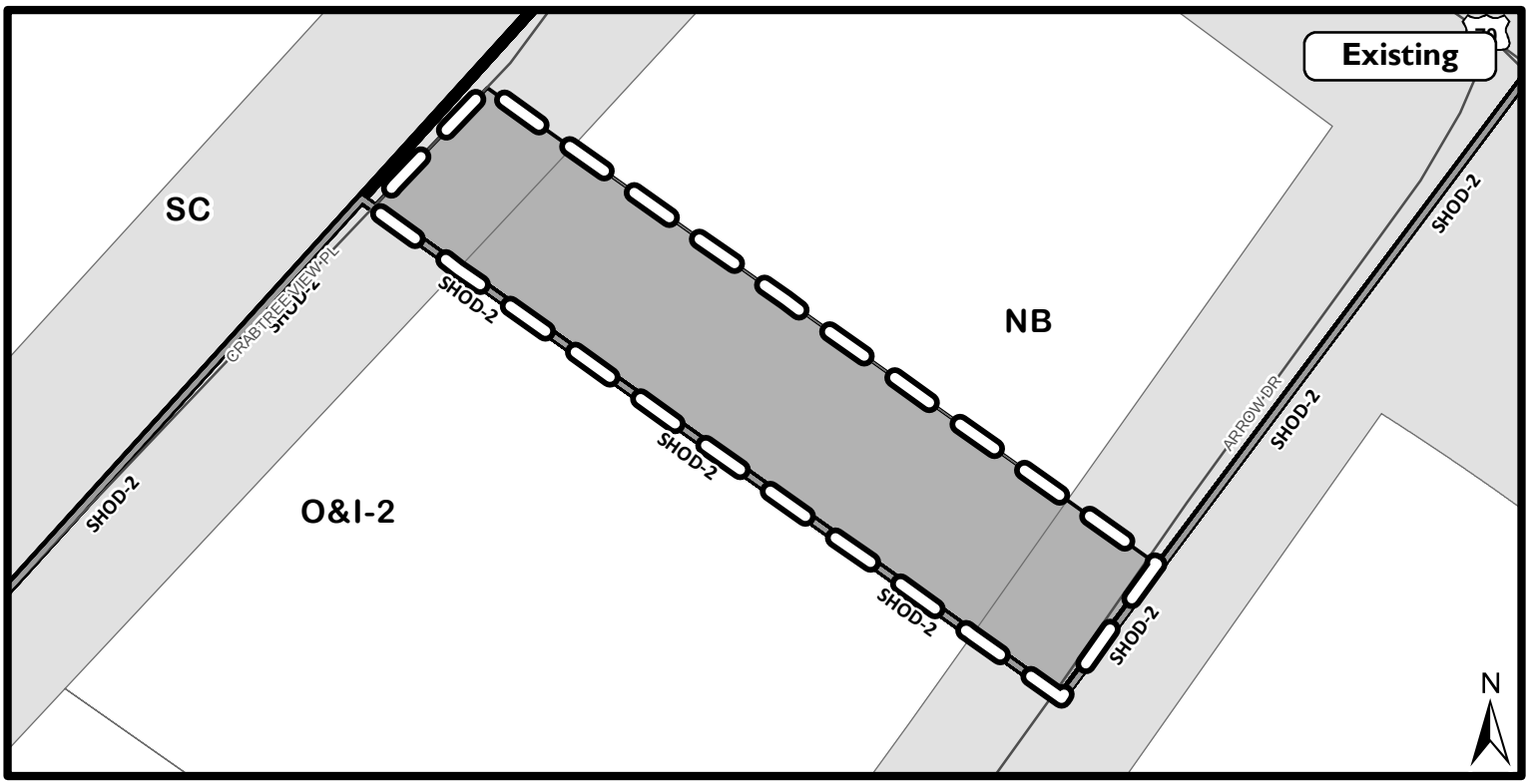


Future Land Use (Primary): Office/Research & Development

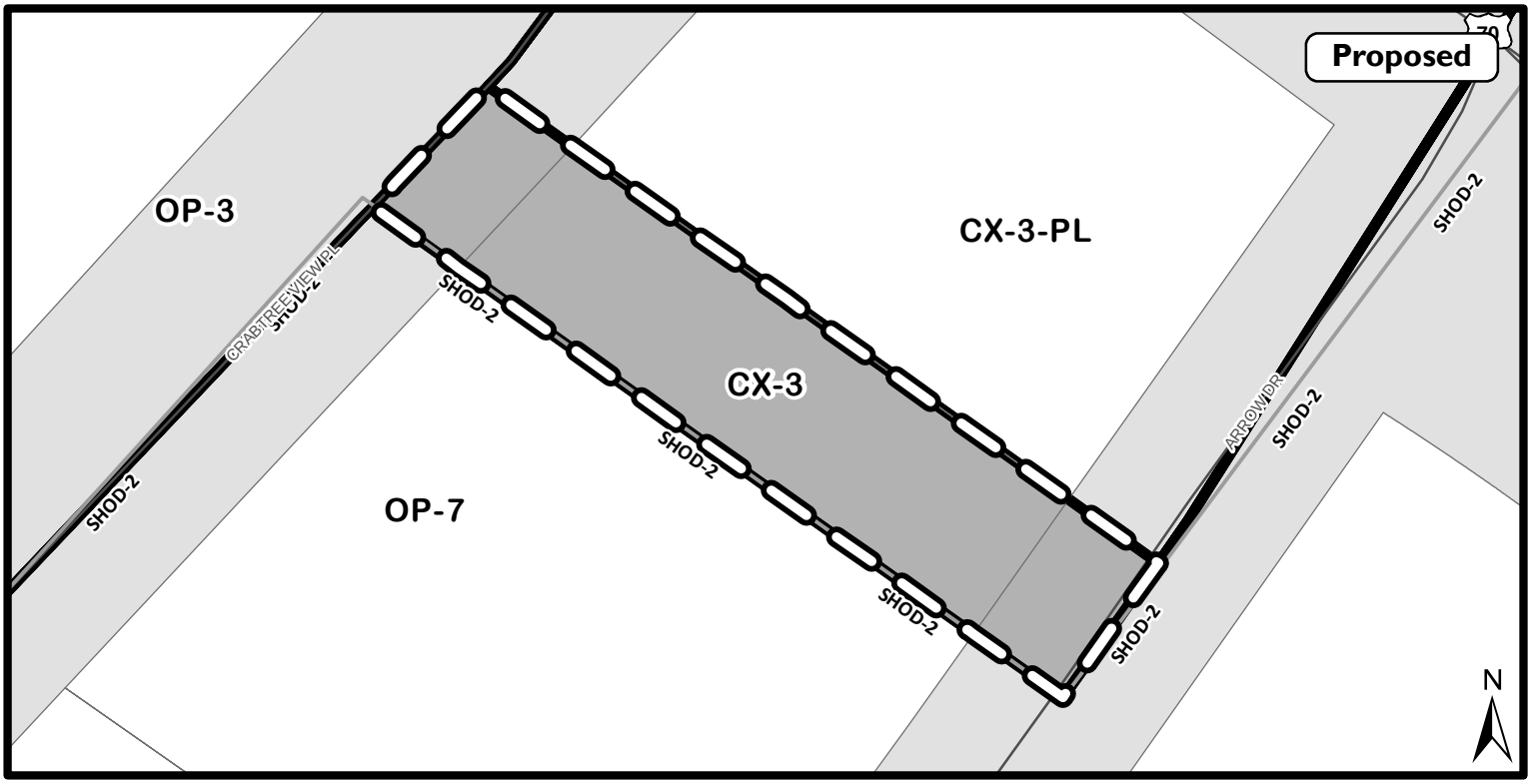
Comment Reference ID(s): PC-0168->0171

Planning Commission - CR Change: 289

Existing Zoning: NB



Staff Proposed Zoning: OP-4

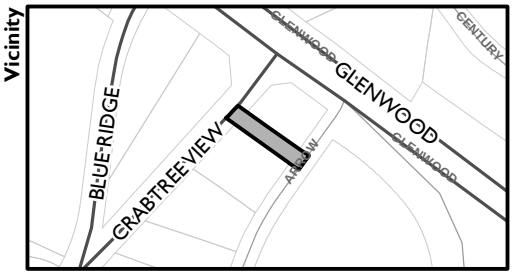


Planning Commission Recommended Zoning:

CX-3

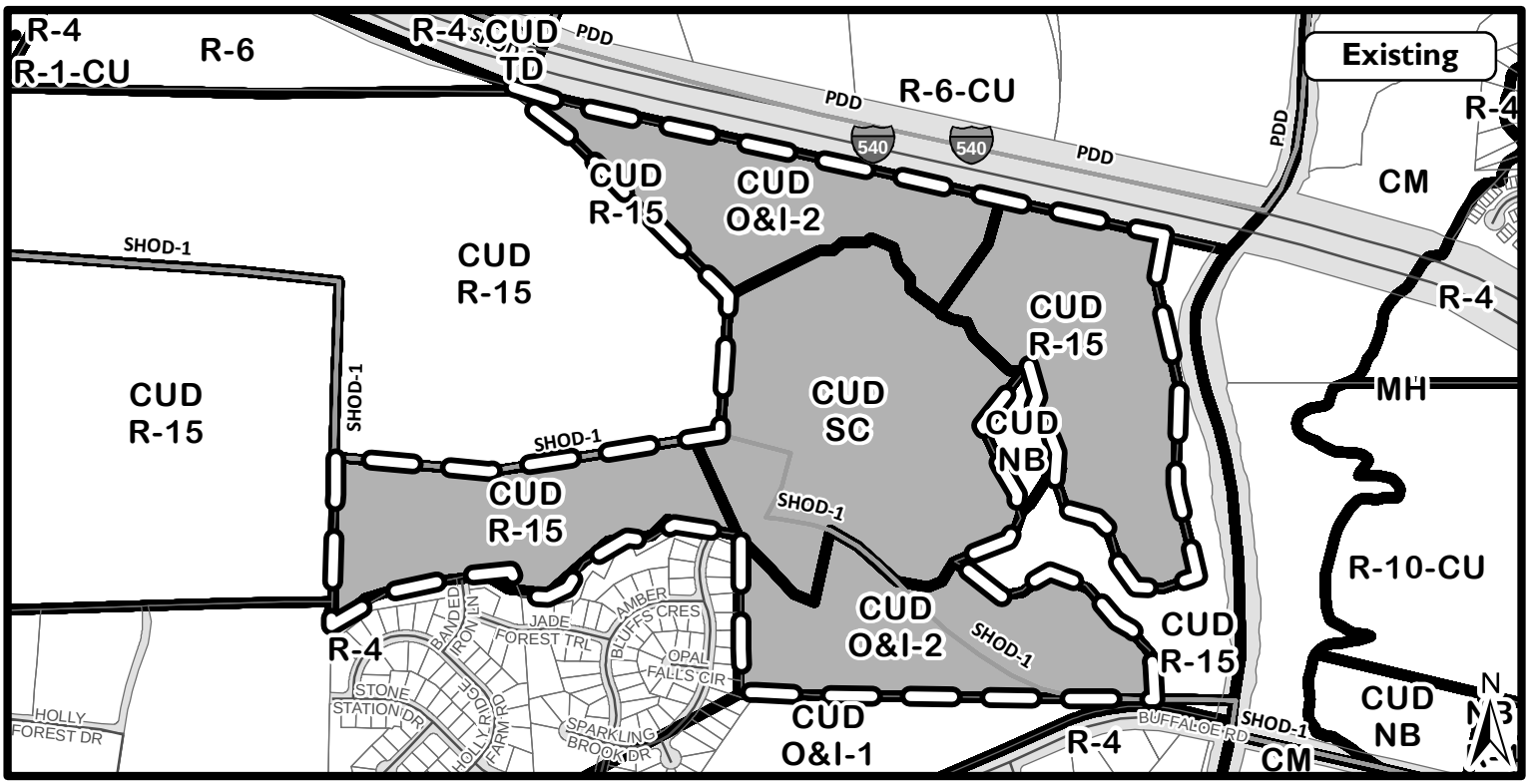
Future Land Use (Primary): Office/Research & Development

Comment Reference ID(s): PC-0172

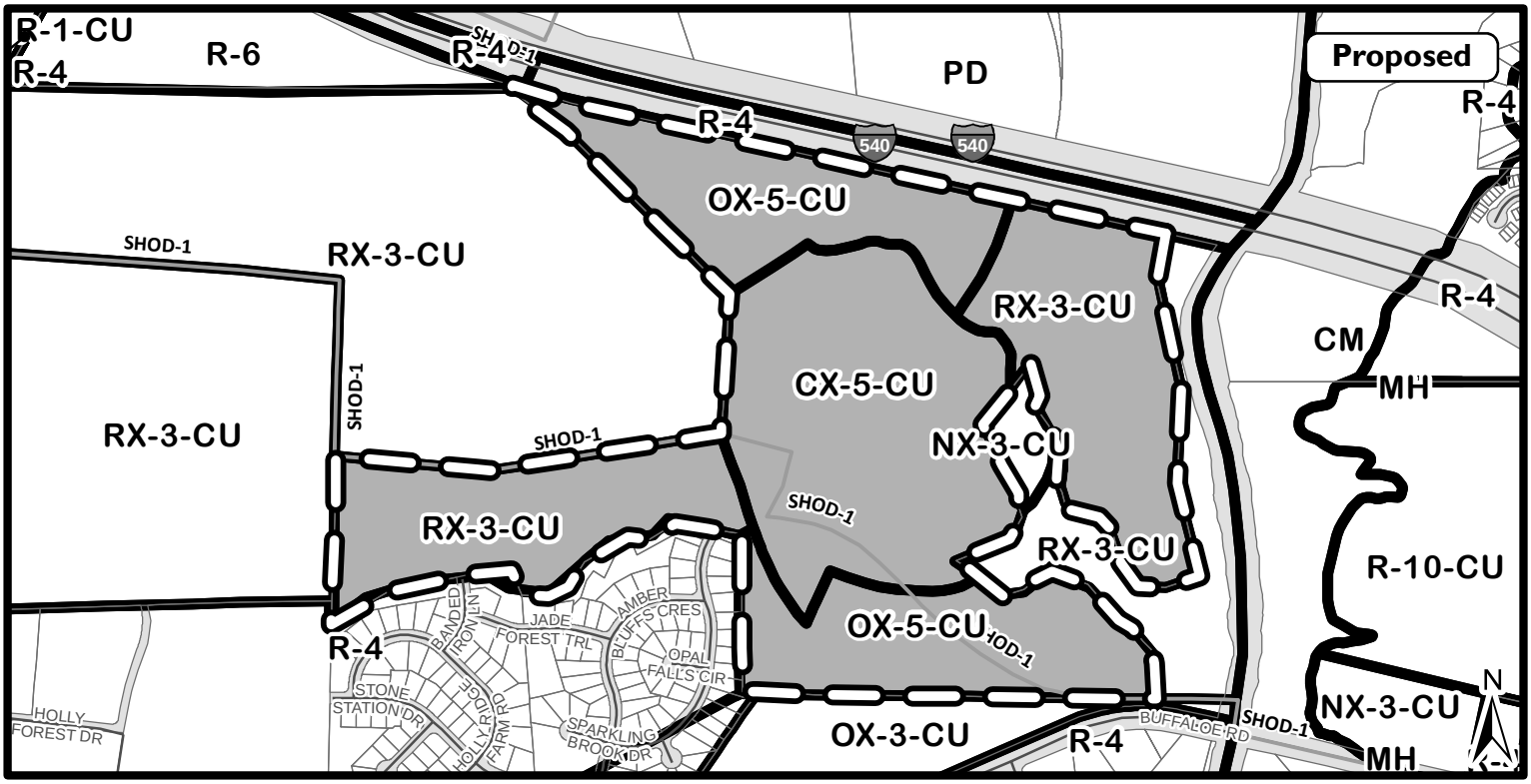


Planning Commission - CR Change: 290

Existing Zoning: CUD R-15, CUD O&I-2, & CUD SC w/SHOD-1

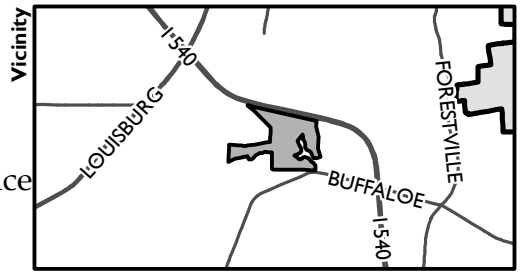


Staff Proposed Zoning: RX-3-CU, OX-5-CU, & CX-5-CU w/SHOD-1



Planning Commission Recommended Zoning:

Fix Layout of Case

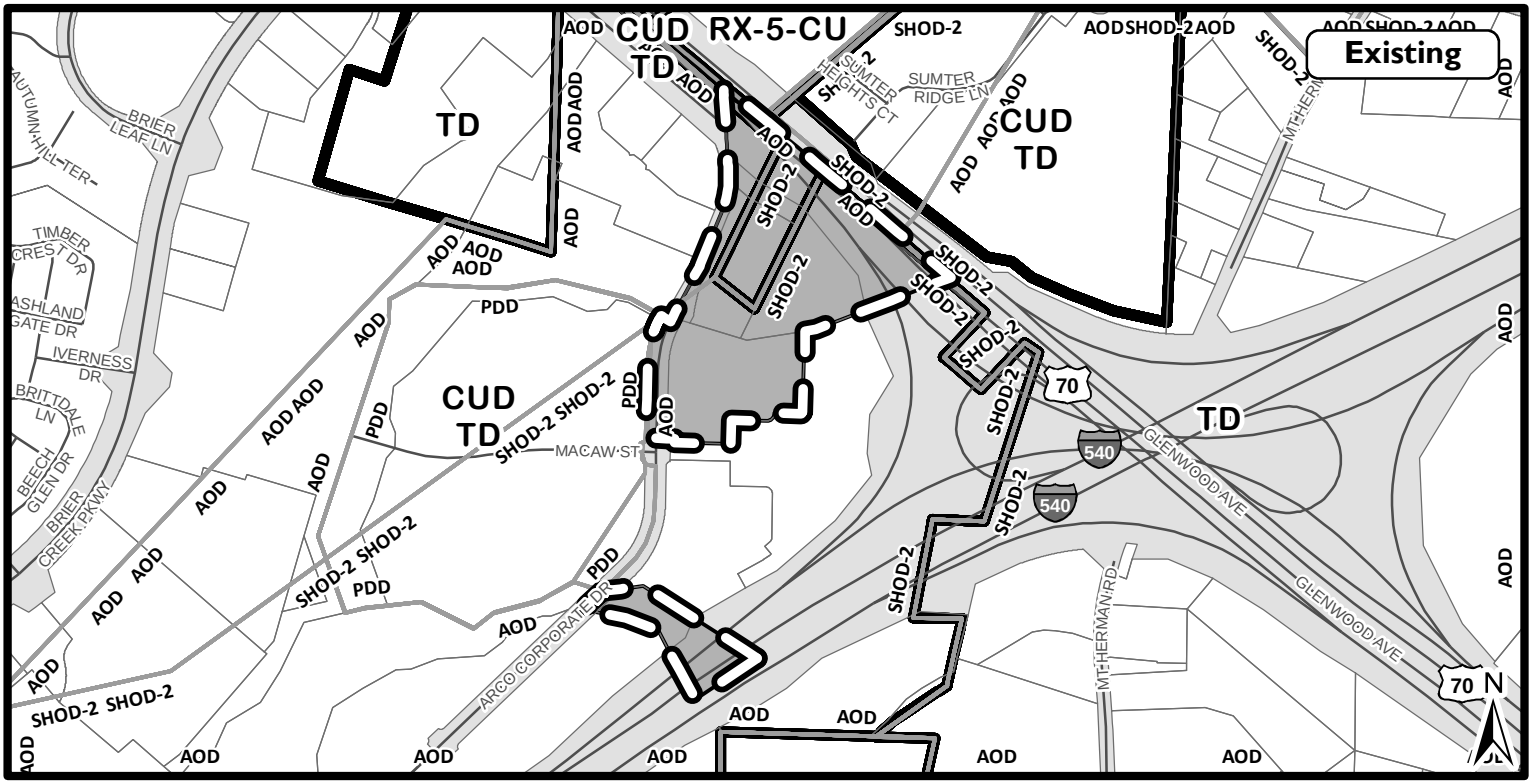


Future Land Use (Primary): Low Dens Res, Comm Mix Use, Office

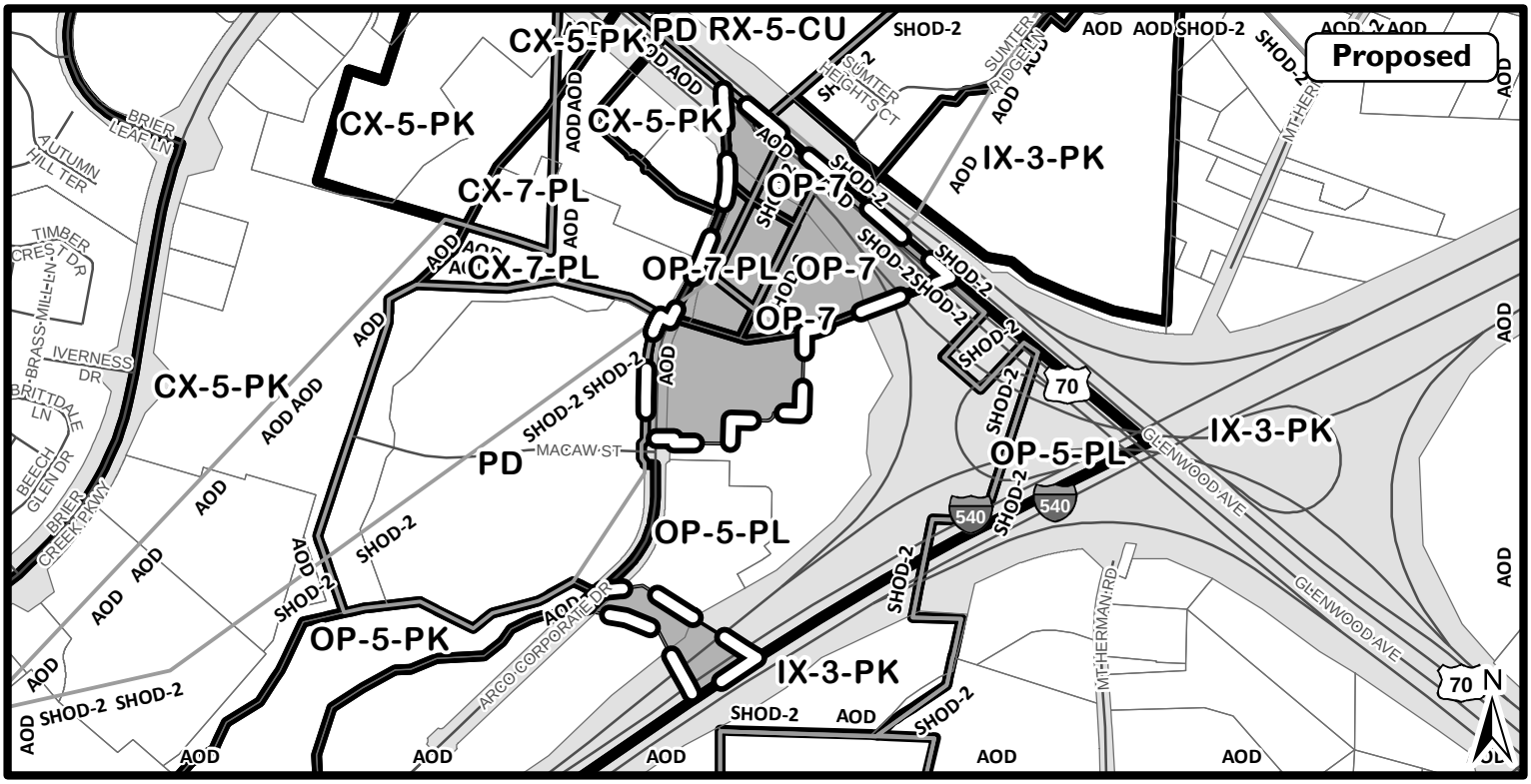
Comment Reference ID(s): PC-0173

Planning Commission - CR Change: 291

Existing Zoning: CUDTD & TD w/ AOD & SHOD-2



Staff Proposed Zoning: OP-5-PK & OP-7-PK w/ AOD & SHOD-2



Planning Commission Recommended Zoning:

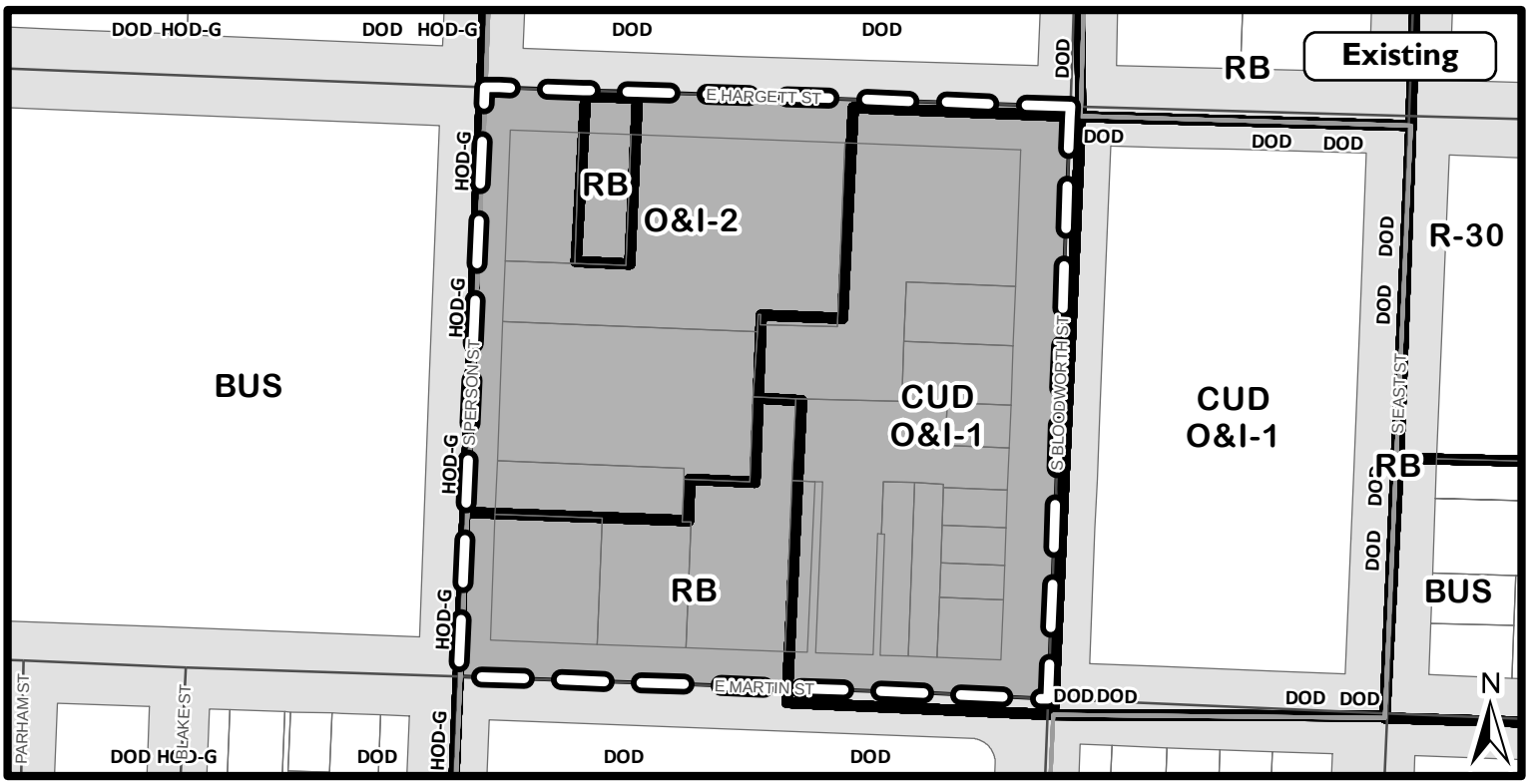
OP-5-PL, OP-7, & OP-7-PL w/ AOD & SHOD-2

Future Land Use (Primary): Office/Research & Development

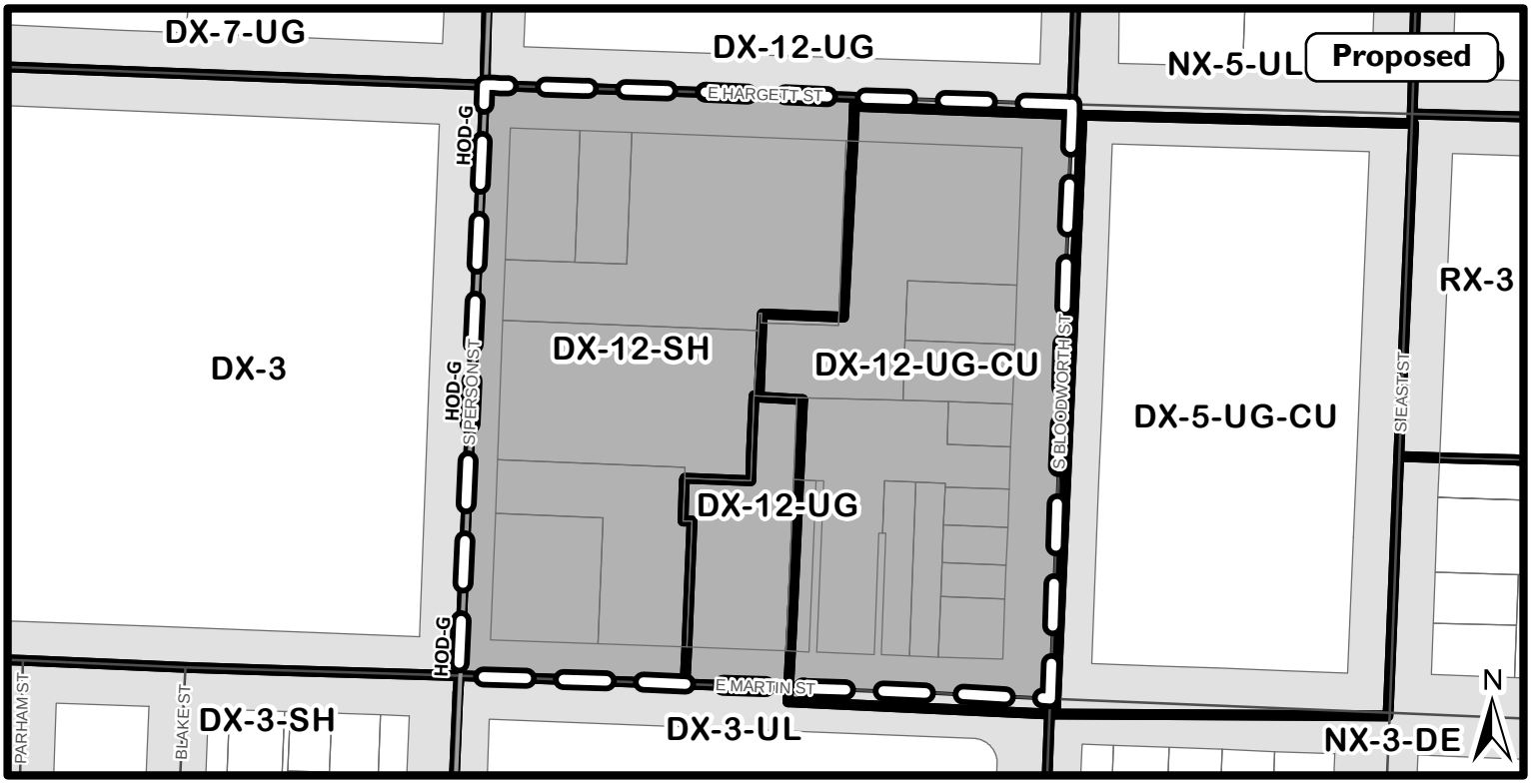
Comment Reference ID(s): PC-0174->0177

Planning Commission - CR Change: 296

Existing Zoning: RB, O&I-2, CUD O&I-1

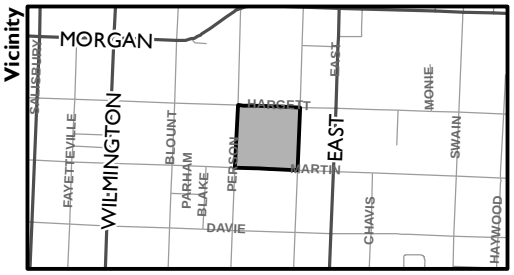


Staff Proposed Zoning: DX-7-SH, DX-7-UG, DX-7-UG-CU



Planning Commission Recommended Zoning:

DX-12-SH, DX-12-UG, DX-12-UG-CU

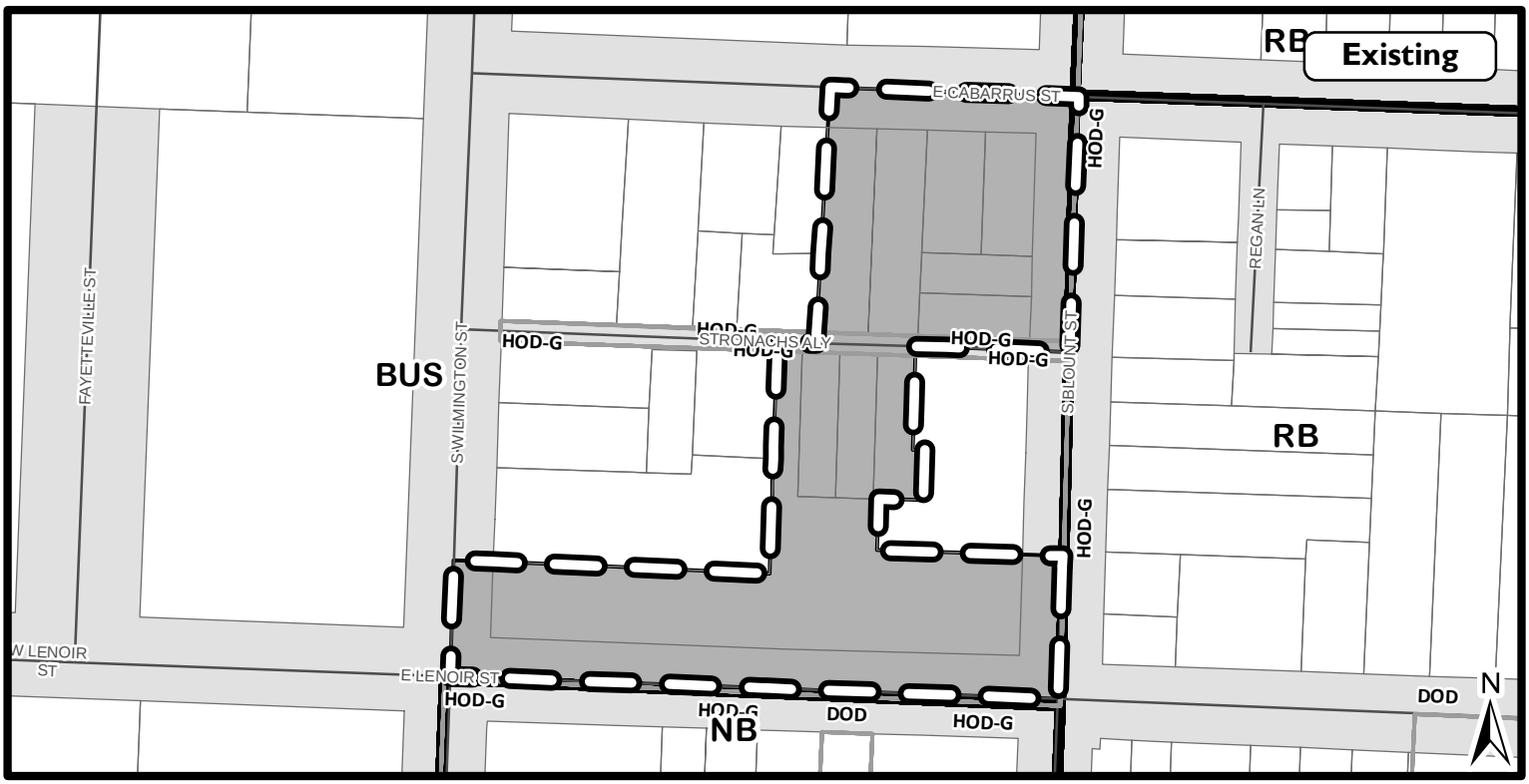


Future Land Use (Primary): Central Business District

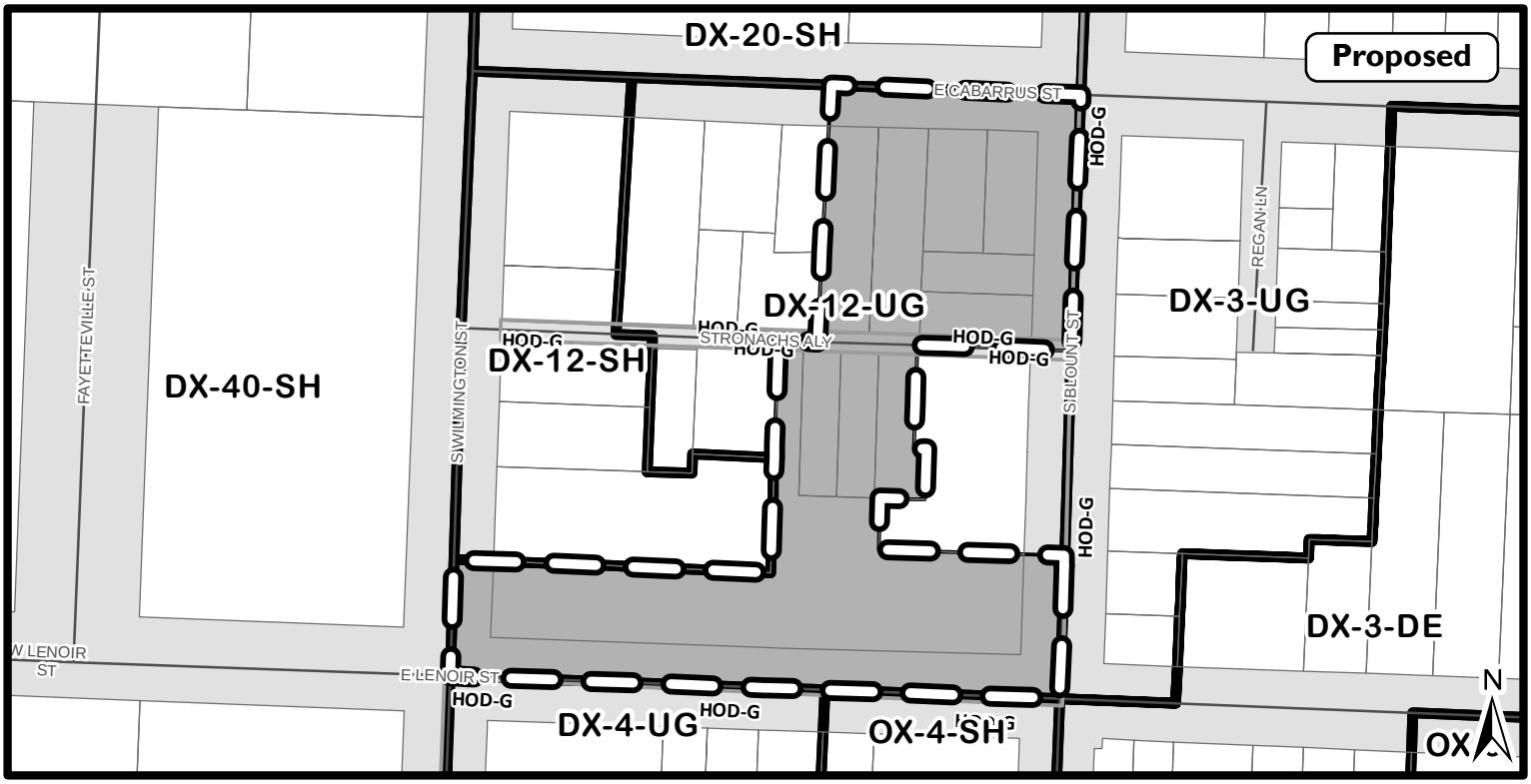
Comment Reference ID(s): PC-0179; DRA5

Planning Commission - CR Change: 299

Existing Zoning: BUS w/DOD (part HOD-G)

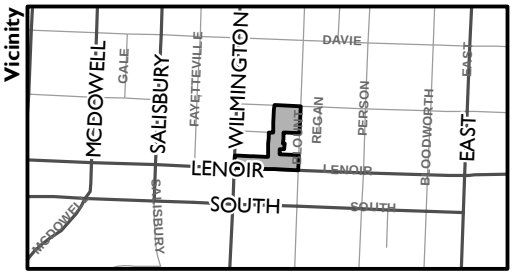


Staff Proposed Zoning: DX-7-UG



Planning Commission Recommended Zoning:

DX-12-UG

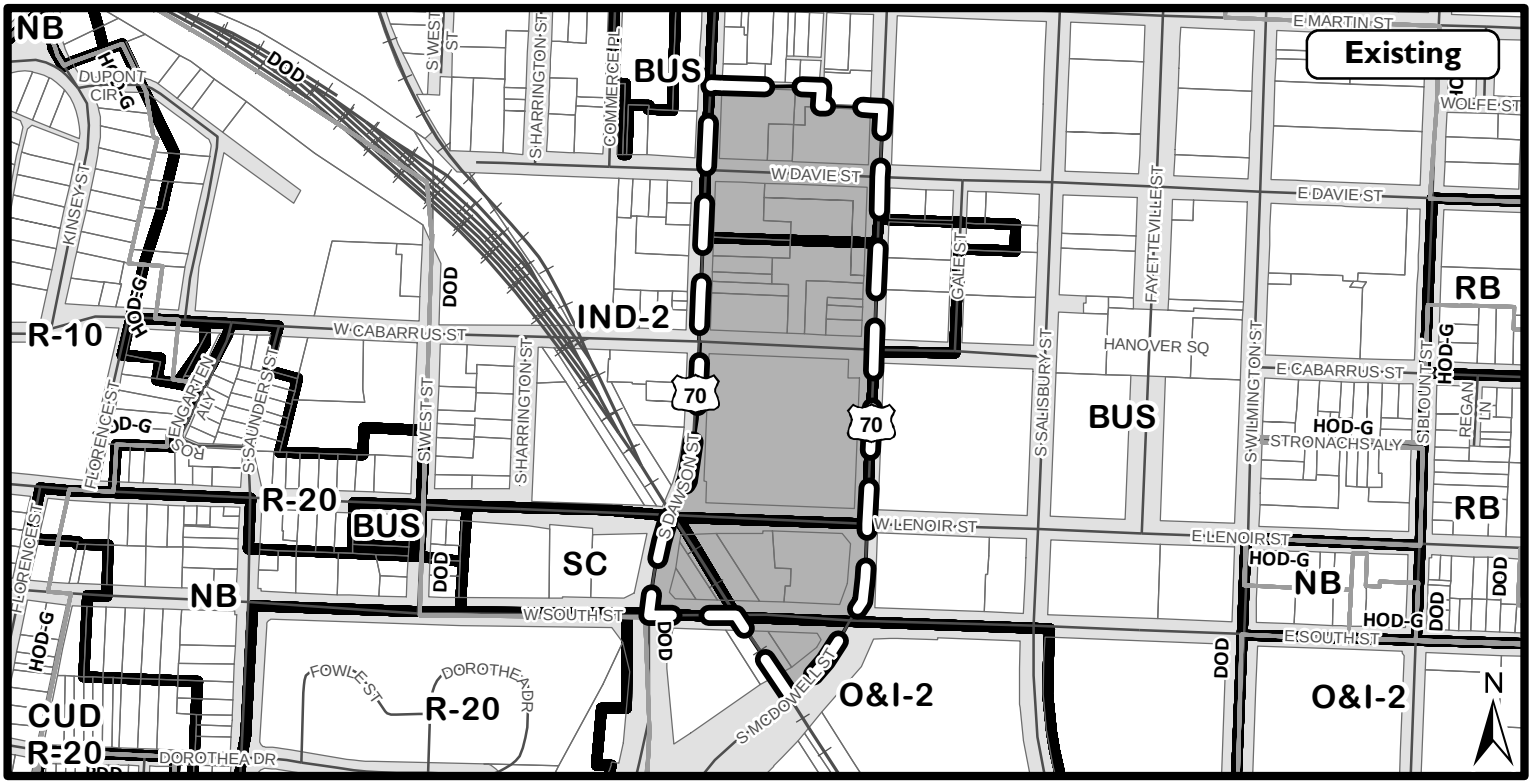


Future Land Use (Primary): Central Business District

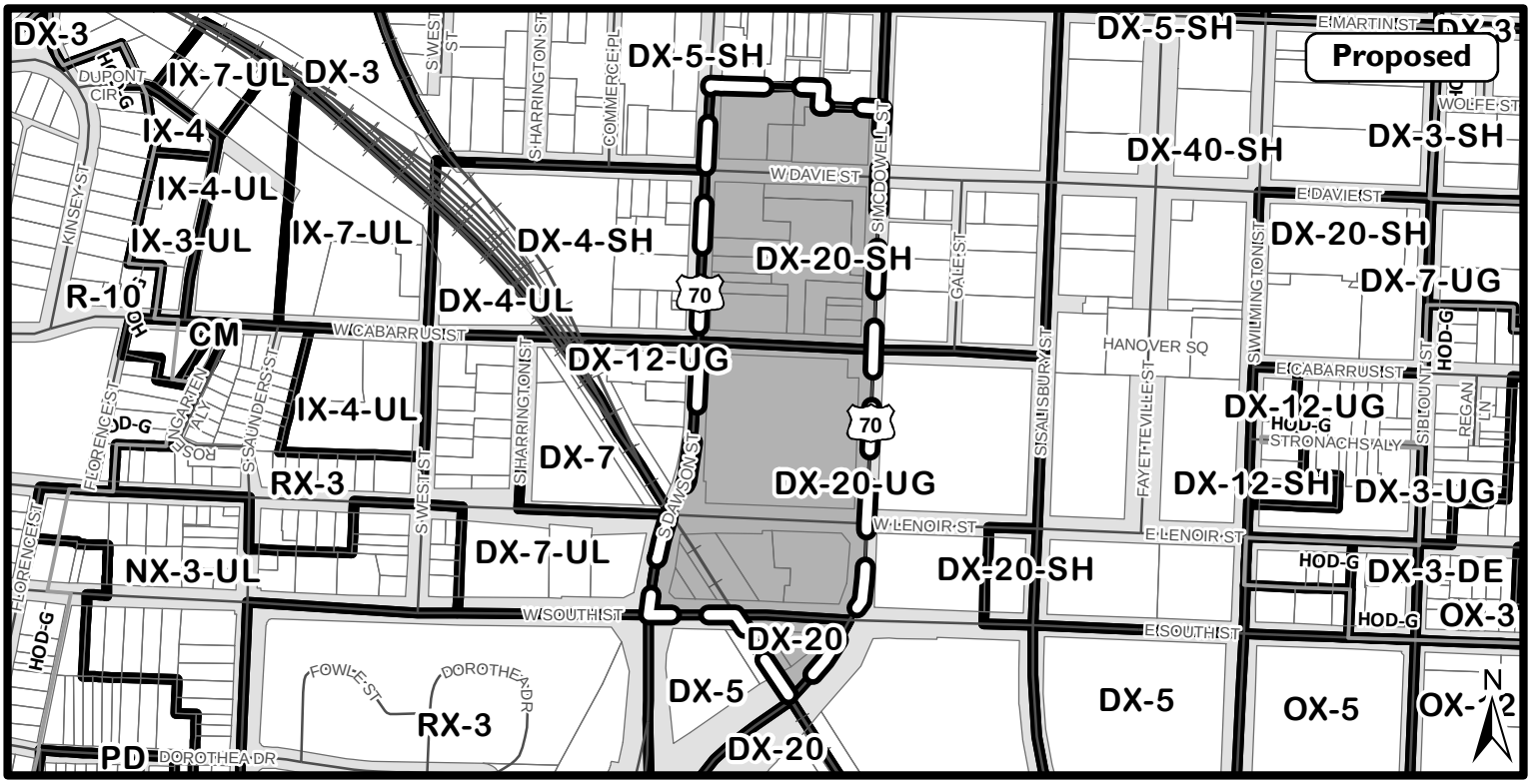
Comment Reference ID(s): PC-0179; DRA8

Planning Commission - CR Change: 302

Existing Zoning: BUS & IND-2 w/DOD



Staff Proposed Zoning: DX-5, DX-12-SH, DX-12-UG



Planning Commission Recommended Zoning:

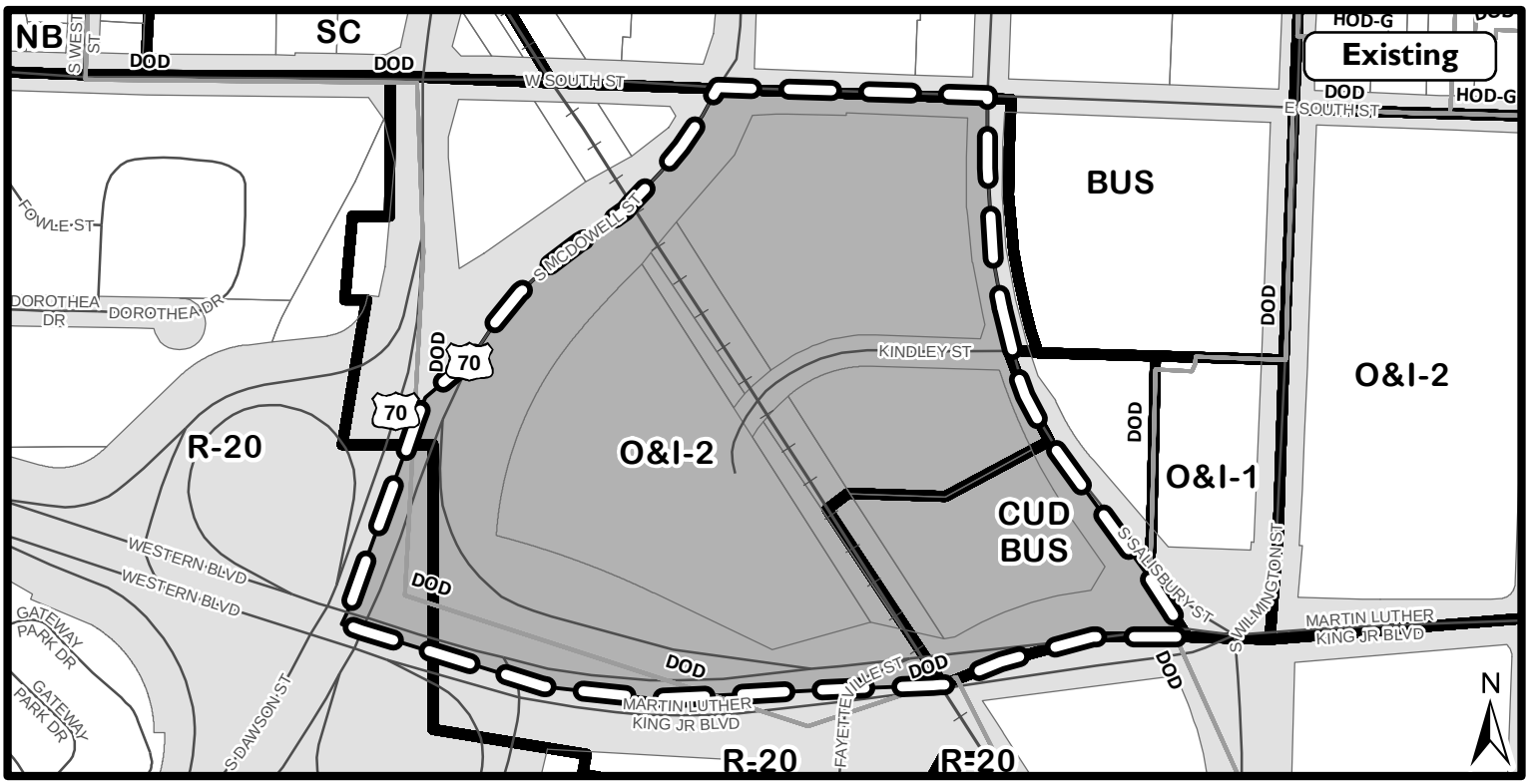
DX-20, DX-20-SH, DX-20-UG

Future Land Use (Primary): Central Business District

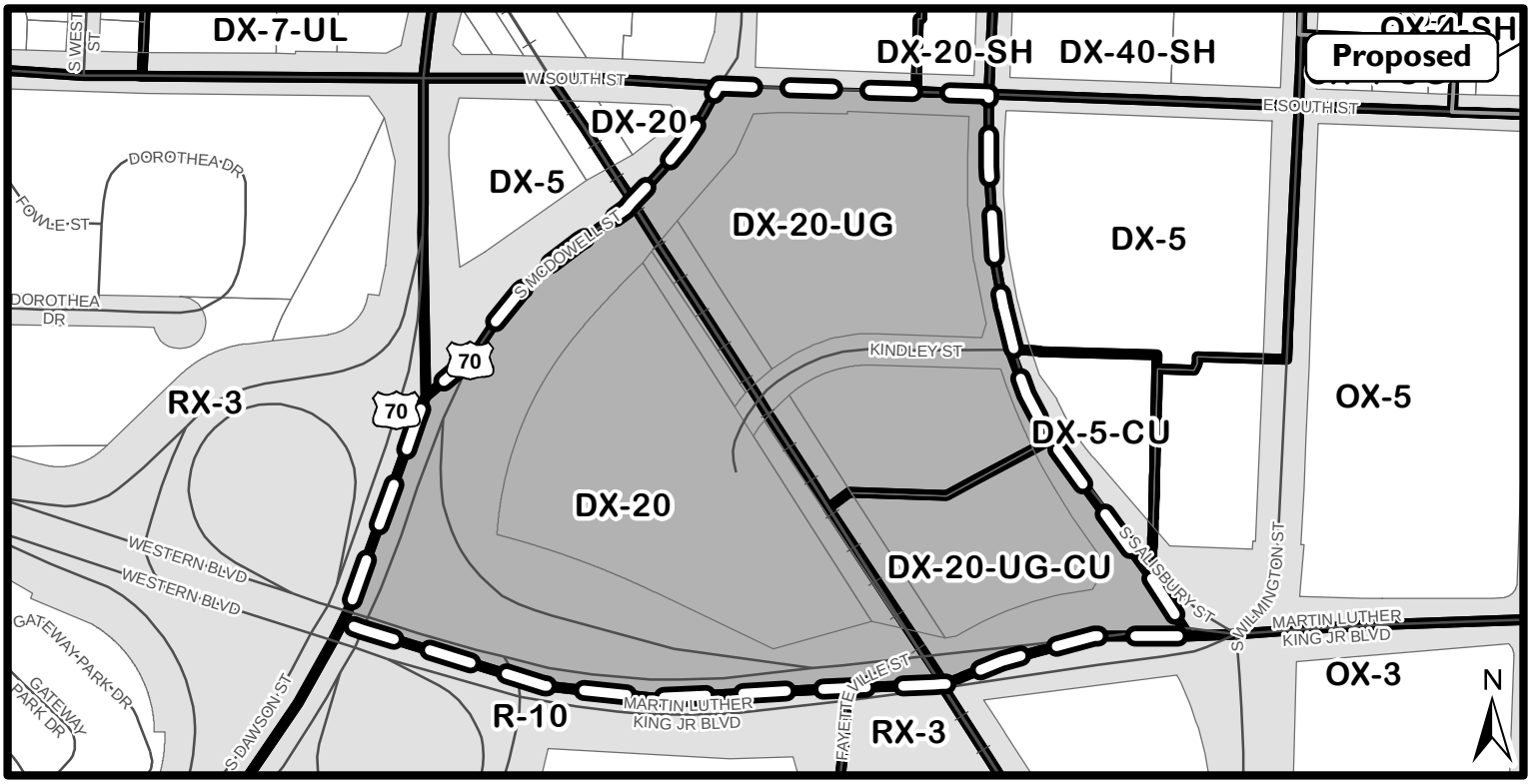
Comment Reference ID(s): PC-0179; DRA11

Planning Commission - CR Change: 303

Existing Zoning: O&I-2, CUD BUS w/DOD

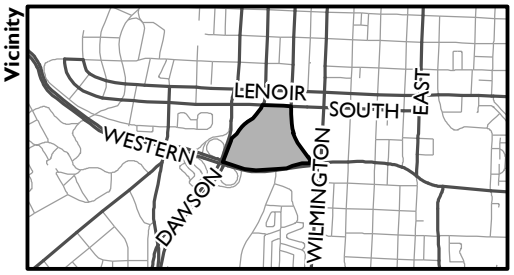


Staff Proposed Zoning: DX-7, DX-12-UG, DX-12-UG-CU



Planning Commission Recommended Zoning:

DX-20, DX-20-UG, DX-20-UG-CU

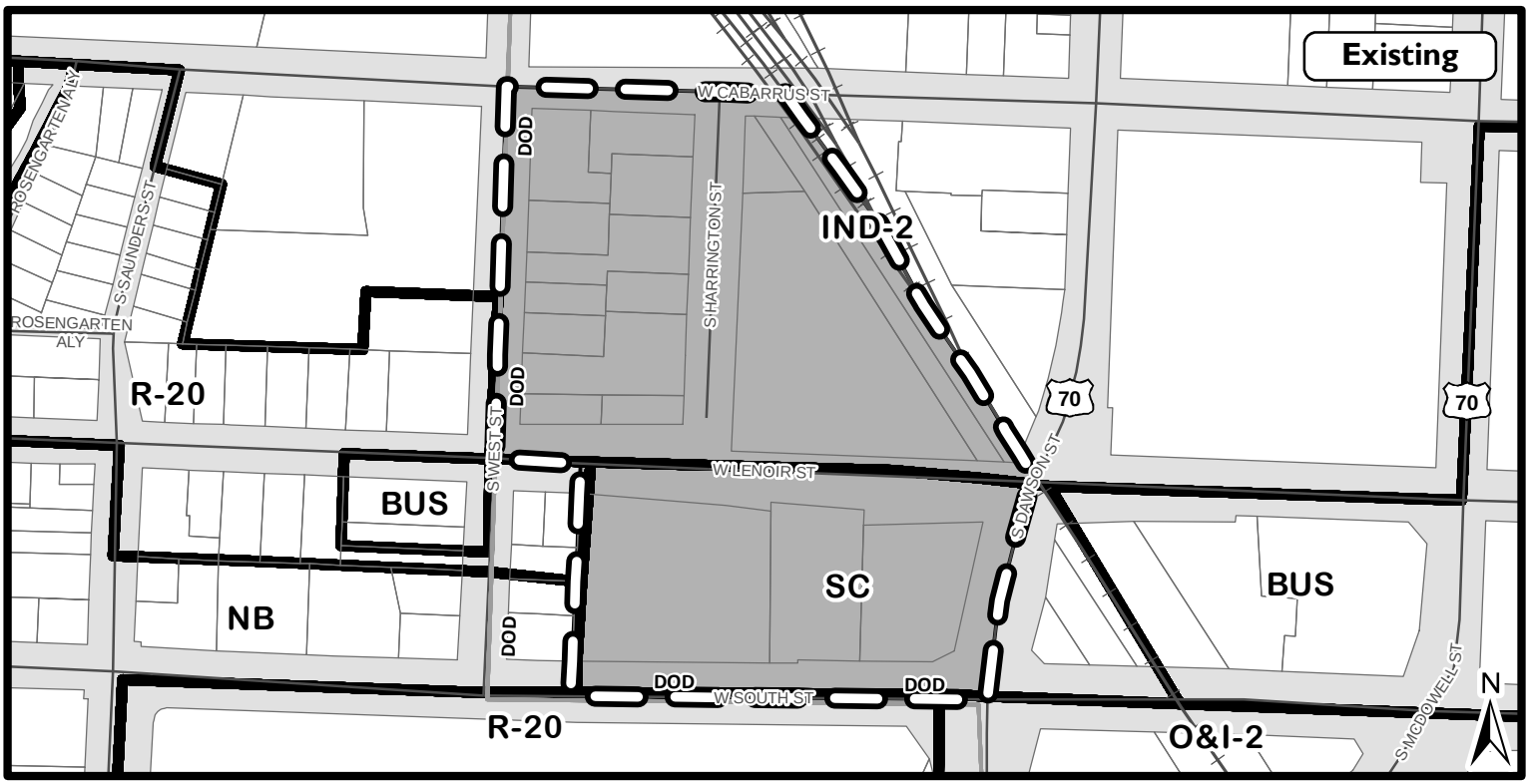


Future Land Use (Primary): Central Business District

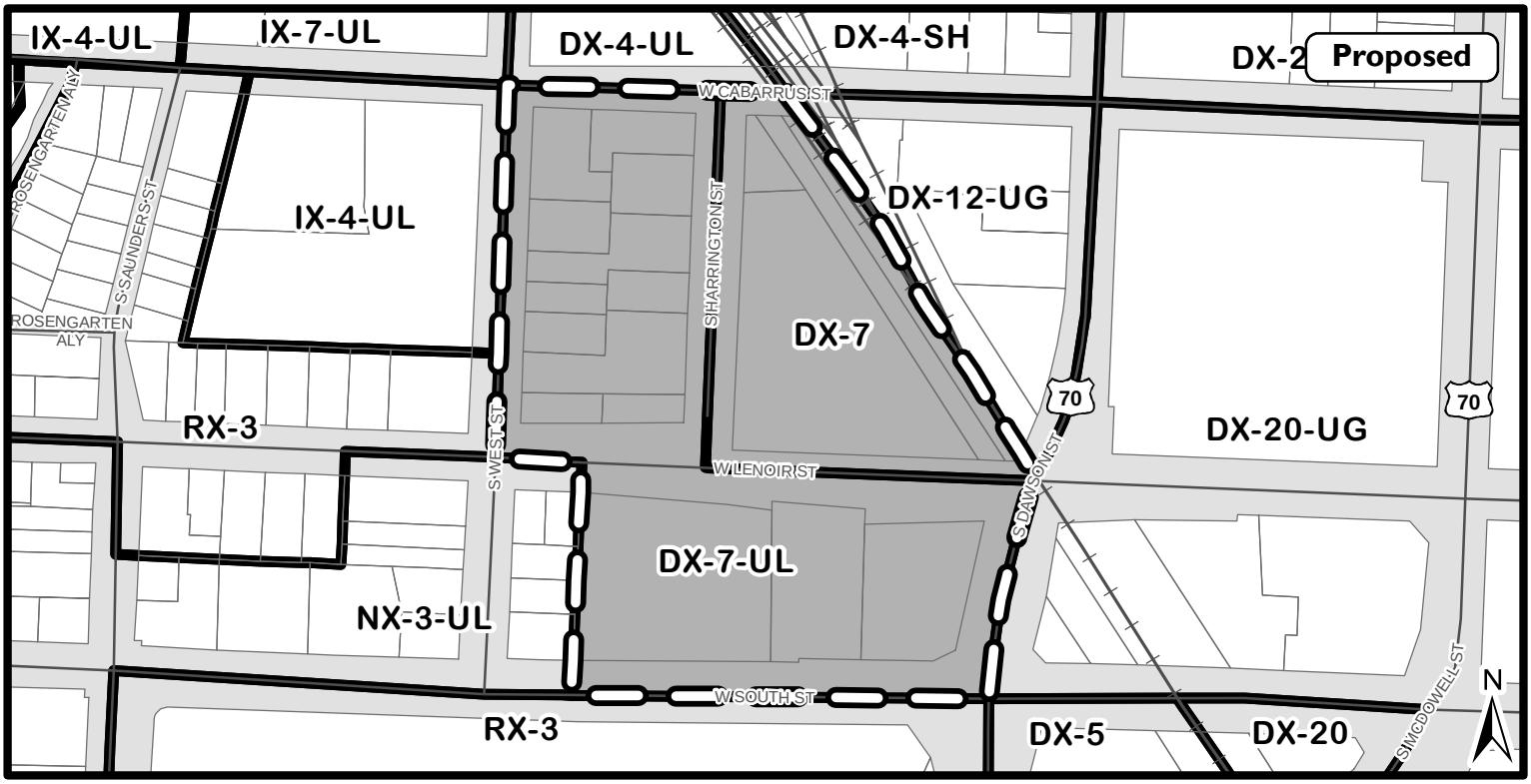
Comment Reference ID(s): PC-0179; DRA12

Planning Commission - CR Change: 305

Existing Zoning: SC & IND-2 w/DOD

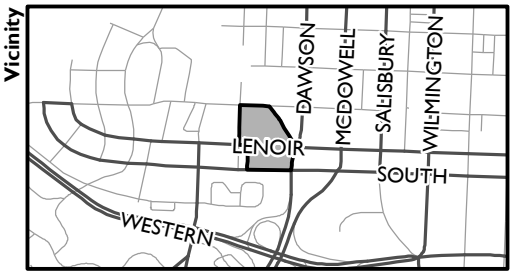


Staff Proposed Zoning: DX-4, DX-4-UL



Planning Commission Recommended Zoning:

DX-7, DX-7-UL

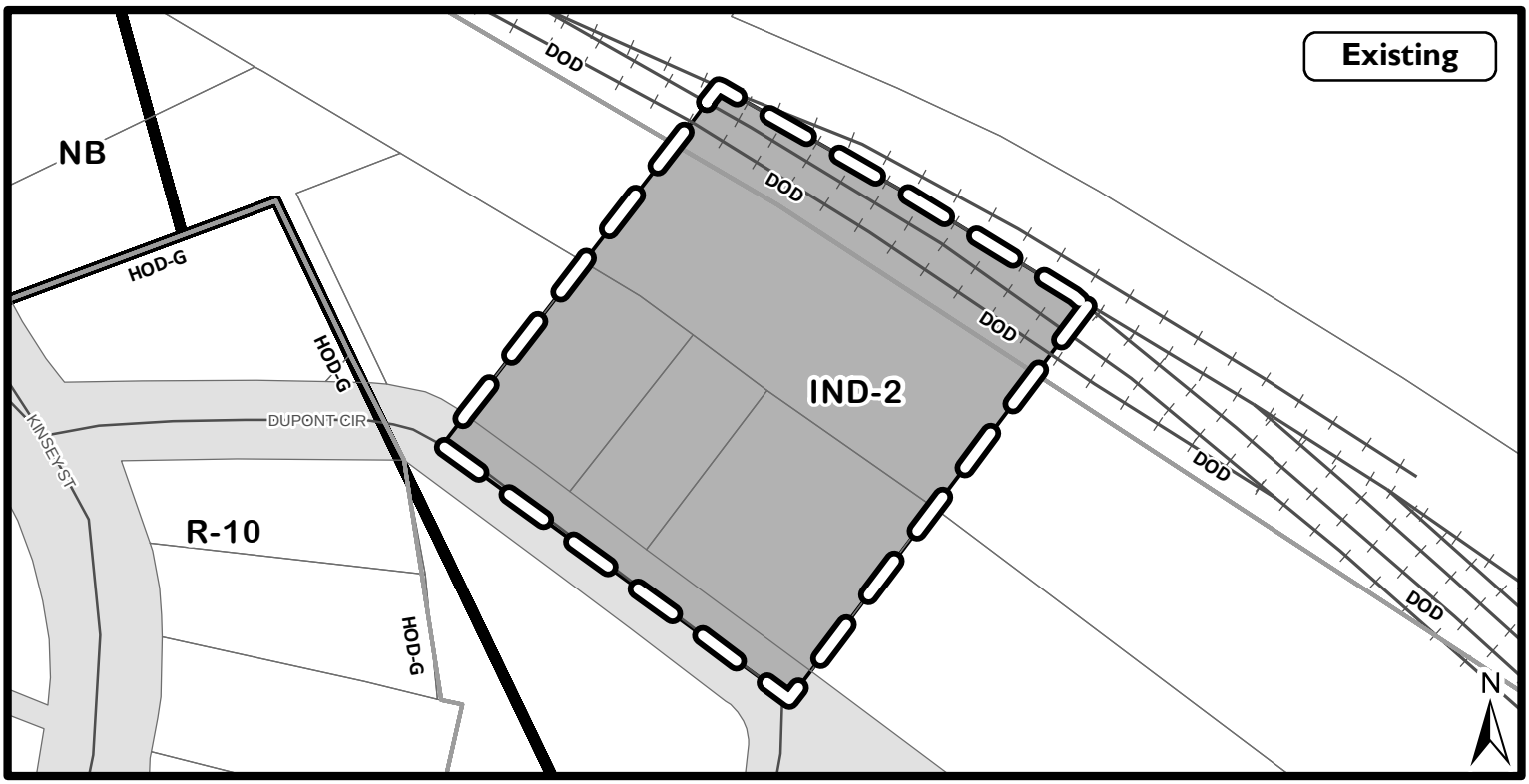


Future Land Use (Primary): Central Business District

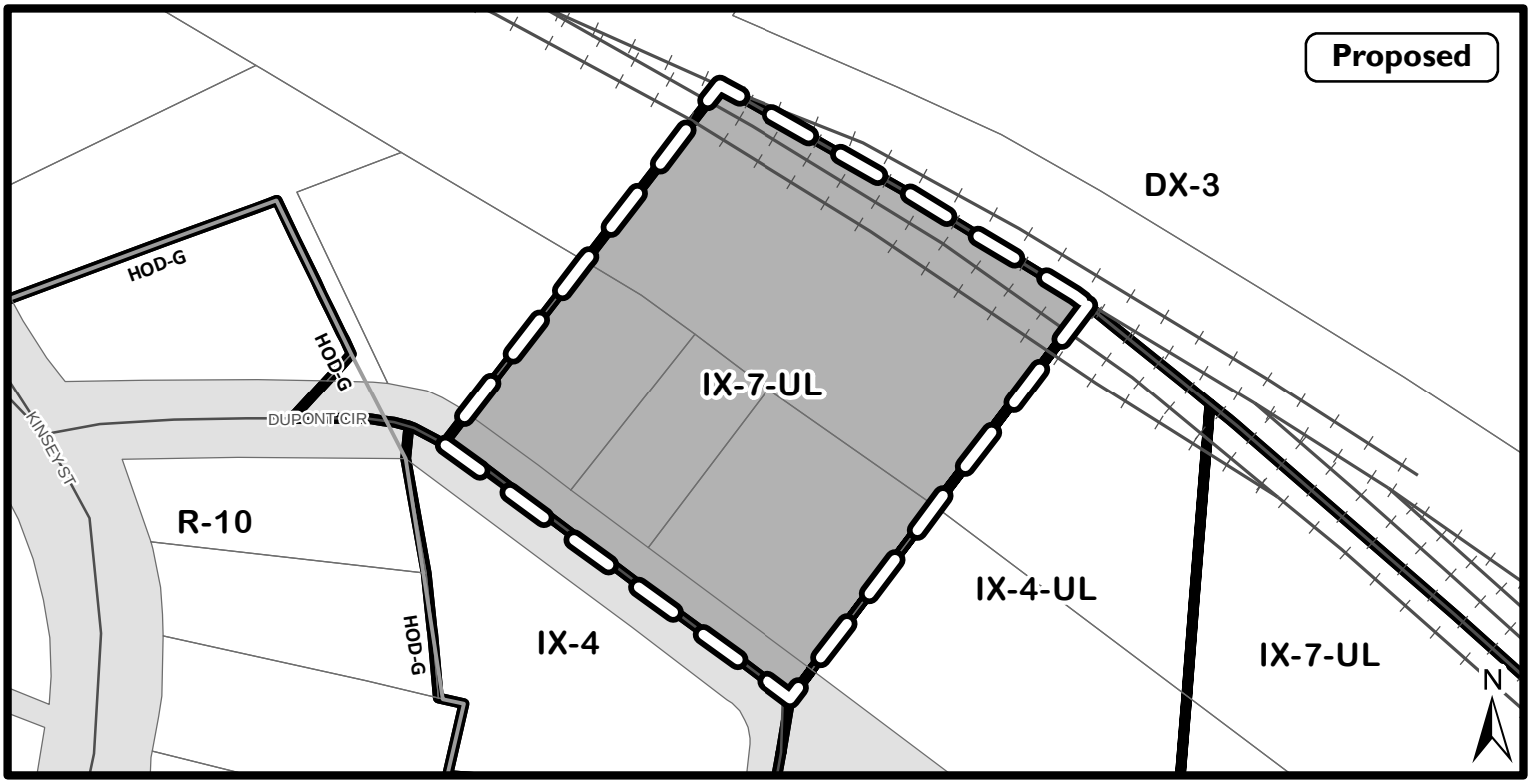
Comment Reference ID(s): PC-0179; DRA14

Planning Commission - CR Change: 306

Existing Zoning: IND-2

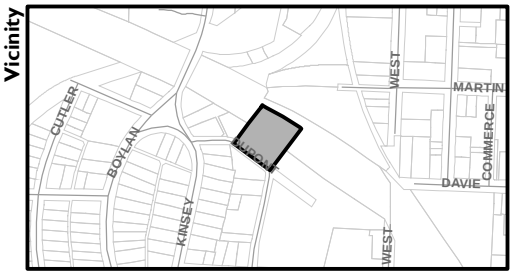


Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-7-UL

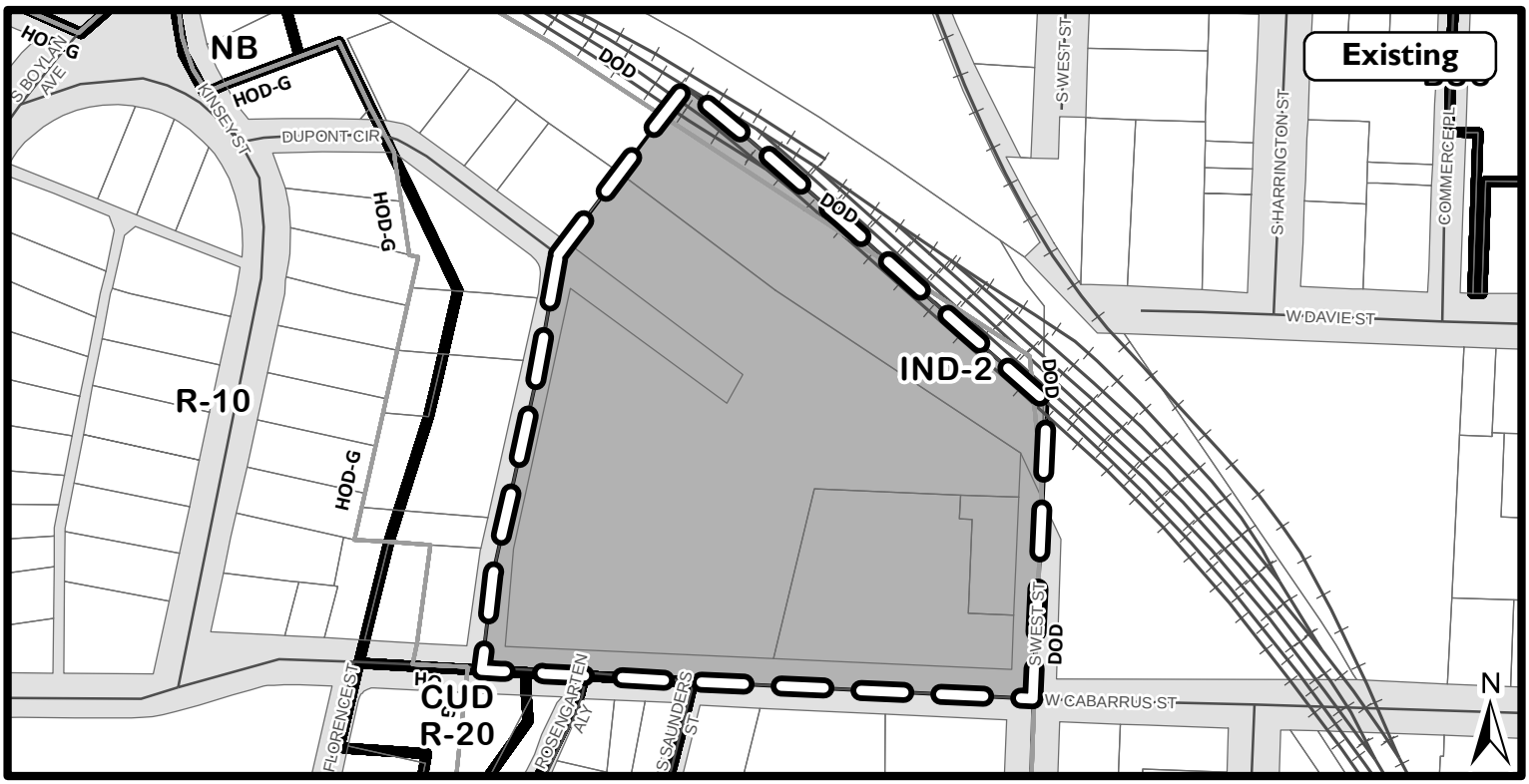


Future Land Use (Primary): Office & Residential Mixed Use

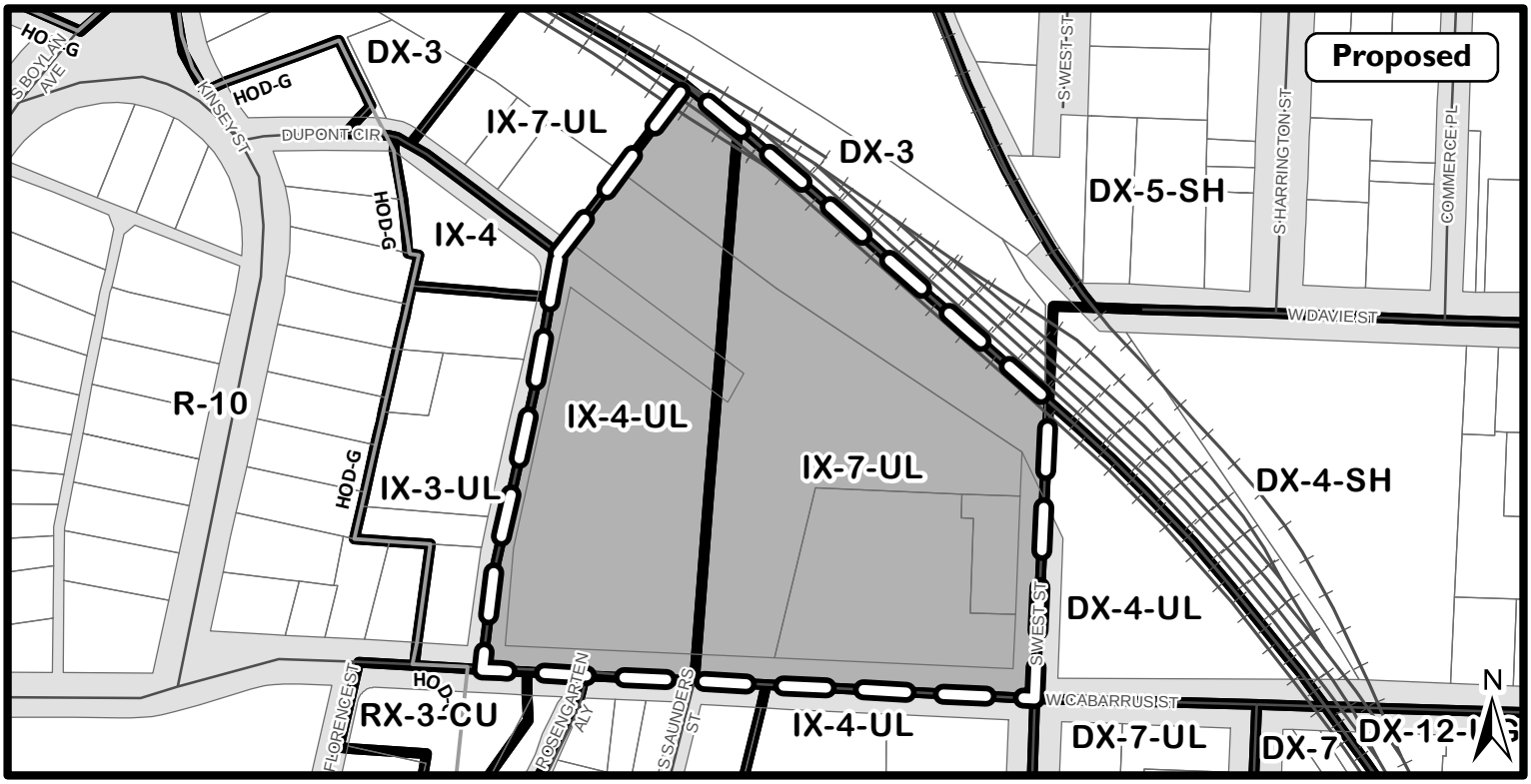
Comment Reference ID(s): PC-0179; DRA15

Planning Commission - CR Change: 307

Existing Zoning: IND-2

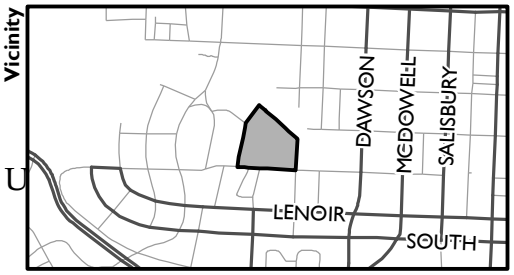


Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-4-UL, IX-7-UL



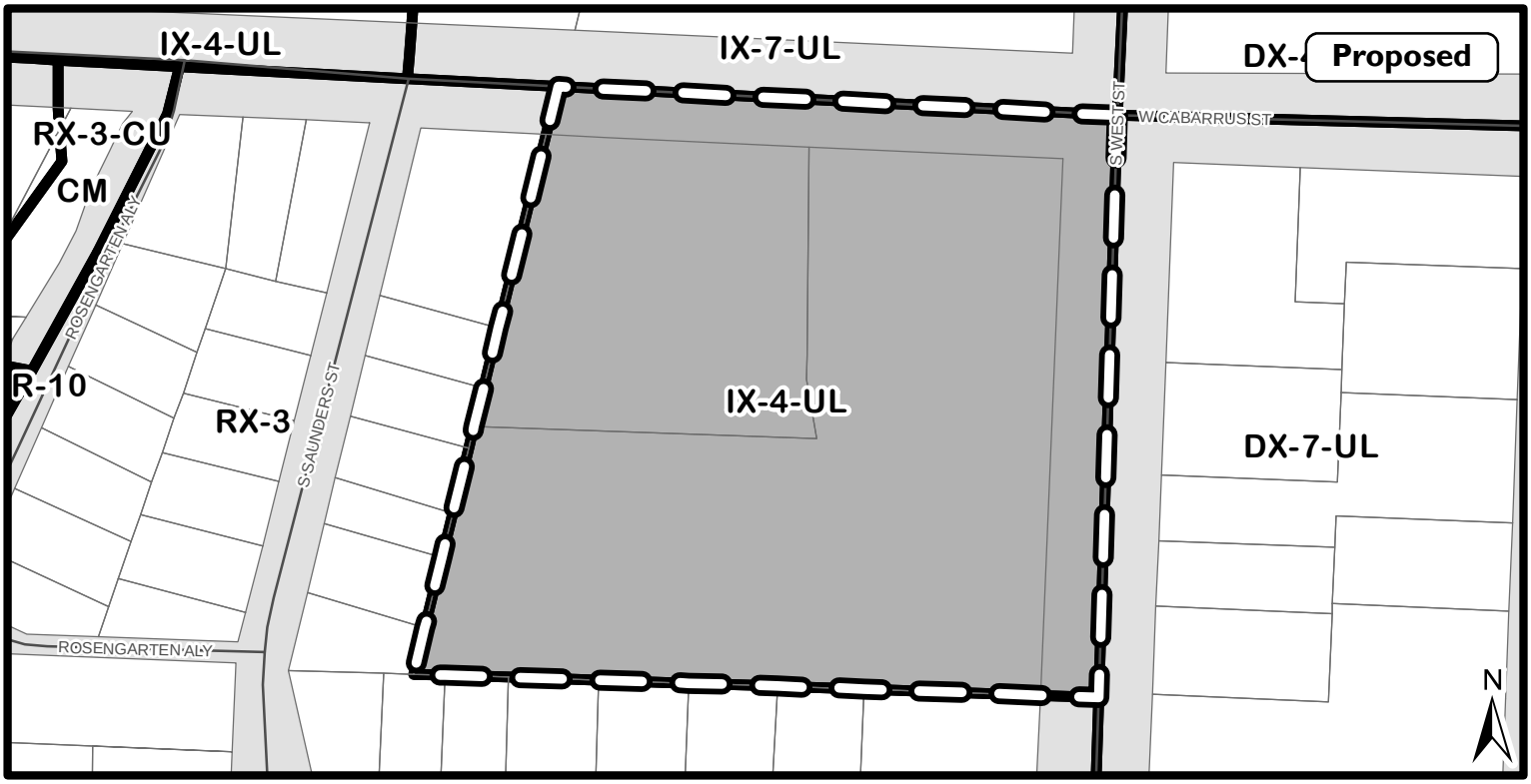
Future Land Use (Primary): Comm Mixed Use & Off/Res Mixed U

Comment Reference ID(s): PC-0179; DRA16

Planning Commission - CR Change: 308

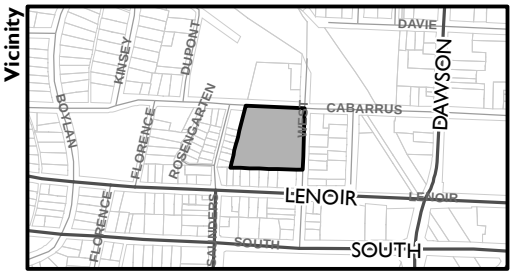
Existing Zoning: IND 2, R-20

Staff Proposed Zoning: IX-3-UL



Planning Commission Recommended Zoning:

IX-4-UL

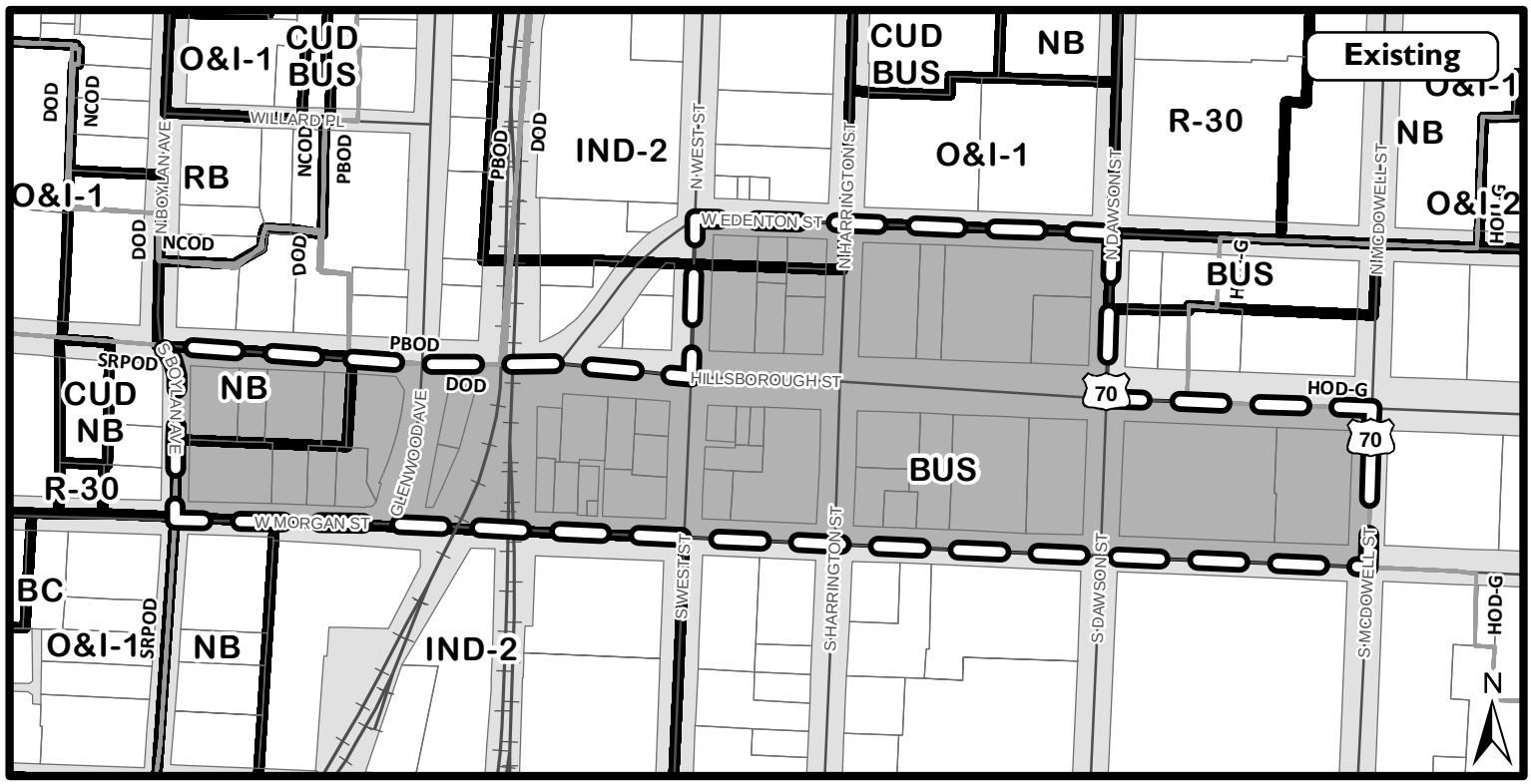


Future Land Use (Primary): Community Mixed Use

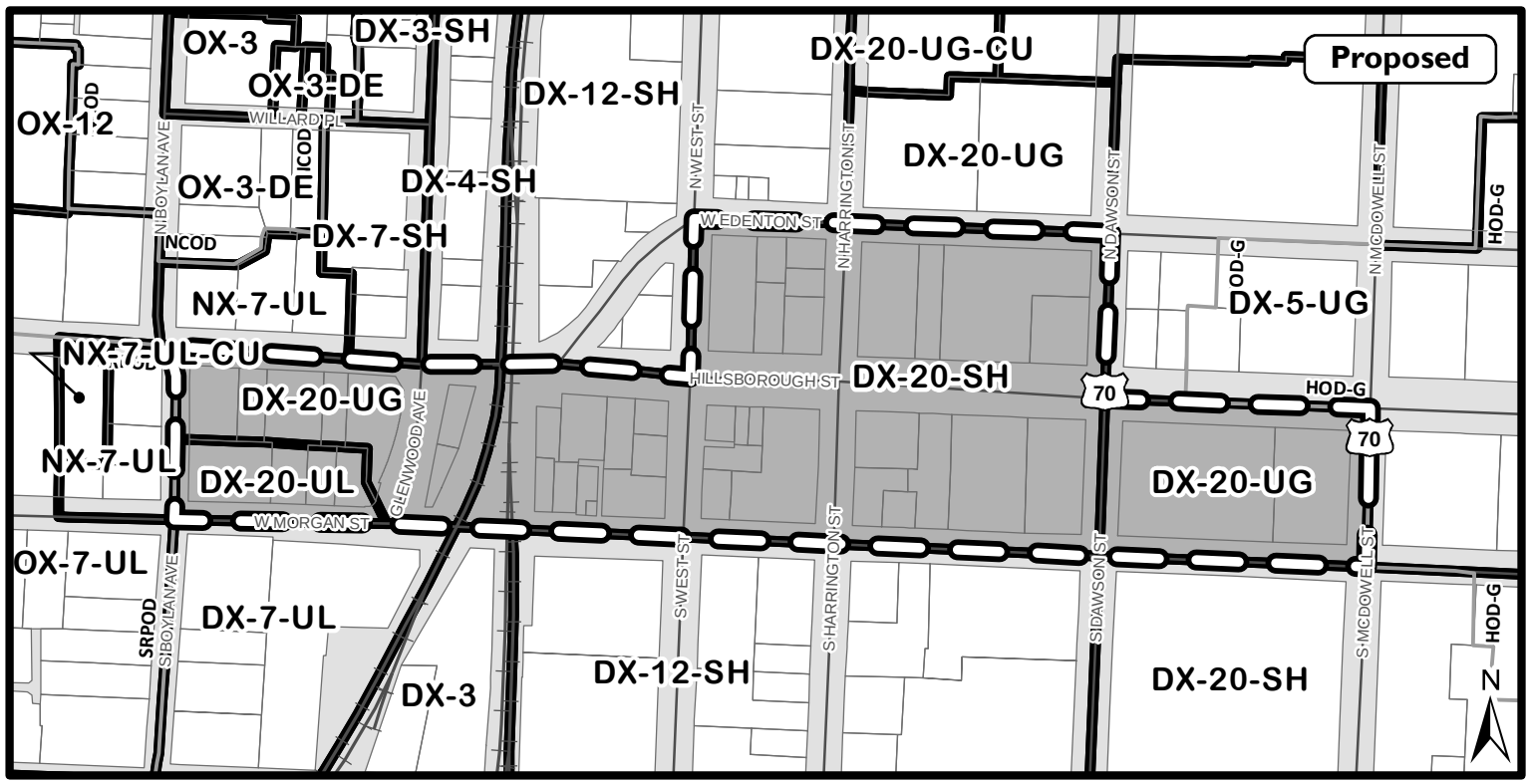
Comment Reference ID(s): PC-0179; DRA17

Planning Commission - CR Change: 310

Existing Zoning: BUS, IND-2, NB w/DOD

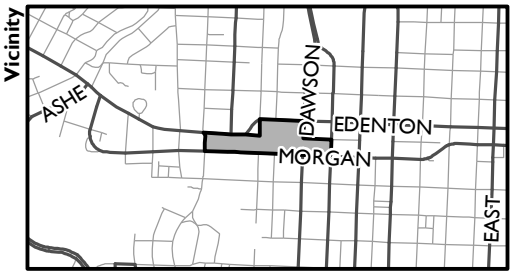


Staff Proposed Zoning: DX-20-SH, DX-12-SH, DX-12-UG, DX-12-UL, DX-3



Planning Commission Recommended Zoning:

DX-20-SH, DX-20-UG, DX-20-UL

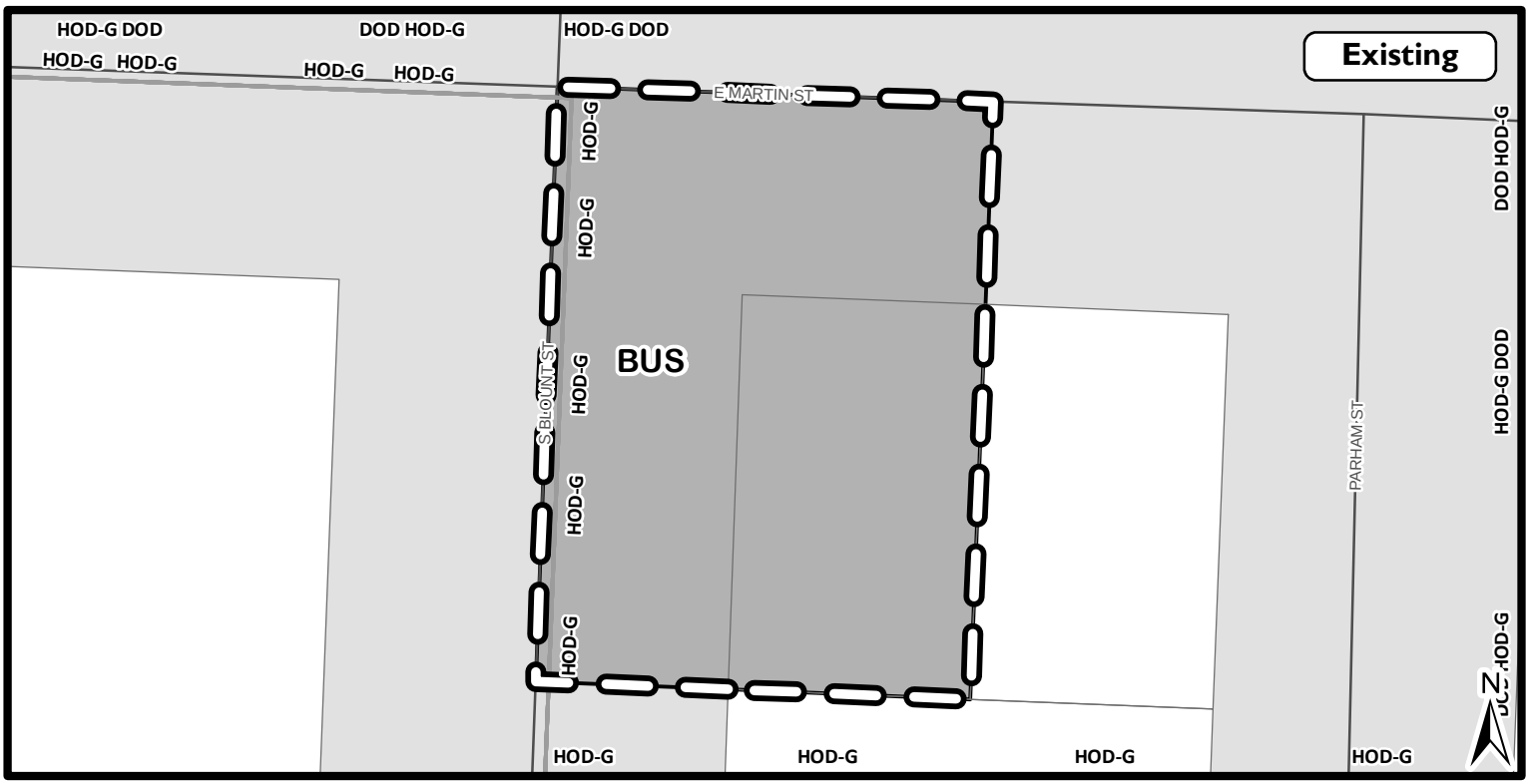


Future Land Use (Primary): Central Business District

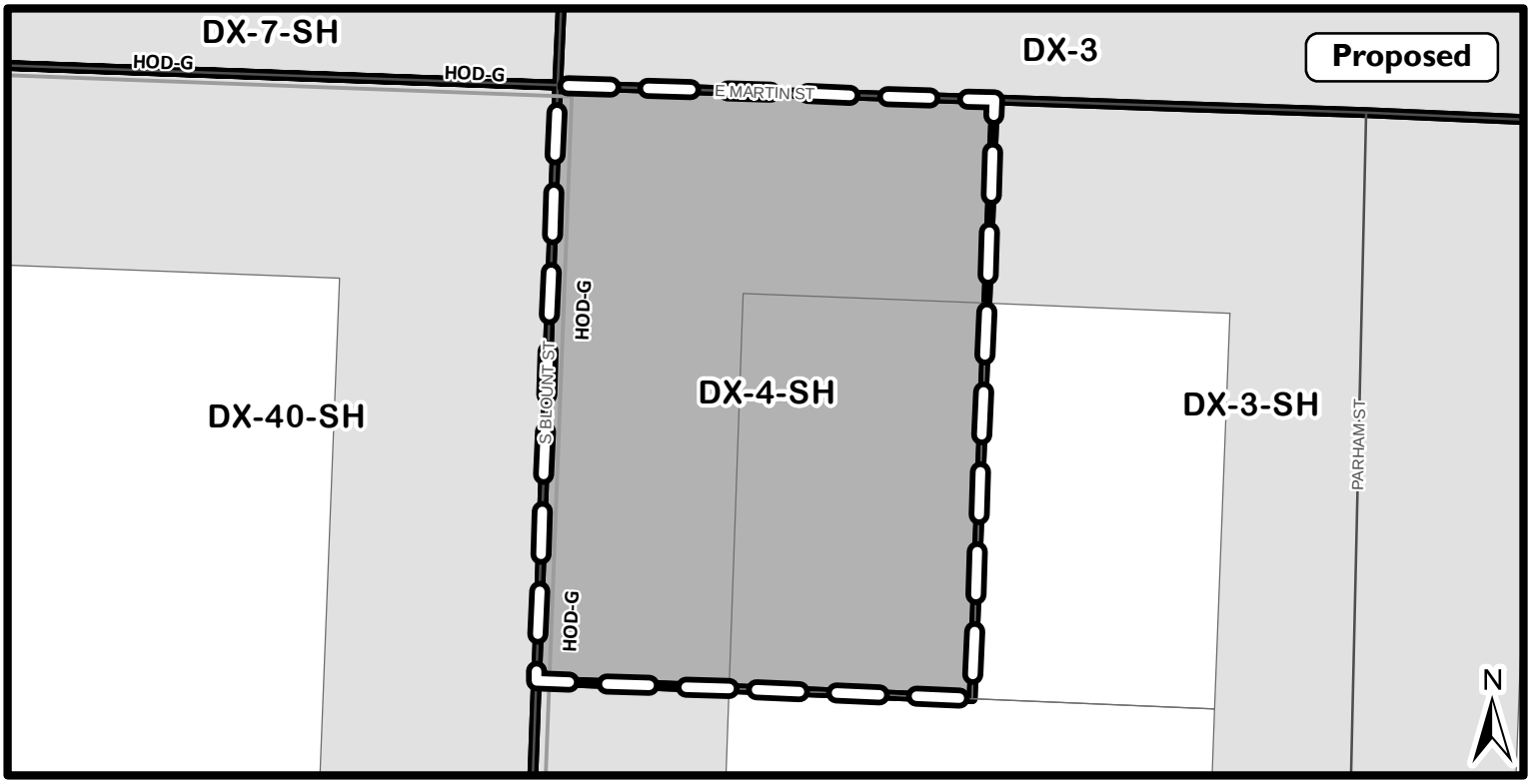
Comment Reference ID(s): PC-0179; DRA19

Planning Commission - CR Change: 311

Existing Zoning: BUS w/DOD & HOD-G

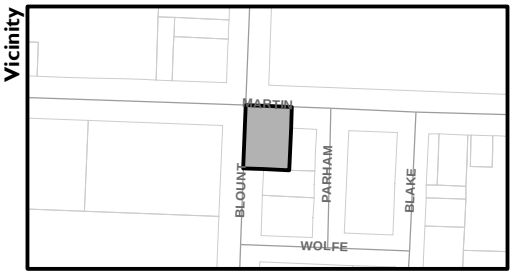


Staff Proposed Zoning: DX-3-SH w/HOD-G



Planning Commission Recommended Zoning:

DX-4-SH w/HOD-G



Future Land Use (Primary): Central Business District

Comment Reference ID(s): PC-0178

Buffer Commercial Zoning

The City Council requested that the Planning Commission review certain parcels of land that were mapped with Buffer Commercial zoning. This zoning district is not carried into the UDO, and contains limitations on size of development.

The Planning Commission was asked to consider Buffer Commercial-zoned properties that were located near neighborhoods or environmentally sensitive areas. The City Council requested that the Planning Commission review the properties listed below and consider if the RX or OX zoning district could be applied in a manner that would retain existing entitlements, avoid creating a non-conformity and advance the Comprehensive Plan policies.

The following parcels were reviewed by the Planning Commission:

1. 5108 Oak Park Rd.
2. 5201 Oak Park Rd.
3. 3324 Hillsborough St.
4. 3334 Hillsborough St.
5. 3344 Hillsborough St.
6. 3320 Trillium Whorl Ct.
7. 3321 Trillium Whorl Ct.
8. 3322 Trillium Whorl Ct.
9. 3324 Trillium Whorl Ct.
10. 3326 Trillium Whorl Ct.
11. 715 W. Morgan St.
12. 717 W. Morgan St.
13. 719 W. Morgan St.
14. 721 W. Morgan St.
15. 723 W. Morgan St.
16. 725 W. Morgan St.
17. 727 W. Morgan St.
18. 729 W. Morgan St.
19. 400 Bragg St.
20. 402 Bragg St.
21. 404 Bragg St.
22. 406 Bragg St.
23. 1201 S. Bloodworth St.
24. 1453 Garner Rd.
25. 1455 Garner Rd.
26. 522 E. Edenton St.
27. 4200 Lake Ridge Dr.
28. 1500 Dunn Rd.
29. 1540 Dunn Rd.
30. 9721 Fonville Rd.
31. 9733 Fonville Rd.

Planning Commission reviewed these items at its March 17th, 2015 UDO Remapping Work Session. The following shows the staff report from their agenda along with their recommendations. Cases where Planning Commission recommended a revision of the initial staff recommendations are highlighted in grey.

269.	*Address:*	5108 OAK PARK RD
	PIN:	0786851706
	Owner:	HWP LLC
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.64 (0.64)
	Existing Zoning:	CUD BC
	Zoning Case Number:	Z-40-89
	Proposed Zoning:	CX-3-CU
	CAC:	Northwest
	Future Land Use Designation:	Office & Residential Mixed Use
CPC	*Area Plan Guidance:*	N/A
#1	*Urban Form Designation:*	N/A

This property is located on the east side of Oak Park Drive, just south of the Oak Park Shopping center on Glenwood Avenue. The property contains a 7,301 square foot one-story photography studio. The structure was constructed in 1983. The property was zoned to Buffer Commercial conditional use in 1990. The approved zoning conditions limit uses permitted on the property.

Staff Recommendation: Remapping to OX-3-CU would not create any use-based non-conformities and would also be consistent with the Future Land Use Map designation as well as adjacent office properties to the south and west. The property should be zoned OX-3-CU.

Planning Commission Recommendation: The property should be zoned OX-3-CU.

270.	*Address:*	5201 OAK PARK RD
	PIN:	0786860081
	Owner:	MIKADO ENTERPRISES LLC
	Current Use:	Retail
	Acres (portion Buffer Commercial):	0.27 (0.27)
	Existing Zoning:	BC
	Proposed Zoning:	CX-3
	CAC:	Northwest
	Future Land Use Designation:	Community Mixed Use
CPC	*Area Plan Guidance:*	N/A
#2	*Urban Form Designation:*	N/A

This property is located on the west side of Oak Park Drive, just directly south of retail with frontage on Oak Park Drive and Glenwood Avenue. The property contains a 2,789 square foot one-story retail store constructed in 1964.

Staff Recommendation: The proposed zoning is consistent with the current use and the Future Land Use Map designation. Remapping to RX or OX would create use-based non-conformities as the current use is a standalone retail store. No change to the map.

Planning Commission Recommendation: Uphold initial staff recommendation.

271.	*Address:*	3344 HILLSBOROUGH ST
	PIN:	0794434487
	Owner:	TRILLIUMS LLC
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.95 (0.68)
	Existing Zoning:	BC, R-6, & CM w/SRPOD
	Proposed Zoning:	CX-3-PL & CM w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
	Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
CPC #5	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located at the northeast corner of Hillsborough Street and Furches Street. The property is currently split zoned with an irregular zoning pattern. The property contains a 13,902 square foot two-story multi-tenant office building constructed in 1985.

Staff Recommendation: Upon further consideration, staff recommends that the proposed zoning be altered from CX-3-PL & CM w/SRPOD to NX-3-PL & CM w/SRPOD. The NX district is consistent with the Future Land Use Map designation and would retain the current standalone retail entitlement under BC.

Planning Commission Recommendation: The property should be zoned NX-3-UG & CM w/SRPOD.

Item 272 includes seven properties with disparate ownership:

272.	*Address:*	3324 HILLSBOROUGH ST
	PIN:	0794436361
	Owner:	TRILLIUMS LLC
	Current Use:	Vacant / Parking
	Acres (portion Buffer Commercial):	0.31 (0.22)
	Existing Zoning:	BC & CM w/SRPOD
	Proposed Zoning:	NX-3-UG & CM w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
	Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
CPC #3	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is a common area owned by a residential townhouse homeowner's association. The property is located on the north side of Hillsborough Street to the east of Furches Street. There are no structures located on this common lot. The townhouse development was constructed in 2004.

272.	*Address:*	3334 HILLSBOROUGH ST
	PIN:	0794435365
	Owner:	TRILLIUMS LLC
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.27 (0.23)
	Existing Zoning:	BC & CM w/SRPOD
	Proposed Zoning:	NX-3-UG & CM w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
	Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
CPC #4	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located just east of the corner of Hillsborough Street and Furches Street. The property is mostly zoned Buffer Commercial with a strip of Conservation management at the rear. The property contains a 2,500 square foot one-story office building. The building was constructed in 1988.

272.	*Address:*	3320 TRILLIUM WHORL CT
	PIN:	0794436393
	Owner:	GADBOIS, SARAH ANN
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.03 (0.02)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-3 w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
CPC #6	*Area Plan Guidance:*	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
	Urban Form Designation:	Within Half-Mile Transit Buffer

This property is a residential townhouse unit on a parent lot, located on the north side of Hillsborough Street to the east of Furches Street. The unit is 1,565 square feet in size. The townhouse development was constructed in 2004.

272.	*Address:*	3321 TRILLIUM WHORL CT
	PIN:	0794436263
	Owner:	TRILLIUMS PLACE CONDOMINIUM
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.19 (0.19)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-3-UG w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
	Area Plan Guidance:	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
CPC #7	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the north side Hillsborough Street to the east of Furches Street. The property contains 1,727 square foot one-story office condominium. The building was constructed in 2005.

272.	*Address:*	3322 TRILLIUM WHORL CT
	PIN:	0794436364
	Owner:	MURPHY, PATRICK K
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.02 (0.02)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-3 w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
#8	*Urban Form Designation:*	Within Half-Mile Transit Buffer

This property is a residential townhouse unit on a parent lot, located on the north side of Hillsborough Street to the east of Furches Street. The unit is 1,565 square feet in size. The townhouse development was constructed in 2004.

272.	*Address:*	3324 TRILLIUM WHORL CT
	PIN:	0794436345
	Owner:	PEDERSEN, SARAH RENEE
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.02 (0.02)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-3 w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
#9	*Urban Form Designation:*	Within Half-Mile Transit Buffer

This property is a residential townhouse unit on a parent lot, located on the north side of Hillsborough Street to the east of Furches Street. The unit is 1,565 square feet in size. The townhouse development was constructed in 2004.

272.	*Address:*	3326 TRILLIUM WHORL CT
	PIN:	0794436326
	Owner:	CONKLIN, LINDA M
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.02 (0.02)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-3 w/SRPOD
	CAC:	Wade
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Cameron Village & Hillsborough Street Small Area Plan (Under Study)
#10	*Urban Form Designation:*	Within Half-Mile Transit Buffer

This property is a residential townhouse unit on a parent lot, located on the north side of Hillsborough Street to the east of Furches Street. The unit is 1,568 square feet in size. The townhouse development was constructed in 2004.

Staff Recommendation: The proposed zoning for all seven parcels is consistent with the Future Land Use Map and it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning district into the closest comparative district in the UDO. No change to the map.

Planning Commission Recommendation: Uphold initial staff recommendation.

Item 273 includes eight properties with disparate ownership:

273.	*Address:*	715 W MORGAN ST
	PIN:	1703385885
	Owner:	TOWNES, RALPH
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.19 (0.19)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #11	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located at the southwest corner of West Morgan Street and St. Mary's Street. The property contains a 2,000 square foot single-family structure that was originally constructed in 1910. The structure is currently being used as a professional office. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	717 W MORGAN ST
	PIN:	1703385826
	Owner:	TOWNES, RALPH
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.23 (0.23)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #12	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between Snow Avenue and St. Mary's Street. The property contains a 4,634 square foot single-family structure that was originally constructed in 1920. The structure is currently being used as a single-family residence. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	719 W MORGAN ST
	PIN:	1703384876
	Owner:	PUGH, ELIZABETH YVONNE
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.22 (0.22)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #13	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between Snow Avenue and St. Mary's Street. The property contains a 2,378 square foot single-family structure that was originally constructed in 1920. The structure is currently being used as a professional office. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	721 W MORGAN ST
	PIN:	1703384817
	Owner:	HARRISON, ELIZABETH R HARRISON, JOSEPH E
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.17 (0.17)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #14	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between Snow Avenue and St. Mary's Street. The property contains a 1,505 square foot single-family structure that was originally constructed in 1927. The structure is currently used as a professional office. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	723 W MORGAN ST
	PIN:	1703383867
	Owner:	HISTORIC BOYLAN APARTMENTS LLC
	Current Use:	Vacant / Parking
	Acres (portion Buffer Commercial):	0.18 (0.18)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study Downtown Plan (Under Study)
CPC #15	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between St. Mary's Street and Snow Avenue. The property is vacant and used as parking for the neighboring apartments located directly to the south. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	725 W MORGAN ST
	PIN:	1703383827
	Owner:	MANEY, JAMES P
	Current Use:	Multi-Unit Living
	Acres (portion Buffer Commercial):	0.15 (0.15)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study, Downtown Plan (Under Study)
CPC #16	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between Snow Avenue and St. Mary's Street. The property contains a 3,234 square foot three-family dwelling. The structure was originally constructed in 1920. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	727 W MORGAN ST
	PIN:	1703382866
	Owner:	BRADSHER, C DELAINE BRADSHER, CLAIRE N
	Current Use:	Office
	Acres (portion Buffer Commercial):	0.16 (0.16)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study, Downtown Plan (Under Study)
CPC #17	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located on the south side of West Morgan Street between Snow Avenue and St. Mary's Street. The property contains a 4,032 square foot single-family dwelling that originally constructed in 1930. The building contains a professional office. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings.

273.	*Address:*	729 W MORGAN ST
	PIN:	1703382817
	Owner:	BRADSHER, C DELAINE BRADSHER, CLAIRE N
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	0.15 (0.15)
	Existing Zoning:	BC w/SRPOD
	Proposed Zoning:	NX-4-UL w/SRPOD
	CAC:	Hillsborough
	Future Land Use Designation:	Office & Residential Mixed Use
	Area Plan Guidance:	West Morgan Small Area Study, Downtown Plan (Under Study)
CPC #18	*Urban Form Designation:*	Downtown, Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer

This property is located at the southeast corner of West Morgan Street and Snow Avenue. The property is vacant and owned by the property owner of 727 West Morgan Street. The property appears to be unimproved and used as parking for the neighboring office property. The West Morgan Area Study suggests that the south side of Morgan Street in this location is appropriate for four-story buildings. Remapping to OX would not create any use-based non-conformities, but it would remove the property owner's ability to construct a free standing retail building.

Staff Recommendation: Remapping these eight properties to OX-4-UL w/ SRPOD would not create any use-based non-conformities and would also be consistent with the Future Land Use Map designation. As a result of the West Morgan Small Area Study, these properties were designated as Office Residential Mixed Use in August 2011 (Comprehensive Plan Amendment CP-2(B)-11). The properties should be zoned OX-4-UL w/SRPOD.

Planning Commission Recommendation: The properties should be zoned OX-4-UL w/SRPOD.

Item 274 includes five properties with disparate ownership:

274.	*Address:*	400 BRAGG ST
	PIN:	1703836709
	Owner:	DSK INC
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.04 (0.04)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3 w/NCOD
	CAC:	Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#19	*Urban Form Designation:*	N/A

This property is located at the southeast corner of Bragg Street and S Bloodworth Street. The property contains a single family structure originally constructed in 1925. The structure is 725 square feet in size. The property is located within the Southpark NCOD.

274.	*Address:*	402 BRAGG ST
	PIN:	1703836748
	Owner:	BARAKAT, NOUHA BARAKAT, NAMEE BARAKAT
	Current Use:	Retail Sales
	Acres (portion Buffer Commercial):	0.04 (0.04)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3 w/NCOD
	CAC:	Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#20	*Urban Form Designation:*	N/A

This property is located near the southeast corner of Bragg Street and S Bloodworth Street. The property contains a single family structure originally constructed in 1963. The structure is 900 square feet in size. The property is located within the Southpark NCOD.

274.	*Address:*	404 BRAGG ST
	PIN:	1703836779
	Owner:	BERRY, RICHARD J BERRY, MARGARET M
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	0.03 (0.03)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3 w/NCOD
	CAC:	Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#21	*Urban Form Designation:*	N/A

This property is located on the south side of Bragg Street between Bloodworth Street and East Street. The property is currently vacant and appears to be used as a driveway access to a neighboring property. The property is located within the Southpark NCOD.

274.	*Address:*	406 BRAGG ST
	PIN:	1703837708
	Owner:	LUCIA, RICHARD
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.05 (0.05)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3 w/NCOD
	CAC:	Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#22	*Urban Form Designation:*	N/A

This property is located on the south side of Bragg Street between Bloodworth Street and East Street. The property contains a 672 square foot single family structure. The structure was originally constructed in 1920. The property is located within the Southpark NCOD.

274.	*Address:*	1201 S BLOODWORTH ST
	PIN:	1703836753
	Owner:	BARAKAT, FARRIS
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	0.16 (0.16)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3 w/NCOD
	CAC:	Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#23	*Urban Form Designation:*	N/A

This property is located on the east side of Bloodworth Street south of Bragg Street. The property is currently vacant; although it appears that a portion of a structure crosses the property line. The property is located within the Southpark NCOD.

Staff Recommendation: While inconsistent with the Future Land Use Map, it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning district for these five properties into a comparative district in the UDO. In addition, a building sitting on at least two of the lots is used as a small grocery store. Remapping to RX or OX would create use-based non-conformities. No change to the map.

Planning Commission Recommendation: Uphold initial staff recommendation.

Item 275 includes two properties with disparate ownership:

275.	*Address:*	1453 GARNER RD
	PIN:	1703925004
	Owner:	APROPOS HOLDINGS LLC
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	0.81 (0.81)
	Existing Zoning:	BC
	Proposed Zoning:	NX-3
	CAC:	South Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#24	*Urban Form Designation:*	N/A

This property is located at the northwest corner of Garner Rd and Peterson St. The property is currently vacant.

275.	*Address:*	1455 GARNER RD
	PIN:	1703914945
	Owner:	SANDERS, BRENDA HIGH
	Current Use:	Commercial - Unclear
	Acres (portion Buffer Commercial):	0.22 (0.22)
	Existing Zoning:	BC
	Proposed Zoning:	NX-3
	CAC:	South Central
	Future Land Use Designation:	Moderate Density Residential
CPC	*Area Plan Guidance:*	South Park Neighborhood Plan
#25	*Urban Form Designation:*	N/A

This property is located at the northwest corner of Garner Road and Peterson Street. The property contains a one story building originally constructed in 1965. The use in the building appears to be a motorcycle and automotive detailing and/or repair facility; it is unclear if this is still in operation. The building is 1,800 square feet in size.

Staff Recommendation: Remapping to RX could potentially create use-based non-conformities for the corner lot (1455 Garner Road). While inconsistent with the Future Land Use Map, it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning district for these two parcels into a comparative district in the UDO. No change to the map.

Planning Commission Recommendation: Uphold initial staff recommendation.

276.	*Address:*	522 E EDENTON ST
	PIN:	1703993272
	Owner:	EDENTON ESTATES INC
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	0.59 (0.59)
	Existing Zoning:	BC w/NCOD
	Proposed Zoning:	NX-3-DE w/NCOD
	CAC:	North Central
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	N/A
#26	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor

This property has frontage on Edenton Street and New Bern Avenue, between East Street and Ray Street. The property is currently vacant, and is located in the New Bern - Edenton NCOD. Edenton Street is designated as a transit emphasis corridor on the urban form map.
There are no structures on the property. Remapping to another district will not create any use-based non-conformity. Remapping to a district other than NX will remove the property owner's ability to construct a free standing retail building.

Staff Recommendation: The proposed zoning is consistent with the Future Land Use Map and it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning to a comparative district in the UDO. No change to the map.

Planning Commission Recommendation: Uphold initial staff recommendation.

277.	*Address:*	4200 LAKE RIDGE DR
	PIN:	1726304179
	Owner:	LAUGHINGHOUSE, GREGORY ANGAZA LAUGHINGHOUSE, NATHANETTE MAYO
	Current Use:	Commercial - Multi-Tenant
	Acres (portion Buffer Commercial):	0.78 (0.76)
	Existing Zoning:	BC
	Proposed Zoning:	NX-3
	CAC:	Atlantic
	Future Land Use Designation:	Office & Residential Mixed Use
CPC	*Area Plan Guidance:*	N/A
#27	*Urban Form Designation:*	N/A

This property is located at the northeast corner of Deana Lane and Lake Ridge Drive, just west of the Capital Boulevard/Louisburg Road split. The property contains a one story multi-tenant commercial building that was constructed in 1974. The building is almost 5,300 square feet in size. The property appears to be the Fruit of Labor group's World Cultural Center which contains event space, a café/restaurant, and a gift shop.

Staff Recommendation: Remapping to OX-3 would not create any use-based non-conformity and would also be consistent with the Future Land Use Map designation. The property should be zoned OX-3.

Planning Commission Recommendation: The property should be zoned OX-3.

Item 278 includes two properties with common ownership:

278.	*Address:*	1500 DUNN RD
	PIN:	1729223012
	Owner:	DUNN ROAD ASSOCIATES
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	1.83 (1.83)
	Existing Zoning:	CUD BC w/UWPOD
	Zoning Case Number:	Z-55-94
	Proposed Zoning:	NX-3-CU w/UWPOD
	CAC:	North
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Falls of Neuse Corridor Plan
#28	*Urban Form Designation:*	N/A

278.	*Address:*	1540 DUNN RD
	PIN:	1729216967
	Owner:	DUNN ROAD ASSOCIATES
	Current Use:	Vacant
	Acres (portion Buffer Commercial):	2.31 (2.22)
	Existing Zoning:	CUD BC w/UWPOD
	Zoning Case Number:	Z-55-94
	Proposed Zoning:	NX-3-CU w/UWPOD
	CAC:	North
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Falls of Neuse Corridor Plan
#29	*Urban Form Designation:*	N/A

This property is located on the south side of Dunn Road just east of the intersection with Falls of Neuse Road. The property is currently vacant and is the subject of an active zoning case. The property was rezoned to Buffer Commercial conditional use in 1994. The zoning conditions specify pedestrian access, permitted uses, right-of-way reimbursement values and stormwater compliance.

There are no structures on the property. Remapping to another district will not create any use-based non-conformity. Remapping to a district other than NX will remove the property owner's ability to construct a free standing retail building.

Staff Recommendation: As these properties are part of an active zoning case, staff does not have a recommendation to share as part of this analysis.

Planning Commission Recommendation: No recommendation (part of pending rezoning case Z-1-14).

Item 279 includes two properties with common ownership:

279.	*Address:*	9721 FONVILLE RD
	PIN:	1729471182
	Owner:	FONVILLE, JOHN T
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.69 (0.60)
	Existing Zoning:	BC, R-4 w/UWPOD
	Proposed Zoning:	NX-3 w/UWPOD
	CAC:	North
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Falls of Neuse Corridor Plan
#30	*Urban Form Designation:*	N/A

This property is located on the west side of Fonville Road at the intersection of Old Falls of Neuse Road. The property does not have any road frontage on Fonville or Old Falls of Neuse. The property contains a 458 square foot single-family dwelling, which was originally constructed in 1901. The property is split zoned, with a majority of the property zoned Buffer Commercial. The balance of the property is zoned R-4.

This property is located directly behind an existing retail establishment. It does not appear to be used in conjunction with the retail business.

279.	*Address:*	9733 FONVILLE RD
	PIN:	1729473029
	Owner:	FONVILLE, JOHN T
	Current Use:	Single-Unit Living
	Acres (portion Buffer Commercial):	0.25 (0.25)
	Existing Zoning:	BC w/UWPOD
	Proposed Zoning:	NX-3 w/UWPOD
	CAC:	North
	Future Land Use Designation:	Neighborhood Mixed Use
CPC	*Area Plan Guidance:*	Falls of Neuse Corridor Plan
#31	*Urban Form Designation:*	N/A

This property is located on the west side of Fonville Road at the intersection of Old Falls of Neuse Road. The property contains a 1,308 square foot single-family dwelling, which was originally constructed in 1908. There appears to be shared cross access between this property, the retail property to the north and the property to the south. The property to the south appears to have been used as boat storage in the past.

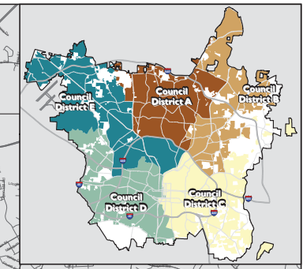
Staff Recommendation: The proposed zoning is consistent with the Future Land Use Map and it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning to a comparative district in the UDO. No change to the map.

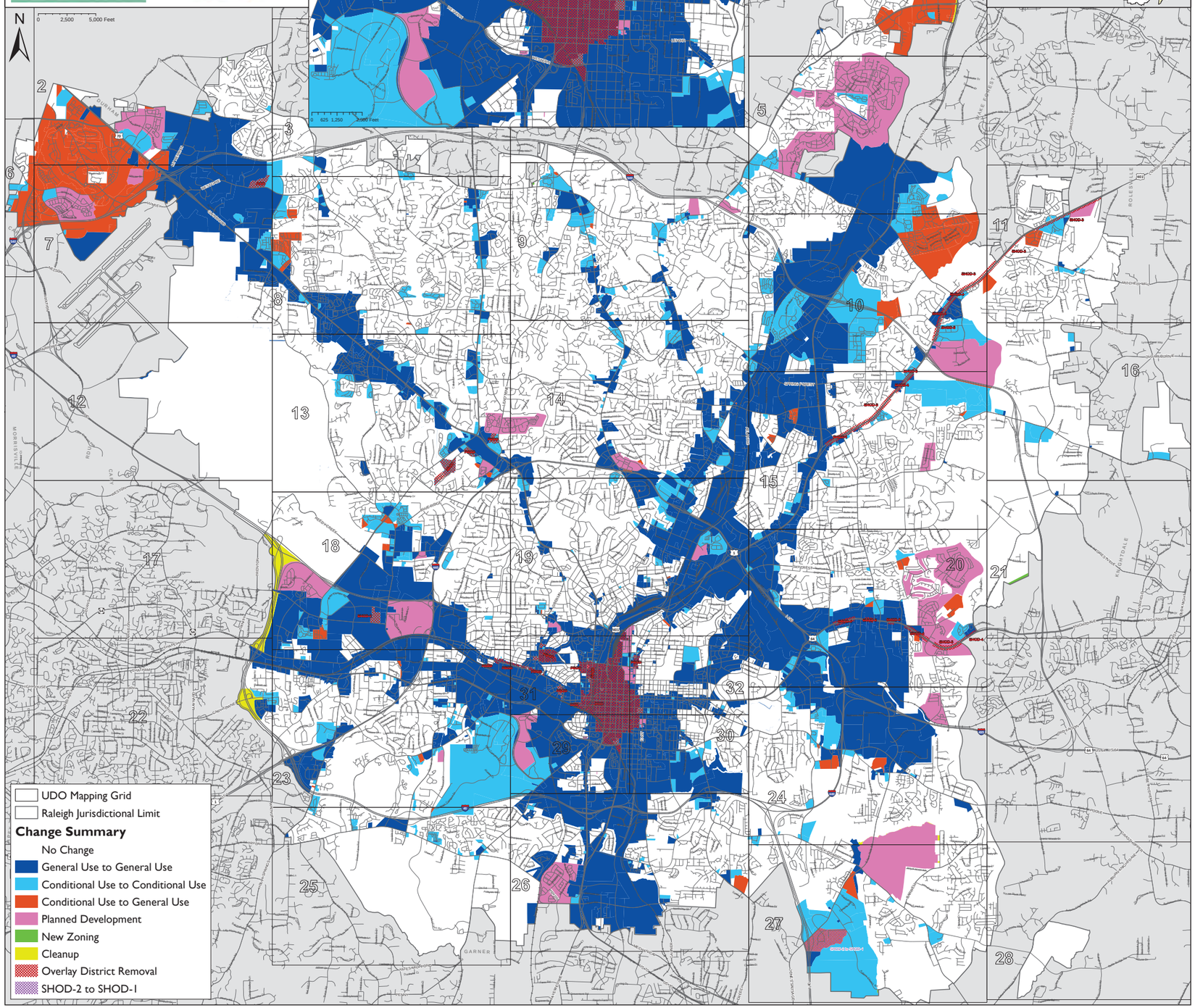
Planning Commission Recommendation: Uphold initial staff recommendation.

Summary of Change Types

Unified Development Ordinance

Remapping Raleigh





Public Comments

RALEIGH

Unified Development Ordinance

Remapping Raleigh

Section 3: Public Comments

This section contains an inventory of all public comments received during the remapping process to date. Staff received over 1,700 comments during the initial public comment period. Planning Commission's review focused on comments that requested a change to the proposed zoning district. During their review, Planning Commission received and reviewed an additional 179 public comments. Planning Commission continued to receive public comments after February 6, 2015, but was not able to review requests for changes to the proposed zoning district.

A. Comments received after February 6, 2015

B. Comments received by the Planning Commission before February 6, 2015

C. Comments received May – September 2014

Comments received after the Planning Commission Comment Period (after 2/6/2015)

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
CNCL-001	0794523813	3126 Hillsborough St	Hillsborough	NB w/SRPOD	CX-3-UG w/SRPOD	Comment about Proposed Height	Wants NX-5 because of expected loss of property due to installation of roundabout; did not reference overlay or frontage	
CNCL-002	0784424777	5301 Hillsborough Street	Hillsborough	IND-2	IH	Comment about Proposed Zoning District	Wanted to know if elements of his property would be made nonconforming under proposed zoning district. Was originally asking in terms of an office use on the property, but over the course of investigating question it was found that a retail use has also been established. Proposed zoning district may need to be revisited as a result of this new use.	
CNCL-003	0795882475	0 Glenwood Avenue	Glenwood	O&I-1 w/SHOD-1	OX-3 w/SHOD-1	Comment about Proposed Height	I would like to place a request to have Parcel #0795882475 zoned to OX-5 in the proposed UDO. Currently this parcel is zoned O&I-1, which is identical to parcels across Glenwood Avenue along National Drive. Those National Drive parcels will be rezoned to OX-5 after the new UDO is adopted and Parcel #0795882475 has the same geographical location relative to the interstate. Therefore I would like to request the same rezoning as the National Drive parcels. [NOTE: email does not acknowledge presence of overlay district.]	
CNCL-004	1704017206	117 Woodburn Road	Hillsborough	CUD R-15 w/NCOD	RX-3-CU w/NCOD	Comment about Proposed Zoning District	See email. Requesting R-6. [NOTE: email does not acknowledge conditional use district and mis-identifies applicable overlay district (calls out SRPOD when it has NCOD).]	PC-0118

From: Jack Olin
To: Rezoning
Subject: Remapping Raleigh [CNCL-003]
Date: Friday, March 20, 2015 4:08:01 PM

To whom it may concern,

I would like to place a request to have Parcel #0795882475 zoned to OX-5 in the proposed UDO.

Currently this parcel is zoned O&I-1, which is identical to parcels across Glenwood Avenue along National Drive. Those National Drive parcels will be rezoned to OX-5 after the new UDO is adopted and Parcel #0795882475 has the same geographical location relative to the interstate. Therefore I would like to request the same rezoning as the National Drive parcels.

Please contact me if you have any questions regarding the parcel and referenced location. I applauded the City of Raleigh for taking such a proactive approach toward enriching the community.

Thank you,

Jack Olin
Senior Analyst, Investments
4601 Park Road, Suite 450 | Charlotte, NC 28209
P 704.971.4822 | F 704.372.9882
jack.olin@grubbproperties.com
GRUBB PROPERTIES

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From:	George/Gretchen Chapman
To:	Rezoning
Cc:	Neil Riemann (Email)
Subject:	Z-27-14 [CNCL-004]
Date:	Monday, March 30, 2015 11:11:20 PM

Regarding Z-27-14
as applies to 117 Woodburn Rd.
Raleigh, NC 27605

To whom it may concern:

We realize we are behind schedule with this request, but would ask that you consider the following in the current application of the city's new UDO to our property at 117 Woodburn Rd. The property is currently zoned R-15 CUD and was so zoned at our request in order to accommodate the establishment of a Bed and Breakfast in 2006. We did open such an establishment and operated successfully for 7 years. However, with changing family circumstances, we closed the business in December, 2012, and have continued to occupy the premises as our residence, as we have since 2000.

We were generally aware of the rezoning process under way, but did not focus on it until the recent spate of meetings concerning the Cameron Village/Hillsborough Street area plan. We have also discussed this with representatives of our neighborhood association and our neighbor at 115 Woodburn, who was in a similar situation. We did not effectively communicate to them or to you the fact that we are completely satisfied to apply the R-6 category with SRPOD, just as you have recommended for the property at 115 Woodburn, and as was concurred in by staff, following its review.

We believe that you could make this addendum to the current recommendations to Council being prepared by the Planning Commission. If this causes you issues please let us know and advise us as to the proper course to follow.

Thank you for your consideration and attention.

Respectfully,

George B. and Gretchen N. Chapman
117 Woodburn Rd
27605

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0001	1706699894	6125 Six Forks Road	North	CUD NB	NX-3-PL-CU	Comment about Proposed Height	See letter. Requesting 4 stories rather than 3 due to site topography; also wishes to abandon the zoning conditions "because the new UDO adequately addresses the concerns to which the original conditions speak."	
PC-0002	1734148644	4709 Rhyne Court	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current and potential outdoor storage uses.	
PC-0003	1734146666	1000 Freedom Drive	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current and potential outdoor storage uses.	PC-0002
PC-0004	1734149694	4713 Rhyne Court	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current and potential outdoor storage uses.	PC-0002
PC-0005	1734133389	705 Freedom Drive	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current outdoor storage uses.	
PC-0006	1734138262	708 Freedom Drive	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current outdoor storage uses.	PC-0005
PC-0007	1734134151	709 Freedom Drive	Southeast	IND-1	IX-3	Existing Land Use/Proposed Zoning Mismatch	See letter. Requesting IH in order to accommodate current outdoor storage uses.	PC-0005
PC-0008	1704334102	800 St. Mary's Street	Five Points	O&I-1	OX-3	Comment about Proposed Height	See letter. Requesting OX-4 or OX-5.	
PC-0009	1727559602	6931 Capital Boulevard	North	IND-1 w/SHOD-2	IH w/SHOD-2	Comment about Proposed Zoning District	See letter. Requesting IX.	
PC-0010	1727651650	6935 Capital Boulevard	North	IND-1 w/SHOD-2	IH w/SHOD-2	Comment about Proposed Zoning District	See letter. Requesting IX.	
PC-0011	0784524764	5115 Beryl Road	West	IND-2 w/SRPOD	IX-3 w/SPRPOD	Comment about Proposed Height	See letter. Requesting 5-stories.	
PC-0012	0782972900	3628 Tryon Road	West	CUD NB	IX-3-CU	Comment about Proposed Height	See letter. Requesting 5-stories.	
PC-0013	1723431198	3410 Middle Branch Road	Southeast	CUD IND-1 w/SHOD-1	IX-3-CU w/SHOD-1	Comment about Proposed Height	See letter. Requesting 5-stories.	
PC-0014	1722501314	3511 Integrity Dr	South	CUD IND-1 w/SHOD-2	IH-CU w/SHOD-2	Comment about Proposed Zoning District	See letter. Requesting IX-3-CU w/SHOD-2	
PC-0015	1725005965	2500, 2600 and 2620 Brentwood Road	Northeast	IND-2	IX-3	Comment about Proposed Zoning District	See letter. Withdrawal of earlier request for CX-7.	GEN-0509
PC-0016	1703016713	1709 Lake Wheeler Road	Southwest	IND-2 w/SHOD-2 & SRPOD	IH w/SHOD-2 & SRPOD	Comment about Proposed Zoning District	See letter. Correction of mapping error; should be IX-3	
PC-0017	1706468597	309 W. Millbrook Rd	Midtown	O&I-1	OX-3-PL	Comment about Proposed Frontage	Requesting OX-3. Owner concerns regarding proposed frontage element creating a non-conforming status.	
PC-0018	1716709996	2131 Harrod Street	Atlantic	IND-1	IX-3-PL	Comment about Proposed Frontage	Requesting IX-3. Owner concerns regarding proposed frontage element creating a non-conforming status.	
PC-0019	0786573160 0786572402 0786573672	5808 Duraleigh Rd 5900 Duraleigh Rd 5910 Duraleigh Rd	Northwest	IND-1	CX-3-PL	Comment about Proposed Frontage	Requesting CX-3. Owner concerns regarding proposed frontage element creating a non-conforming status.	

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0020	1726366049 1726366675	3500 Spring Forest Road 3501 Spring Forest Road	North	IND-1	IX-3-PL	Comment about Proposed Frontage	Requesting CX-3. Owner concerns regarding proposed frontage element creating a non-conforming status.	
PC-0021	0778115525	6320 Angus Drive	Northwest	TD w/AOD	IX-3-PK w/AOD	Comment about Proposed Frontage	Requesting IX-3-PL. Owner concerns regarding proposed frontage continuing non-conforming status instead of fixing same.	
PC-0022	1704336154	807 Clay Street	Five Points	R-30	RX-3	Comment about Proposed Zoning District	I just discovered that the Glenwood/Brooklyn neighborhood association has made some proposals regarding our property at 807 Clay! We were unaware that the Glenwood/Brooklyn association viewed this property as part of their neighborhood, and we were never informed of any meetings of the association, or of their proposal regarding OUR property! As far as we are concerned, the conversion to RX-3 is appropriate, and we want no part of any overlays or other limitations, particularly an R-10 zoning!	GEN-0574
PC-0023	1704331517	829 Washington Street	Five Points	O&I-1	OX-3	Comment about Proposed Zoning District	Bynum Walter brought me up to speed on the options for rezoning. I prefer and support Staff's initial proposal for UDO zoning of Office Mixed Use, 3 Stories (OX-3), which is the closest match for our current Office and Institutional-1 (O&I-1), for the property at 829 Washington Street (PIN 1704331517) and the adjacent property at 900 St. Mary's Street (PIN 1704332305).	WEB-29762; PC-0024
PC-0024	1704332305	900 St. Mary's Street	Five Points	O&I-1	R-10	Comment about Proposed Zoning District	Bynum Walter brought me up to speed on the options for rezoning. I prefer and support Staff's initial proposal for UDO zoning of Office Mixed Use, 3 Stories (OX-3), which is the closest match for our current Office and Institutional-1 (O&I-1), for the property at 829 Washington Street (PIN 1704331517) and the adjacent property at 900 St. Mary's Street (PIN 1704332305).	PC-0023
PC-0025	1704011774	213-217 Oberlin Road	Wade	O&I-1 w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	I represent several adjoining property owners who are opposed to the change in the Staff's proposal for the remapping of the property….	GEN-0495; PC-0054; PC-0071
PC-0026	1703471757	300 Dupont Circle	Central	IND-2	IX-3-UL	Comment about Proposed Zoning District	See letter. Requests DX-3 same as two following properties under same ownership plus removal of frontage.	GEN-0469; PC-0027; -0028
PC-0027	1703379838	301 Kinsey Street	Central	Split: NB; IND-2	DX-3	Agree with Proposed Zoning	See letter.	GEN-0469; PC-0026; -0028
PC-0028	1703470813	303 Kinsey Street	Central	Split: NB; IND-2	DX-3	Agree with Proposed Zoning	See letter.	GEN-0469; PC 0026; -0027
PC-0029	0768128681	10310 Moncreiffe Road	Northwest	Split: CUD TD; CUD TD w/SHOD-2; CUD TD w/SHOD-2 & AOD	Split: CX-3-PK; CX-3-PK w/SHOD-2; CX-3-PK w/SHOD-2 & AOD	General Comment	See letter. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-5-PL [NOTE: letter does not acknowledge split zoning of parcel.]	PC-0029 thru PC-0048
PC-0030	0768233280	10370 Lumley Road	Northwest	Split: CUD TD; CUD TD w/SHOD-2 & AOD	Split: CX-5-PK; CX-5-PK w/SHOD-2 & AOD	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning of parcel.]	PC-0029 thru PC-0048
PC-0031	0768431808	0 Brier Creek Parkway	Northwest	Split: CUD TD w/AOD; CUD TD w/SHOD-2 & AOD	Split: CX-5-PK w/AOD; CX-5-PK w/SHOD-2 & AOD	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning of parcel.]	PC-0029 thru PC-0048
PC-0032	0768440719	8331 Brier Creek Pkwy	Northwest	Split: TD; CUD TD; CUD TD w/AOD; CUD TD w/SHOD-2 & AOD	Split: CX-5; CX-5-PK; CX-5-PK w/AOD; CX-5-PK w/SHOD-2 & AOD	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning and portion of parcel that is proposed to have no frontage.]	PC-0029 thru PC-0048

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0033	0768460198	8115 Brier Creek Pkwy	Northwest	CUD TD	CX-5-PK	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage	PC-0029 thru PC-0048
PC-0034	0768454921	8161 Brier Creek Pkwy	Northwest	Split: TD; CUD TD; CUD TD w/AOD	Split: CX-5; CX-5-PK; CX-5-PK w/AOD	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning and portion of parcel that is proposed to have no frontage.]	PC-0029 thru PC-0048
PC-0035	0768356389	8341 Brier Creek Pkwy	Northwest	CUD TD	CX-5-PK	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage	PC-0029 thru PC-0048
PC-0036	0768239018	8801 Brier Creek Pkwy	Northwest	Split: CUD TD; CUD TD w/AOD; CUD TD w/SHOD-2 & AOD	Split: CX-5-PK; CX-5-PK w/AOD; CX-5-PK w/SHOD-2 & AOD	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning of parcel.]	PC-0029 thru PC-0048
PC-0037	0768464394	8011 Brier Creek Pkwy	Northwest	Split: TD; CUD TD	Split: CX-5; CX-5-PK;	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage [NOTE: letter does not acknowledge split zoning and portion of parcel that is proposed to have no frontage.]	PC-0029 thru PC-0048
PC-0038	0768369074	8121 Brier Creek Pkwy	Northwest	CUD TD	CX-5-PK	Comment about Proposed Frontage	See letter. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage	PC-0029 thru PC-0048
PC-0039	0768555829	7980 Arco Corporate Drive	Northwest	CUD TD w/AOD	CX-5-PK w/AOD	General Comment	See letter. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL [NOTE: letter does not acknowledge overlay zone.]	PC-0029 thru PC-0048
PC-0040	0768557740	7990 Arco Corporate Drive	Northwest	CUD TD w/AOD	CX-5-PK w/AOD	General Comment	See letter. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL [NOTE: letter does not acknowledge overlay zone.]	PC-0029 thru PC-0048
PC-0041	0768553790	8010 Arco Corporate Drive	Northwest	Split: TD; CUD TD w/ AOD	Split: CX-5; CX-5-PK w/AOD	General Comment	See letter. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL [NOTE: letter does not acknowledge split zoning, overlay zone, and portion of parcel that is proposed to have no frontage.]	PC-0029 thru PC-0048
PC-0042	0768551384	8020 Arco Corporate Drive	Northwest	Split: TD; CUD TD w/ AOD; CUD TD w/SHOD-2 & AOD	Split: CX-5; CX-5-PK w/AOD; CX-5-PK w/SHOD-2 & AOD	General Comment	See letter. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL [NOTE: letter does not acknowledge split zoning and portion of parcel that is proposed to have no frontage.]	PC-0029 thru PC-0048
PC-0043	0768642550	8045 Arco Corporate Drive	Northwest	CUD TD w/ AOD & SHOD-2	OP-5-PK w/ AOD & SHOD-2	General Comment	See letter. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL	PC-0029 thru PC-0048
PC-0044	0768547190	8051 Arco Corporate Drive	Northwest	CUD TD w/ AOD & SHOD-2	OP-5-PK w/ AOD & SHOD-2	General Comment	See letter. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL	PC-0029 thru PC-0048
PC-0045	0768435332	8080 Arco Corporate Drive	Northwest	CUD TD w/ AOD & SHOD-2	OP-5-PK w/ AOD & SHOD-2	General Comment	See letter. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL	PC-0029 thru PC-0048

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0046	0768531315	8081 Arco Corporate Drive	Northwest	CUD TD w/ AOD & SHOD-2	OP-5-PK w/ AOD & SHOD-2	General Comment	See letter. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL	PC-0029 thru PC-0048
PC-0047	0768445641	8030 Arco Corporate Drive	Northwest	CUD TD w/SHOD-2 & PDD	PD w/SHOD-2	General Comment	See letter. "...currently zoned as a planned development district (POD) via matters MP-2-11 /Z-16-11. With this, our understanding is that these properties will remain with the entitlements set forth for each referenced matter."	PC-0029 thru PC-0048
PC-0048	0768540402	8040 Arco Corporate Drive	Northwest	CUD TD w/SHOD-2 & PDD	PD w/SHOD-2	General Comment	See letter. "...currently zoned as a planned development district (POD) via matters MP-2-11 /Z-16-11. With this, our understanding is that these properties will remain with the entitlements set forth for each referenced matter."	PC-0029 thru PC-0048
PC-0049	1715170038	901 Navaho Drive	Midtown	Split: CUD R-20; CUD R-20 w/ SHOD-1; CUD R-20 w/ SHOD-2; 0&I-1	Split: RX-3-CU; RX-3-CU w/SHOD-1; RX-3-CU w/SHOD-2; RX-3	General Comment	See letter. The owner disagrees with this proposal. We are requesting that the Property be remapped with to CX-7 [NOTE: letter does not acknowledge overlays and multiple split zonings of parcel.]	
PC-0050	1704013536	207-209 Oberlin Road	Wade	Split: O&I-1 w/SRPOD; NB w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	See letter. Object to rezoning to a classification that does not alow neighborhood business typse of uses. [NOTE: letter does not acknowledge current split zoning of parcel.]	PC-0057
PC-0051	1704010469	2 Maiden Lane	Wade	Split: BC w/SRPOD; O&I-1 w/SRPOD	RX-3 w/SRPOD	Comment about Proposed Zoning District	See letter. Concerned that proposed RX- district does not allow current use of fee-based parking. Requests OX-3 or some other district that would allow paid parking.	
PC-0052	1704010578	4 Maiden Lane	Wade	Split: R-20 w/SRPOD; O&I-1 w/SRPOD	RX-3 w/SRPOD	Comment about Proposed Zoning District	See letter. Concerned that proposed RX- district does not allow current use of fee-based parking. Requests OX-3 or some other district that would allow paid parking.	
PC-0053	1713084852	600 New Bern Avenue	South Central	split: SC w/NCOD; O&I-2 w/NCOD	Split: NX-3-GR w/NCOD; OX-3-GR w/NCOD	Comment about Proposed Zoning District	We appreciate your feedback on this property, suggesting NX-3-GR with NCOD. The one additional request I would make relates to the portion of the property currently zoned SC. I understand in many instances staff has recommended CX for properties currently zoned SC (as the most similar UDO district). CX permits a hotel use but not NX. Therefore, we would respectfully request that the portion of the property zoned SC convert to CX with the balance being remapped to NX.	GEN-0425; GEN-0521
PC-0054	1704011774	213 Oberlin Road	Wade	O&I-1 w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	See letter. In consultation with neighboring properties, now requesting: 1) RX-3-GR with condition limiting density; 2) maintain existing 20-foot Transitional Yard per Sec. 10-2082.9.	GEN-0495; PC-0025; PC-0071
PC-0055	0795696528	3929 Arrow Drive	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	Comment about Proposed Zoning District	See letter. Requesting that parcel be rezoned as CX-, rather than OP-.	PC-0056; PC-0098 & -0099
PC-0056	0795695468	3925 Arrow Drive	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	Comment about Proposed Zoning District	See letter. Requesting that parcel be rezoned as CX-, rather than OP-.	PC-0055; PC-0098 & -0099
PC-0057	1704013536	207-209 Oberlin Road	Wade	Split: O&I-1 w/SRPOD; NB w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	See letter. "...oppose that rezoning and would suggest in the alternative a unified zoning of NX-4…." [NOTE: captioned PIN of letter is incorrect for parcel.]	PC-0050
PC-0058	0795696783	3933 Arrow Drive	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	See letter. Requesting that parcel be rezoned as CX-12, with removal of SHOD-2 overlay.	
PC-0059	1703675033	436 S. Salisbury Street	Central	BUS w/DOD	DX-20-SH	Comment about Proposed Height	See letter. Requesting 40-story designation.	

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PC-0060	0796315688	4501 Creedmoor Road	Northwest	Split: CUD SC; O&I-2; O&I-1	Split: CX-7-CU; CX-7	Comment about Proposed Height	See letter. Disagrees with 7-story designation; proposes 12-stories. (NOTE: letter does not acknowledge current split zoning of parcel.]	
PC-0061	1704427159	700 Glenwood Avenue	Five Points	NB w/PBOD	NX-3-UG	General Comment	Verbal request at PC meeting: does not agree with possible proposal for NCOD.	
PC-0062	1704427379	708 Glenwood Avenue	Five Points	SP R-30	R-10	General Comment	Verbal request at PC meeting: does not agree with possible proposal for NCOD.	
PC-0063	1704545444	1223 Pierce Street	Five Points	SP R-30	R-10	General Comment	Verbal request at PC meeting: NCODs can be problematic--downzoning; does not prefer more density on east side of neighborhood.	
PC-0064	0796502569	4325 Glenwood Ave	Northwest	SC	CX-12-UL	Comment about Proposed Frontage	See letter. Requesting removal of -UL frontage.	
PC-0065	0796415629	4550 Creedmoor Rd	Northwest	SC	CX-12-UL	Comment about Proposed Frontage	See letter. Requesting removal of -UL frontage.	
PC-0066	0796412584	4530 Creedmoor Rd	Northwest	SC	CX-12-UL	Comment about Proposed Frontage	See letter. Requesting removal of -UL frontage.	
PC-0067	0796418378	4601 Glenwood Ave	Northwest	SC	CX-12-UL	Comment about Proposed Frontage	See letter. Requesting removal of -UL frontage.	
PC-0068	0774824927	6500 CHAPEL HILL RD	West	IND-1	CX-3-PL	Comment about Proposed Zoning District	See email with attachment. Does not support CX- recommendation; requests that it remain Industrial-1 designation (no specific UDO district mentioned). Also has concerns regarding transitions.	GEN-0496; GEN-0394; WEB-26562; WEB-27842.
PC-0069	0792937871	1526 Tryon Road	Southwest	O&I-1 w/SRPOD	RX-3 w/SRPOD	Comment about Proposed Zoning District	See letter. Objects to RX-3. Requests OX-4.	
PC-0070	1714196735	2000 Progress Court	Five Points	Split: R-10; IND-2	Split: R-10; IX-3	Comment about Proposed Zoning District	See letter. Objects to split zoning. Restricted use easement in place due to petroleum spill; residential use prohibited. Reqests entire parcel be mapped to IX-3.	
PC-0071	1704011774	213-217 Oberlin Road	Wade	O&I-1 w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	See letter. Has further questions regarding request made in PC-0054.	GEN-0495; PC-0025; PC-0054
PC-0072	1703224730	600 Mercury Street	Southwest	Split: IND-2; R-6	IX-3	Comment about Proposed Zoning District	See letter with graphic. Requests that the parcel remain split zoned with a northern portion of R-6 (but a different configuration of boundary line between R-6 and industrial district than is presently mapped on parcel). Supports remainder as IX-3.	
PC-0073	1713084852	600 New Bern Avenue; 17 S. Swain Street--1713081714	South Central	600 New Bern--Split: O&I-2 w/NCOD; SC w/NCOD. 17 Swain: O&I-2 w/NCOD	600 New Bern--Split: OX-3-GR w/NCOD; NX-3-GR w/NCOD. 17 Swain: OX-3 w/NCOD	Comment about Proposed Zoning District	See letter. Revising initial request; now asking for NX-3-GR for both parcels. [NOTE: while acknowledging NCOD, letter does not mention NCOD in the request for NX-3-GR.]	
PC-0074	1704718638	541 N. Blount Street	North Central	Split: R-30 w/HOD-G; O&I-2 w/ HOD-G & PDD (split due to mapping not following lot line)	Split: RX-3-DE w/HOD-G; PD w/HOD-G (split due to mapping not following lot line)	Comment about Proposed Zoning District	See letter. Mapping error; should not be RX-3 but should be PD. Should be a technical correction with adoption of new zoning map. [NOTE: letter does not acknowledge current split zoning of parcel.]	
PC-0075	1713197191	1013 New Bern Avenue	North Central	Split: SC; CUD SC w/NCOD	Split: NX-3-UL: NX-3-UL-CU w/NCOD	Comment about Proposed Frontage	See letter. Requests removal of -UL frontage. [NOTE: letter does not acknowledge current split zoning of parcel nor NCOD .]	PC-0075 thru PC-0079
PC-0076	1716418365	4405 Falls of Neuse Road	Atlantic	SC	CX-3-PL	Comment about Proposed Frontage	See letter. Requests removal of -PL frontage.	PC-0075 thru PC-0079

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REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0077	1702329656	3301 S. Wilmington Street	Southwest	IND-1	IX-3-PL	Comment about Proposed Frontage	See letter. Requests removal of -PL frontage.	PC-0075 thru PC-0079
PC-0078	1734151909	4621 New Bern Avenue	Northeast	IND-1	CX-3-PL	Comment about Proposed Frontage	See letter. Requests removal of -PL frontage.	PC-0075 thru PC-0079
PC-0079	1726387164	5409 Capital Boulevard	North	Split: CUD BUS; IND-1; CM	Split: CX-3-PL-CU; IX-3-PL; CM	Comment about Proposed Frontage	See letter. Requests removal of -PL frontage. [NOTE: letter does not acknowledge current split zoning of parcel.]	PC-0075 thru PC-0079
PC-0080	1703994252	0 E. Edenton Street	North Central	BC w/NCOD	NX-3-DE w/NCOD	Comment about Proposed Frontage	See letter. Requests removal of -DE frontage. [NOTE: letter does not acknowledge overlay zoning of NCOD.]	PC-0080 thru PC-0082
PC-0081	1703994156	527 New Bern Avenue	North Central	BC w/NCOD	NX-3-DE w/NCOD	Comment about Proposed Frontage	See letter. Requests removal of -DE frontage. [NOTE: letter does not acknowledge overlay zoning of NCOD.]	PC-0080 thru PC-0082
PC-0082	1703995107	529 New Bern Avenue	North Central	BC w/NCOD	NX-3-DE w/NCOD	Comment about Proposed Frontage	See letter. Requests removal of -DE frontage. [NOTE: letter does not acknowledge overlay zoning of NCOD.]	PC-0080 thru PC-0082
PC-0083	1703402838; 1703402735; 1703402539; 1703402443; 1703402342; 1703402242; 1703402145; 1703402054; 1702492952; 1703404666; 1703406591; 1703413123; 1703413159; 1703413254; 1703415274; 1703418217; 1703502802; 1703501517;	1701 S. Saunders St; 1717 S. Saunders St; 1727 S. Saunders St; 1731 S. Saunders St; 0 S. Saunders St; 1809 S. Saunders St; 1811 S. Saunders St; 1801 S. Saunders St; 1821 S. Saunders St; 201 Penmarc Dr; 0 Penmarc Dr; 1640 Green St; 1632 Green St; 1628 Green St; 1639 Green St; 150 Penmarc Dr; 130 Penmarc Dr; 120 Penmarc Dr;	Southwest	IND-2 w/SHOD-2; IND-1 w/SHOD-2; Split: IND-2 w/SHOD-2 & IND-1 w/SHOD-2 (also split by Penmarc Dr.); R-6; IND-1	IX-3-PL w/SHOD-2; R-6; IX-3	Comment about Proposed Height	See letter. Requests additional height to IX-7-PL. [NOTE: 1628, 1632 & 1640 Green St parcels are R-6 and not proposed for rezoning.]	
PC-0084	1704332305	900 St. Mary's Street	Five Points	O&I-1	R-10	Comment about Proposed Zoning District	Joint owner with Wake County Public School System concurs with WCPSS's request for OX-3.	PC-0024
PC-0085	1713085510	107 Kirkman Lane	South Central	R-20	R-10	Comment about Proposed Zoning District	See letter. Requesting RX-3.	GEN-0157
PC-0086	1704011308	2008 Hillsborough Street	Wade	BC w/SRPOD & PBOD	NX-4-UG w/SRPOD	Comment about Proposed Frontage	See letter. Requesting removal of -UG frontage. [NOTE: letter does not acknowledge overlay districts.]	
PC-0087	0784565495	4200 Trinity Road	West	CUD O&I-2 w/SHOD-1	OX-12-GR-CU w/SHOD-1	Comment about Proposed Zoning District	See letter. Requesting CX-12-CU without frontage designation. [NOTE: letter does not acknowledge overlay district. MORE IMPORTANTLY it states incorrectly that the recommended frontage is -UG when in fact it is -GR.]	
PC-0088	0784569220	4110 Trinity Road	West	CUD O&I-2 w/SHOD-1	OX-12-GR-CU w/SHOD-1	Comment about Proposed Zoning District	See letter. Requesting CX-12-CU without frontage designation. [NOTE: letter does not acknowledge overlay district. MORE IMPORTANTLY it states incorrectly that the recommended frontage is -UG when in fact it is -GR.]	
PC-0089	1703472505	302 Dupont Circle	Central	Split: IND-2; R-10	IX-3-UL	General Comment	See letter. Requesting IX-4 without frontage. {NOTE: letter does not acknowledge current split zoning of parcel.]	
PC-0090	1703473624	324 Dupont Circle	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	

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REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0091	1703472668	328 Dupont Circle	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	
PC-0092	1703472722	330 Dupont Circle	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	
PC-0093	1713452182	1530 Martin Luther King Jr. Blvd	South Central	R-10	R-10	Comment about Proposed Zoning District	See letter. Requesting NX- or CX-.	
PC-0094	1713442991	0 S. Raleigh Blvd	South Central	R-10	R-10	Comment about Proposed Zoning District	See letter. Requesting NX- or CX-.	
PC-0095	1715781482	3900 Electronics Drive	Atlantic	IND-1	IH	General Comment	See letter. Requesting CX-5-PL..	
PC-0096	0794621486	2912 Hillsborough St	Wade	NB w/ SRPOD &PBOD	NX-4-SH w/SRPOD	Comment about Proposed Height	See letter. Requesting NX-5-SH. [NOTE: letter does not acknowledge overlay districts.]	
PC-0097	0794621594	2 Dixie Trail	Wade	Split (mapping smudge): NB w/SRPOD & PBOD; R-6 w/SRPOD & PBOD	NX-3 w/SRPOD	Comment about Proposed Height	See letter. Requesting NX-5-SH. [NOTE: letter does not acknowledge overlay districts or existing split zoning.]	
PC-0098	0795694079	3309 Arrow Drive	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	See letter. Requesting that parcel be rezoned as CX-12.	PC-0099; PC-0055 & -0056
PC-0099	0795695218	3921 Arrow Drive	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	See letter. Requesting that parcel be rezoned as CX-12.	PC-0098; PC-0055 & -0056
PC-0100	1704822908	206 Delway Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0101	1704820794	800 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0102	1704821800	802 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0103	1704821806	804 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0104	1704821902	806 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0105	1704821928	808 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0106	1704831043	820 N. Blount Street	Mordecai	CUD SC	CX-3-CU	General Comment	See letter. Requesting CX-3. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0107	1704822777	805 N. Person Street	Mordecai	CUD NB w/PBOD	CX-3-SH-CU	General Comment	See letter. Requesting CX-3-SH. [NOTE: letter appears to be tacitly requesting removal of conditions; it does not specifically reference removal of conditional use zoning.]	
PC-0108	1703670823	211 W. Martin Street	Central	BUS w/DOD	DX-5-SH; DX-12-SH	Comment about Proposed Height	See letter. Requesting DX-7-SH. [NOTE: this parcel is composed of three portions separated by alleys. The southernmost portion is proposed for DX-12-SH.]	
PC-0109	0795899856	1800 Century Drive	Glenwood	O&I-2 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	See letter. Requesting OX-7. [NOTE: letter does not acknowledge overlay district,]	
PC-0110	0796804080	1900 Century Drive	Glenwood	O&I-2 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	See letter. Requesting OX-7. [NOTE: letter does not acknowledge overlay district,]	

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PC-0111	0796802211	2020 Century Drive	Glenwood	O&I-2 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	See letter. Requesting OX-7. [NOTE: letter does not acknowledge overlay district,]	
PC-0112	0795890962	2021 Century Drive	Glenwood	O&I-2 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	See letter. Requesting OX-7. [NOTE: letter does not acknowledge overlay district,]	
PC-0113	0796709200	2100 Century Drive	Glenwood	O&I-2 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	See letter. Requesting OX-7. [NOTE: letter does not acknowledge overlay district,]	
PC-0114	1704413718	612 W. Johnson Street	Hillsborough	NB w/ PBOD	DX-5	Comment about Proposed Height	See letter. Requesting DX-7.	
PC-0115	1724447360	3312 New Bern Avenue	Southeast	CUD TD w/SHOD-1	Split: CX-3-PK-CU w/SHOD-1; RX-3-PK-CU	General Comment	See letter. Requesting property be rezoned to CX-3-CU w/SHOD-1 without frontage designation.	
PC-0116	0784786489	1900 Blue Ridge Road	Northwest	Split: O&I-1; AP	Split: CX-5-UL; CX-12-UL; OX-3	General Comment	See letter. Requesting that AP portion be mapped to CX-5-UL or CX-12-UL rather than OX-3. [NOTE: PIN cited in letter identifies in IMAPS as 1900 Blue Ridge Road, rather than the 2110 Blue Ridge Road address listed in letter.]	
PC-0117	1714892280	2512/2610 Yonkers Road	East	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	See letter. Property currently being used for retail sales, distribution, as well as manufacturing, with office. Requests that property not be rendered non-conforming (retail sales?) by remapping.	
PC-0118	1704016261	115 Woodburn Road	Hillsborough	CUD R-15 w/NCOD	RX-3-CU w/NCOD	Comment about Proposed Zoning District	See letter. Requesting R-6. [NOTE: letter does not acknowledge overlay district.	
PC-0119	1703475257	600 W. Cabarrus Street	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	
PC-0120	1703467736	518 S. West Street	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-4 without frontage.	PC-0121
PC-0121	1703466858	517 W. Cabarrus Street	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-4 without frontage.	PC-0120
PC-0122	1703477144	518 W. Cabarrus Street	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	PC-0123
PC-0123	1703478178	400 S. West Street	Central	IND-2	IX-3-UL	General Comment	See letter. Requesting IX-7 without frontage.	PC-0122
PC-0124	0786851706	5108 OAK PARK RD	Northwest	CUD BC	CX-3-CU	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #1	
PC-0125	0786860081	5201 OAK PARK RD	Northwest	BC	CX-3	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #2	PC-0124
PC-0126	0794434487	3344 HILLSBOROUGH ST	Wade	BC, R-6, & CM w/SRPOD	CX-3-PL & CM w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #3	PC-0124
PC-0127	0794435365	3334 HILLSBOROUGH ST	Wade	BC & CM w/SRPOD	NX-3-UG & CM w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #4	PC-0124
PC-0128	0794436263	3321 TRILLIUM WHORL CT	Wade	BC w/SRPOD	NX-3-UG w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #5	PC-0124
PC-0129	0794436326	3326 TRILLIUM WHORL CT	Wade	BC w/SRPOD	NX-3 w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #6	PC-0124
PC-0130	0794436345	3324 TRILLIUM WHORL CT	Wade	BC w/SRPOD	NX-3 w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #7	PC-0124
PC-0131	0794436361	3324 HILLSBOROUGH ST	Wade	BC & CM w/SRPOD	NX-3-UG & CM w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #8	PC-0124

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REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0132	0794436364	3322 TRILLIUM WHORL CT	Wade	BC w/SRPOD	NX-3 w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #9	PC-0124
PC-0133	0794436393	3320 TRILLIUM WHORL CT	Wade	BC w/SRPOD	NX-3 w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #10	PC-0124
PC-0134	1703382817	729 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #15	PC-0124
PC-0135	1703382866	727 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #16	PC-0124
PC-0136	1703383827	725 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #17	PC-0124
PC-0137	1703383867	723 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #18	PC-0124
PC-0138	1703384817	721 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #19	PC-0124
PC-0139	1703384876	719 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #20	PC-0124
PC-0140	1703385826	717 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #21	PC-0124
PC-0141	1703385885	715 W MORGAN ST	Hillsborough	BC w/SRPOD	NX-4-UL w/SRPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #22	PC-0124
PC-0142	1703836709	400 BRAGG ST	Central	BC w/NCOD	NX-3 w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #25	PC-0124
PC-0143	1703836748	402 BRAGG ST	Central	BC w/NCOD	NX-3 w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #26	PC-0124
PC-0144	1703836753	1201 S BLOODWORTH ST	Central	BC w/NCOD	NX-3 w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #27	PC-0124
PC-0145	1703836779	404 BRAGG ST	Central	BC w/NCOD	NX-3 w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #28	PC-0124
PC-0146	1703837708	406 BRAGG ST	Central	BC w/NCOD	NX-3 w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #29	PC-0124
PC-0147	1703914945	1455 GARNER RD	South Central	BC	NX-3	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #30	PC-0124
PC-0148	1703925004	1453 GARNER RD	South Central	BC	NX-3	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #31	PC-0124

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0149	1703993272	522 E EDENTON ST	North Central	BC w/NCOD	NX-3-DE w/NCOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #32	PC-0124
PC-0150	1726304179	4200 LAKE RIDGE DR	Atlantic	BC	NX-3	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #44	PC-0124
PC-0151	1729216967	1540 DUNN RD	North	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #45	PC-0124
PC-0152	1729223012	1500 DUNN RD	North	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #46	PC-0124
PC-0153	1729471182	9721 FONVILLE RD	North	BC, R-4 w/UWPOD	NX-3 w/UWPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #48	PC-0124
PC-0154	1729473029	9733 FONVILLE RD	North	BC w/UWPOD	NX-3 w/UWPOD	Comment about Proposed Zoning District	CPC requests PC reconsider the staff recommendation for several Buffer Commercial properties. #49	PC-0124
PC-0155	1705022325	2609 Glenwood Ave	Glenwood			General Comment	Application of -UL frontage on 2607 Glenwood creates inconsistent frontage designation on 2609 & 2615 Glenwood; Recommend apply -UL frontage for consistency	
PC-0156	1705021421	2615 Glenwood Ave	Glenwood			General Comment	Application of -UL frontage on 2607 Glenwood creates inconsistent frontage designation on 2609 & 2615 Glenwood; Recommend apply -UL frontage for consistency	PC-0155
PC-0157	1721399091	3101 Integrity Dr	South			General Comment	PC Recommended IX-5-CU for similarly situated property within this conditional use district (proposed fast food use @ northern Integrity & Jones Sausage); This is an existing fast food location and should similarly be recommended for IX-5-CU	
PC-0158	0774963627	5401 Trinity Rd	West			General Comment	Staff originally proposed OP- zoning as part of a larger group; PC recommendation of CX for 1100 Corporate Center Dr leaves this property orphaned from other OP- properties; recommendation should be changed to CX- to maintain entitlements for hotel use while keeping consistent with adjacent proposal	
PC-0159	0785822820	2810 BLUE RIDGE RD	Northwest			General Comment	Staff originally proposed OX-7-UL for this property. Since the oringinal draft, a 9-story addition has been approved for the hospital, requiring a greater height designation. Staff recommends OX-12-UL.	
PC-0160	0785826556	4401 LAKE BOONE TRL	Northwest			General Comment	Staff originally proposed OX-7-UL for this property. Since the oringinal draft, a 9-story addition has been approved for the hospital, requiring a greater height designation. Staff recommends OX-12-UL.	PC-0159
PC-0161	0785824031	4220 LAKE BOONE TRL	Northwest			General Comment	Staff originally proposed OX-7-UL for this property. Since the original draft, a 9-story addition has been approved for the hospital (SP-8-2014), requiring a greater height designation. Staff recommends OX-12-UL.	PC-0159
PC-0162	0785725501	0 BLUE RIDGE RD	Northwest			General Comment	Staff originally proposed OX-7-UL for this property. Since the original draft, a 9-story addition has been approved for the hospital (SP-8-2014), requiring a greater height designation. Staff recommends OX-12-UL.	PC-0159

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0163	1704350099	1300 ST MARYS ST	Five Points			General Comment	Staff originally proposed OX-4 for this property. Since the original draft, a change of use to residential condos has been approved for the building which states that it is 5 stories (SP-50-2014). Staff recommends a change to OX-5. Additionally, for consistency, it may be appropriate to consider a 5-story designation on the two adjacent properties to the East (PINs 1704353002 & 1704354151).	
PC-0164		Yonkers Road IH Proposal	East			General Comment	PC Requested that IH along Yonkers Road be reevaluated. This is a placeholder for that request.	
PC-0165	1702316588	3523 S WILMINGTON ST	Southwest	IND-1	IX-3-PL	General Comment	PC recommended removal of -PL frontage on a similarly situated property just to the north of this site. For consistency, it is recommended that the original recommendation for -PL frontage on these parcels also be removed.	
PC-0166	1702317421	3525 S WILMINGTON ST	Southwest	IND-1	IX-3-PL	General Comment	PC recommended removal of -PL frontage on a similarly situated property just to the north of this site. For consistency, it is recommended that the original recommendation for -PL frontage on these parcels also be removed.	
PC-0167	1702317150	349 TRYON RD	Southwest	IND-1	IX-3-PL	General Comment	PC recommended removal of -PL frontage on a similarly situated property just to the north of this site. For consistency, it is recommended that the original recommendation for -PL frontage on these parcels also be removed.	
PC-0168	0795686813	3904 ARROW DR	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	PC recommended approval of a 7-story height limit for several parcels in the vicinity of Arrow Dr east of Crabtree Valley Mall. For consistency, it is recommended that the 7-story limit also be conveyed to other properties in the vicinity. Properties to the southwest of the proposed extension of Crabtree Valley Ave are not included in this request as they are generally conditioned to heights lower than 7-stories.	
PC-0169	0795686963	3908 ARROW DR	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	PC recommended approval of a 7-story height limit for several parcels in the vicinity of Arrow Dr east of Crabtree Valley Mall. For consistency, it is recommended that the 7-story limit also be conveyed to other properties in the vicinity. Properties to the southwest of the proposed extension of Crabtree Valley Ave are not included in this request as they are generally conditioned to heights lower than 7-stories.	
PC-0170	0795693106	0 BLUE RIDGE RD	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	PC recommended approval of a 7-story height limit for several parcels in the vicinity of Arrow Dr east of Crabtree Valley Mall. For consistency, it is recommended that the 7-story limit also be conveyed to other properties in the vicinity. Properties to the southwest of the proposed extension of Crabtree Valley Ave are not included in this request as they are generally conditioned to heights lower than 7-stories.	
PC-0171	0795692274	4112 BLUE RIDGE RD	Glenwood	O&I-2 w/SHOD-2	OP-4 w/SHOD-2	General Comment	PC recommended approval of a 7-story height limit for several parcels in the vicinity of Arrow Dr east of Crabtree Valley Mall. For consistency, it is recommended that the 7-story limit also be conveyed to other properties in the vicinity. Properties to the southwest of the proposed extension of Crabtree Valley Ave are not included in this request as they are generally conditioned to heights lower than 7-stories.	

Comments to Planning Commission following the Initial Public Comment Period

REF-ID	PIN	Site Address	CAC	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference
PC-0172	0795698734	3937 ARROW DR	Glenwood	NB	OP-4	General Comment	While mapping a change request approved by PC in the vicinity staff noticed the selected designation of this parcel would create a use-based non-conformity. The property is currently zoned NB and was originally recommended for OP-4. However, the property contains a car wash related to the vehicle fuel sales use on the adjacent property to the northeast. It is recommended that the recommendation for this property be amended to CX-3, more in keeping with the adjacent, commonly owned, vehicle fuel sales property, proposed for CX-3-PL.	
PC-0173	1736764233	6515 BUFFALOE RD	Northeast	&I-2 & CUD SC (SHO	5-CU, CX-5-CU (SHO	General Comment	It was brought to staff's attention that the district boundaries within Zoning Case Z-33-07 were originally drawn incorrectly on the existing zoning map. Staff translated those boundaries as they exist today while converting to new UDO zoning districts. However, given documentation from Z-33-07 backup material, staff feels it would be appropriate to fix the district boundaries to reflect those originally intended within that zoning case and is requesting permission to do so as part of this process.	
PC-0174	0768652213	8001 ARCO CORPORATE DR	Northwest	CUD TD & TD w/AOD & SHOD-2	OP-7-PK w/AOD & SHOD-2	General Comment	PC recommended approval of a Parking Limited frontage for several parcels along Arco Corporate Dr. For consistency, it is recommended that the Parking Limited frontage also be conveyed to other properties in the vicinity. For the parcel at 8001 Arco Corporate Dr, it is recommended that frontage be removed completely. The odd configuration of the parcel makes Parking Limited impossible to meet and leaving Parkway would become inconsistent with surrounding designations.	
PC-0175	0768559276	8021 ARCO CORPORATE DR	Northwest	CUD TD & TD w/AOD & SHOD-2	OP-7-PK w/AOD & SHOD-2	General Comment	PC recommended approval of a Parking Limited frontage for several parcels along Arco Corporate Dr. For consistency, it is recommended that the Parking Limited frontage also be conveyed to other properties in the vicinity.	
PC-0176	0768549715	8041 ARCO CORPORATE DR	Northwest	CUD TD & TD w/AOD & SHOD-2	OP-5-PK w/AOD & SHOD-2	General Comment	PC recommended approval of a Parking Limited frontage for several parcels along Arco Corporate Dr. For consistency, it is recommended that the Parking Limited frontage also be conveyed to other properties in the vicinity.	
PC-0177	0768535777	8061 ARCO CORPORATE DR	Northwest	CUD TD & TD w/AOD & SHOD-2	OP-5-PK w/AOD & SHOD-2	General Comment	PC recommended approval of a Parking Limited frontage for several parcels along Arco Corporate Dr. For consistency, it is recommended that the Parking Limited frontage also be conveyed to other properties in the vicinity.	
PC-0178	1703778739	200 E Martin St	Central	BUS w/DOD & HOD-G	DX-3-SH w/HOD-G	General Comment	Staff originally proposed DX-3-SH with HOD-G for 200 East Martin Street in City Market in error. There is currently a four story building on the site.	
PC-0179		Downtown	Central			Comment about Proposed Height	On March 3, the Downtown Raleigh Alliance presented an alternative height map for Downtown to the Planning Commission. Staff will evaluate their recommendations in conjunction with adopted policies and other height-related requests in the Downtown area and bring forward suggestions as a result.	

PC-0001

PC-0001--6125 Six Forks.pdf

Principals:
Jerry M. Turner, FASLA
William B. Hood, ASLA
Lynda P. Harris, ASLA

JERRY TURNER & ASSOCIATES, INC.

905 Jones Franklin Road

Landscape Architecture Land Planning Environmental Design

Raleigh, North Carolina 27606

September 30, 2014

City of Raleigh Planning Commission
Remapping Raleigh
P.O. Box 590
Raleigh, NC 27602

RE: ID 6125 Six Forks Road
Z-98-95

We represent the property owner at the above identified location. I have worked with the property owner of this site for almost four decades. After reviewing, the City's rezoning proposal for the property at Lynn Road and Six Forks Road we would like to make the following observations and recommendations.

Suitability of the proposed rezoning NX-3-PL-CU

We agree that the NX – Neighborhood Mixed Use is the appropriate land use designation for zoning and to be compatible with your current options under existing zoning. The parking with limited frontage (PL) is likewise appropriate for this setting.

We recommend that a four story limit be substituted for the three story limit being proposed. We are suggesting this increase due to the site's topography which slopes severely from front to back. In the future a building could be constructed close to Lynn Road and have a lower entrance or parking underneath; increasing the limit to four stories would eliminate any interpretations of floors above or below grade etc.

The proposed rezoning also proposes to carry forth the existing conditions that were approved under the old City code. We believe these conditions should be abandoned because the new UDO adequately addresses the concerns to which the original conditions speak. In addition, other nearby properties have been zoned commercial, and the comprehensive plan has been updated to reflect higher intensity uses for all four intersection quadrants. The following is a list of the existing conditions and our reasons for eliminating them.

Z-98-95 Conditions (11-29-95)

Neighborhood Business CUD Tract

1. The following uses shall not be permitted on this tract; bar, night club, lounge, tavern; automotive service and repair facility; drive-through restaurants; hotel/motel; movie theater; emergency shelter type A or B; landfill; manufacturing; mini-warehouse storage facility; nor any special uses in the Neighborhood Business District which presently require City Council or Board of Adjustment approval.

   Response: Most of the uses originally prohibited by the conditions are not permitted in the NX district. The permitted uses in the new NX district are appropriate for the area. In this

case, eliminating the use conditions would not represent an up- or down-zoning because almost all are addressed in the UDO itself.

The area itself, and the future land use proposed for this area, have changed as well. A parcel across the street has been rezoned to a similar commercial classification, and the comprehensive plan has also been updated since the earlier rezoning. The COR 2030 Comprehensive Plan designates this quadrant, and two of the other three quadrants at this intersection as Neighborhood Mixed Use, which would typically "include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood." The fourth quadrant is designated as Office and residential mixed use.

The permitted uses in the new Neighborhood Mixed Use are consistent with the comprehensive plan. The new Neighborhood Transition zones, plus new landscaping and screening requirements, will further protect nearby residential areas from permitted uses within the Neighborhood Mixed Use district, as further discussed below.

2. Access to the site shall be limited to the existing driveways; one on Six Forks Road and one on Lynn Road.
   Response: This condition is not needed; currently there is an entrance on Six Forks Road and on Lynn Road. The City and NCDOT would have to permit any additional driveways at the time of a site plan. These are major thoroughfares and additional access could not be justified.

3. A 30 foot Type B Transitional use protective yard (existing) shall be provided along the south property line adjacent to Northclift subdivision, lots 1-11 identified by the following PIN Numbers:1706.07-79-2541, 1706.07-79-1507, 1706.07-79-0631, 1706.07-69-9665, 1706.07-69-9700, 1706.07-69-8734, 1706.07-69-7778, 1706.07-69-7803, 1706.07-69-6837, 1706.07-79-3419, 1706.07-79-1573.
   Response: We believe the new UDO goes further than this condition to provide transitions and protection to adjacent properties to the rear. The UDO not only provides distance buffers and landscaping but also limits uses and graduates massing away from the existing homes.

Shopping Center CUD Tract

The uses permitted on this tract shall be limited to vehicular parking and retail sales (convenience, general, and personal service) and eating establishments (no drive-thru) outdoors or in an accessory structure.

Response: This condition is no longer needed since the tract will no longer be zoned Shopping Center and is no longer split-zoned.

Neighborhood Business CUD Tract and Shopping Center CUD Tract

Any increased storm water runoff resulting from an increase in impervious surface on

site in excess of ten (10) percent above the presently existing impervious surface (3.1 ac) shall be captured, controlled and released according to CR 7107.

Response: This condition is archaic and has been made obsolete by the newer storm water regulations

In conclusion, we recommend that the City revise its proposed rezoning Category to NX-4-PL; which addresses the topography of this site and eliminate the existing zoning conditions.

We believe this is a better fit considering the updated Comprehensive Plan changes in the area, and the nature of the site itself. Most importantly the new UDO provides almost identical restrictions and protections, and in some cases stronger protections. Eliminating the conditions would not represent up-zoning the site, does away with references to obsolete regulations, and avoids unnecessary redundancies.

Please do not hesitate to contact me if you have any questions.

Sincerely,

JERRY TURNER AND ASSOCIATES, INC.

William B. Hood

William B. Hood, RLA, ASLA
Vice President

WBH:ktr

Cc: Rake and Hoe Garden Venture, LLC

ORDINANCE (1995) 791 ZC 379
Effective: December 5, 1995

Z-98-95 Lynn Road, south side, at its western intersection with Six Forks Road, being Map 1706.07, Block 79, Parcels 0853 and 1939, and Map 1707.19, Block 60, Parcel 9055. Approximately 4.9 acres rezoned to Neighborhood Business Conditional Use and Shopping Center Conditional Use.

Conditions: (11/29/95)

Neighborhood Business CUD Tract

1. The following uses shall not be permitted on this tract; bar, night club, lounge, tavern; automotive service and repair facility; drive-through restaurants; hotel/motel; movie theater; emergency shelter type A or B; landfill; manufacturing; mini-warehouse storage facility; nor any special uses in the Neighborhood Business District which presently require City Council or Board of Adjustment approval.

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Shopping Center CUD Tract

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Neighborhood Business CUD Tract and Shopping Center CUD Tract

Any increased storm water runoff resulting from an increase in impervious surface on site in excess of ten (10) percent above the presently existing impervious surface (3.1 ac) shall be captured, controlled and released according to CR 7107.

PC-0002-4709 Rhyne Ct.pdf

PC-0002
0003
0004

KJC Property Investments, LLC

PO BOX 46325

Raleigh, NC 27620

October 7, 2014

City of Raleigh Planning Commission

Remapping Raleigh

PO Box 590

Raleigh, NC 27620

cert# 7013-0600-0000-3605-3985

RE: Case # z-27-14/UDO Zoning Remapping

PIN# 1734148644 4709 Rhyne Court PC-0002

PIN# 1734146666 1000 Freedom Drive -0003

PIN# 1734149694 4713 Rhyne Court -0004

To whom it may concern

In reviewing the recommendation of rezoning the above listed parcels from heavy industrial to light industrial we find ourselves being taken advantage of. One of the above listed parcels (1734149694) has an aerial right of way across it. One of the allowed uses for heavy industrial is for a car storage lot or temporary parking lot. Rezoning this property to light industrial does not allow that particular usage. Our concern here is that we have a sale pending in which the new owner wants to install a temporary car storage lot. By rezoning this property this sale will not take place and we are doomed to own a piece of property that we shall pay taxes on and not be able to utilize in a fashion that will allow us to recover any of the expenses. When we purchased this property it was with the knowledge that the heavy industrial classification would allow us some flexibility for a wider range of tenants.

The other two parcels we own are currently being utilized by our tenant Infinity Fire Protection, LLC. They are an automatic fire sprinkler contractor and have the need to store materials and idle construction equipment on the property. The rezoning shall eliminate this use for them and result in us losing a tenant that has been in place for over ten years. It seems a waste of city resources to rezone property and then force viable businesses to relocate or even close.

In looking at all the property on this side of Freedom Drive the usage is heavy industrial for all the businesses. There are several contractors along this side of the road and with the new zoning their storage of materials and equipment will no longer be allowed either.

With the reasons stated above we ask that the planning commission reconsider this rezoning and keep the current heavy industrial zoning in place. This will allow the current tenants to stay in place and continue to operate without interruption.

Please notify us as soon as possible as to your intentions here.

Sincerely

Michael Coomer

Managing Member

O 919-255-6064

C919-369-9079

PC-0003--1000 Freedom Dr.pdf

PC-0002
0003
0004

KJC Property Investments, LLC

PO BOX 46325

Raleigh, NC 27620

October 7, 2014

City of Raleigh Planning Commission

Remapping Raleigh

PO Box 590

Raleigh, NC 27620

cert# 7013-0600-0000-3605-3985

RE: Case # z-27-14/UDO Zoning Remapping

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Sincerely

Michael Coomer

Managing Member

O 919-255-6064

C919-369-9079

PC-0004-4713RhyneCt.pdf

PC-0002
0003
0004

KJC Property Investments, LLC

PO BOX 46325

Raleigh, NC 27620

October 7, 2014

City of Raleigh Planning Commission

Remapping Raleigh

PO Box 590

Raleigh, NC 27620

cert# 7013-0600-0000-3605-3985

RE: Case # z-27-14/UDO Zoning Remapping

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Sincerely

Michael Coomer

Managing Member

O 919-255-6064

C919-369-9079

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-0007

PC-0005-705 Freedom Dr.pdf

Readilite & Barricade, Inc.

Office Trailers • Portable Toilets • Traffic Control

RALEIGH	DURHAM	CHAPEL HILL	TOLL FREE
231-8309	493-1175	942-0889	1-800-662-8839

October 16, 2014

Readilite & Barricade, Inc.
P. O. Box 58280
Raleigh, North Carolina 27658

Remapping Raleigh
City of Raleigh Planning Commission
P. O. Box 590
Raleigh, North Carolina 27602

RE: Planning Commission Review Z-27-14

Dear Madams/Sirs:

This letter is to request the following properties stay zoned IH and not be re-zoned IX as proposed:

705 Freedom Drive – Cashwell Real Estate, LLC PC-0005 → parcel address in IMAPS returns
708 Freedom Drive - Readilite & Barricade, Inc. -0006 0 FREEDOM DR
709 Freedom Drive – Readilite & Barricade, Inc. -0007

All properties are used by Readilite & Barricade, Inc. for the purpose of storage of equipment used on construction jobs and special events.

Thank you,

Larry J. Cashwell
President

PC-0005
-0006
-0007

Readilite & Barricade, Inc.

PC-0006-708 Freedom Dr.pdf

Office Trailers • Portable Toilets • Traffic Control

RALEIGH	DURHAM	CHAPEL HILL	TOLL FREE
231-8309	493-1175	942-0889	1-800-662-8839

October 16, 2014

Readilite & Barricade, Inc.
P. O. Box 58280
Raleigh, North Carolina 27658

Remapping Raleigh
City of Raleigh Planning Commission
P. O. Box 590
Raleigh, North Carolina 27602

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708 Freedom Drive - Readilite & Barricade, Inc. -0006 0 FREEDOM DR
709 Freedom Drive – Readilite & Barricade, Inc. -0007

All properties are used by Readilite & Barricade, Inc. for the purpose of storage of equipment used on construction jobs and special events.

Thank you,

Larry J. Cashwell
President

PC-0005
-0006
-0007

Readilite & Barricade, Inc.

PC-0005-709 Freedom Dr.pdf

Office Trailers • Portable Toilets • Traffic Control

RALEIGH	DURHAM	CHAPEL HILL	TOLL FREE
231-8309	493-1175	942-0889	1-800-662-8839

October 16, 2014

Readilite & Barricade, Inc.
P. O. Box 58280
Raleigh, North Carolina 27658

Remapping Raleigh
City of Raleigh Planning Commission
P. O. Box 590
Raleigh, North Carolina 27602

RE: Planning Commission Review Z-27-14

Dear Madams/Sirs:

This letter is to request the following properties stay zoned IH and not be re-zoned IX as proposed:

705 Freedom Drive – Cashwell Real Estate, LLC PC-0005 → parcel address in IMAPS returns
708 Freedom Drive - Readilite & Barricade, Inc. -0006 0 FREEDOM DR
709 Freedom Drive – Readilite & Barricade, Inc. -0007

All properties are used by Readilite & Barricade, Inc. for the purpose of storage of equipment used on construction jobs and special events.

Thank you,

Larry J. Cashwell
President

Parker Poe

Jamie S. Schwedler
Associate
Telephone: 919.835.4529
Direct Fax: 919.835.4618
jamieschwedler@parkerpoe.com

Charleston, SC
Charlotte, NC
Columbia, SC
Raleigh, NC
Spartanburg, SC

November 6, 2014

Via Email
Mr. Travis Crane
Ms. Bynum Walter
Chairman Steve Schuster
Remapping Raleigh
City of Raleigh Planning Commission
Post Office Box 590
Raleigh, North Carolina 27602

Re: Additional Comments on Remapping of 800 St. Mary's Street

Dear Travis:

I am following up on our October 16, 2014 written comments on 800 St. Mary's Street (PIN 1704334102) in connection with the Remapping Raleigh project, and our request for an OX-4 or -5 designation. Following our appearance at the Planning Commission on November 4, we discussed collaborating with the Planning Staff to analyze our height designation request, and being placed on the agenda at the next Remapping session, scheduled for November 18, 2014. You also noted that Staff might consider any height guidance in the 2030 Comprehensive Plan and any Area Plans that apply. To assist in that task, I've summarized relevant portions of those materials below.

UDO. The site contains two buildings. One is an above-ground, full 4-story building with an underground basement, and is 58' at its tallest point. The second was a 3-story building with an addition that reaches 4 stories. The two buildings are adjacent to one another but are entirely separate – they have no shared access or interior space, have separate mechanical systems, and have separate utilities. The UDO height designations for OX districts include 3 stories (50' max.), 4 stories (62' max.), and 5 stories (75' max.). See UDO Section 3.3.1. Thus the existing 4-story, 58' tall building qualifies for the OX-4 designation, and is only 4' from the next height designation, OX-5.

Remapping Guidance Document. In mixed-use districts such as OX-, "heights should be chosen based on existing heights, the height context, or valid approvals for specific height," including any specific height guidance in the Comprehensive Plan or Area Plan. See Remapping Guidance Document, p. 3. Because the existing height of the building (4 stories above grade and 58' tall) falls squarely within the -4 designation, the OX-4 designation is an appropriate minimum.

Considering context and other approvals for height, the Guidance Document supports an OX-5 designation. The Guidance Document supports heights at or above 5 stories in areas adjacent to the site. Areas close to Cameron Village PBOD may require -3 to -5 heights, with "additional height consistent with other projects of similar height in that area." See pp. 6-7. Heights in the downtown area should be "four or five stories wherever appropriate." See Special Considerations for Downtown, p. 8. The approvals of developments at 5 stories or above in Cameron Village, along St. Mary's Street to the South, and along Wade Avenue and St. Mary's Street to the north all suggest that the context of the area and consistency with other height approvals make an OX-5 designation appropriate.

The Remapping Guidance Document also makes clear that heights in areas designated Office & Residential Mixed Use on the City's Future Land Use Plan should be 5 to 7 stories in the core/transit area, or 3 to 5 stories in general. The site falls in the middle of a patchwork of this designation area, such that a core or edge designation does not squarely apply. It is along a public transit line along St. Mary's Street. Because none of these designations is a direct match, a 5-story building would be a median height, and would not be out of character of any of these designations. The site is also adjacent to areas designated Moderate Density Residential and Neighborhood Mixed Use, both of which recommend 5 stories at their core and a median of 4 stories throughout. As such, an OX-5 designation would be consistent with the Remapping Guidance Document.

2030 Comprehensive Plan and Area Plans. The site is not within any Area Plans, and does not have any overlay districts or streetscape plans which dictate the height designation. Nor are there any height designations in the 2030 Comprehensive Plan which squarely apply. However, the requested designation of OX-5 aligns with several policies which generally discuss transition of height and scale between districts. The site is immediately east of Broughton High School's massive structure, which includes a 95' tall tower. In several blocks to the north and south of the site, the heights range from 5 to 12 stories. Thus the transition between these areas and the lower 3- or 2-story residential areas to the east of the site provides for an appropriate transition.

While the 2030 Comprehensive Plan indicates that the Future Land Use Map should guide future zoning decisions, the Chart of Recommended Height Designations per use category has been updated in the Remapping Process. See pp. 32, 36, 36.1. These changes increase height designations in the Office & Residential Mixed Use category (discussed above), which indicates that some height suggestions in the 2030 Comprehensive Plan should be revisited through the Remapping process.

Future Land Use Plan. The site is listed as Office & Residential Mixed Use on the City's Future Land Use Plan. Heights in this category are generally limited to four stories near neighborhoods, "with additional height allowed for ... locations along major corridors where adjacent uses would not be adversely impacted." Comp. Plan, p. 33. The site is along St. Mary's street, a corridor that has experienced significant growth since the 2009 adoption of the Comprehensive Plan. The area has been undergoing development for some time, as residential structures have been converted to mixed or office use, and an additional floor height will not significantly impact these uses. The site is bounded by Broughton to the west and

Fletcher Park to the north, neither of which would be impacted by this minor change in height; they are separated from the site by two roads and the use of those two adjoining parcels is much more intensive than the subject site. Thus the Future Land Use Plan squarely supports a -4 designation, and suggests a -5 height is appropriate along St. Mary's Street and given the Remapping Guidance Document's update to heights in this land use. The development of parcels with heights ranging 5 to 12 stories along St. Mary's Street supports this result as well.

We appreciate this opportunity to supplement our comments on the proposed Remapping. Please let us know how we should proceed, and when we can expect to hear from Planning Staff or the Commission on this issue. Thank you very much in advance for your consideration.

Sincerely,

Jamie S. Schwedler

cc: Ken Bowers, Interim Director of Planning, City of Raleigh (*via email*)
Ward Russell, Legacy Custom Homes (*via email*)
Josh Chenery, Mikels & Jones Properties *(via email)*

Parker Poe

Jamie S. Schwedler
Associate
Telephone: 919.835.4529
Direct Fax: 919.835.4618
jamieschwedler@parkerpoe.com

Charleston, SC
Charlotte, NC
Columbia, SC
Raleigh, NC
Spartanburg, SC

October 16, 2014

Remapping Raleigh
City of Raleigh Planning Commission
Post Office Box 590
Raleigh, North Carolina 27602

Re: Remapping of 800 St. Mary's Street

Dear Chairman Schuster:

I am writing on behalf of our client, Legacy Custom Homes, to request a change to the draft zoning proposed for 800 St. Mary's Street (PIN 1704334102) in connection with the Remapping Raleigh project. Our comments relate to the procedure of the proposed OX-3 classification for this site, as well as why we believe OX-5, or at a minimum OX-4, is more appropriate.

First, because City staff told three Legacy representatives that the proposed zoning for this parcel was to be OX-4, Legacy did not provide formal comment on the Remapping prior to September 30 and Legacy exercised its option to purchase the property. On August 20, 2014, Legacy met with City staff regarding their concern that the property was slated for OX-3 zoning, and to request that the site be zoned OX-4 or OX-5 instead. The existing building on the parcel is a 4-story building zoned O&I-1. During the meeting, two staff members confirmed that the site was to be zoned OX-4, and that the OX-3 label was merely a clerical error and would be changed. As a result, Legacy did not submit comments during the initial period, and did not have the opportunity to have their desired zoning included in "Staff Agrees with Request" category in the October 14 comment map submitted to the Planning Commission.

After the September 30 comment period closed, City staff informed Legacy that the mapping would remain OX-3. While frustrating procedurally, this issue is also significant to Legacy's interest in the site because Legacy intends to redevelop the property. Based on the City's statements, Legacy forfeited its earnest money and is now required to close on the property. As such, Legacy requests that the zoning be mapped as OX-4 to reflect the current use of the property, or OX-5 to align with the contemplated redevelopment of the site and future land use of this area of Raleigh.

PPAB 2594964v1

Procedural matters aside, OX-5 or OX-4 zoning is more appropriate for this site than OX-3 based on the existing and future height of the development in this area. According to the Remapping Raleigh Guidance Document on UDO Mapping, most of the O&I-1 districts were to be translated based on the current use of the property. It also indicates mixed-use districts such as OX should be given a maximum height based on existing heights. Thus at a minimum, an OX-4 classification would be more appropriate.

Given the future land use plans and needs for this area, an OX-5 classification would more appropriately accommodate the anticipated growth for the site and corridor. Legacy intends to redevelop this site with a 4- or 5-story building, and the OX-5 classification was discussed with City the during the August 20 meeting. This parcel is located along St. Mary's Street across from Broughton High School, and in close proximity to the 5-story heights approved in Cameron Village, and proposed zoning of OX-5 and OX-7 at the corner of Wade Avenue & St. Mary's St. Smaller sites two blocks to the south have proposed heights ranging from 3 to 12 stories. As development continues along Peace Street and the Glenwood South district, a 5-story height will remain at the moderate end of heights for mixed use development in this area. As such, OX-5 is aligned with the City's Remapping plans for the site and its surrounding areas.

The site is also close to the Cameron Park Plan outlined in the 2030 Comprehensive Plan. The outer borders of this Plan adjacent to St. Mary's Street are identified as Transition Areas, and are only one block south of the site. The unique nature of the site, bordered by Fletcher Park to the east and Broughton High school across the street to the west, make it in a similar transition area where graduated height differences are not out of character. In addition, the topography changes across the site are such that a building could be 4 stories on the high end of the site and 5 at the lowest elevation; thus making a 5-story maximum necessary. As such, classifications of OX-5, or at a minimum OX-4, would appropriately reflect the existing and future land use plan for this parcel in the context of the City's Remapping plans.

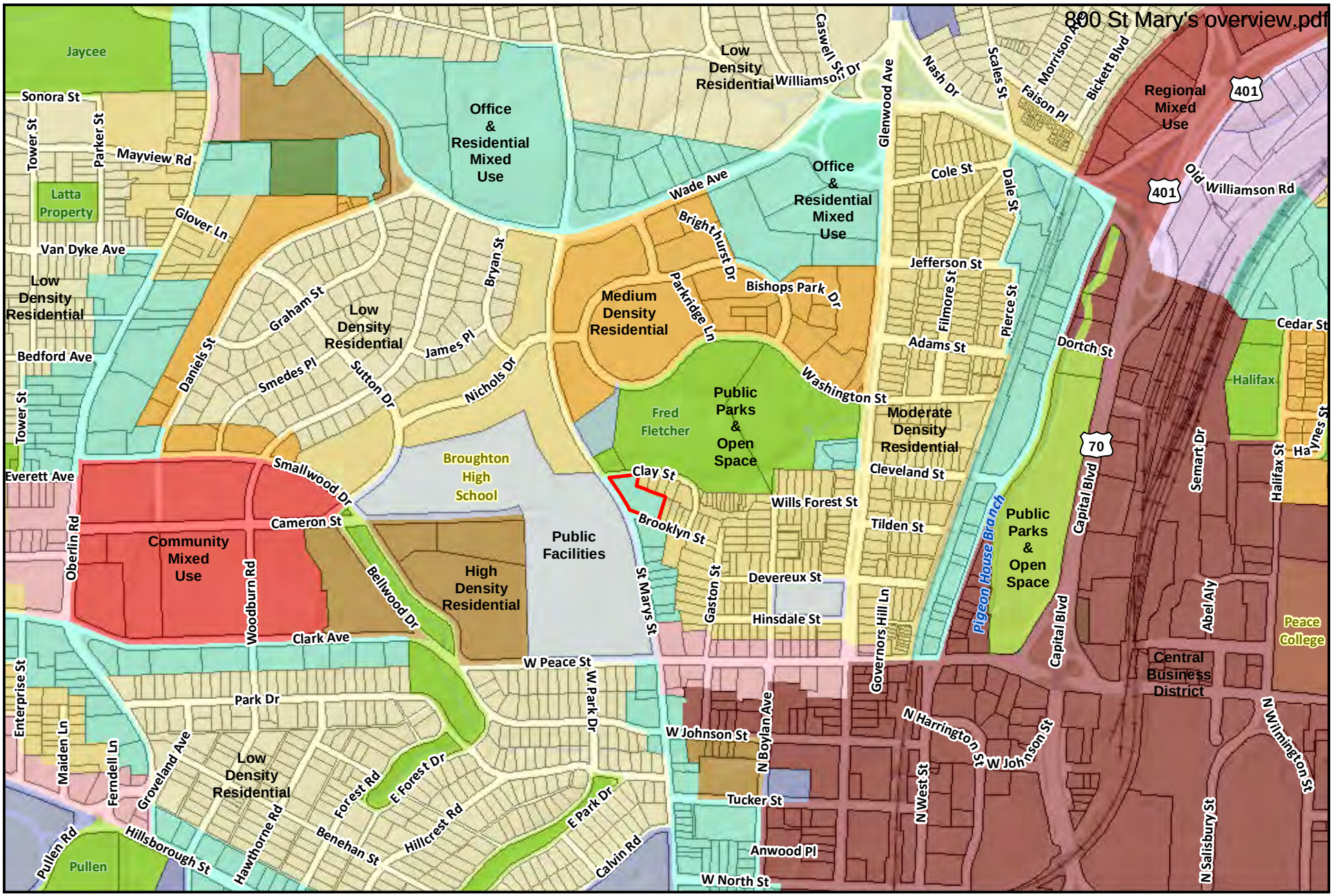
We appreciate this opportunity to file the letter and express our comments on the proposed Remapping. Please let us know how we should proceed, and when we can expect to hear from Planning Staff or the Commission on this issue. Thank you very much in advance for your consideration.

Sincerely,

Jamie S. Schwedler

Enclosures

cc: Ken Bowers, Interim Director of Planning, City of Raleigh (*via email*)
Bynum Walter, Senior Planner, Planning & Development, City of Raleigh (*via email*)
Ward Russell, Legacy Custom Homes (*via email*)



800 St. Mary's overview

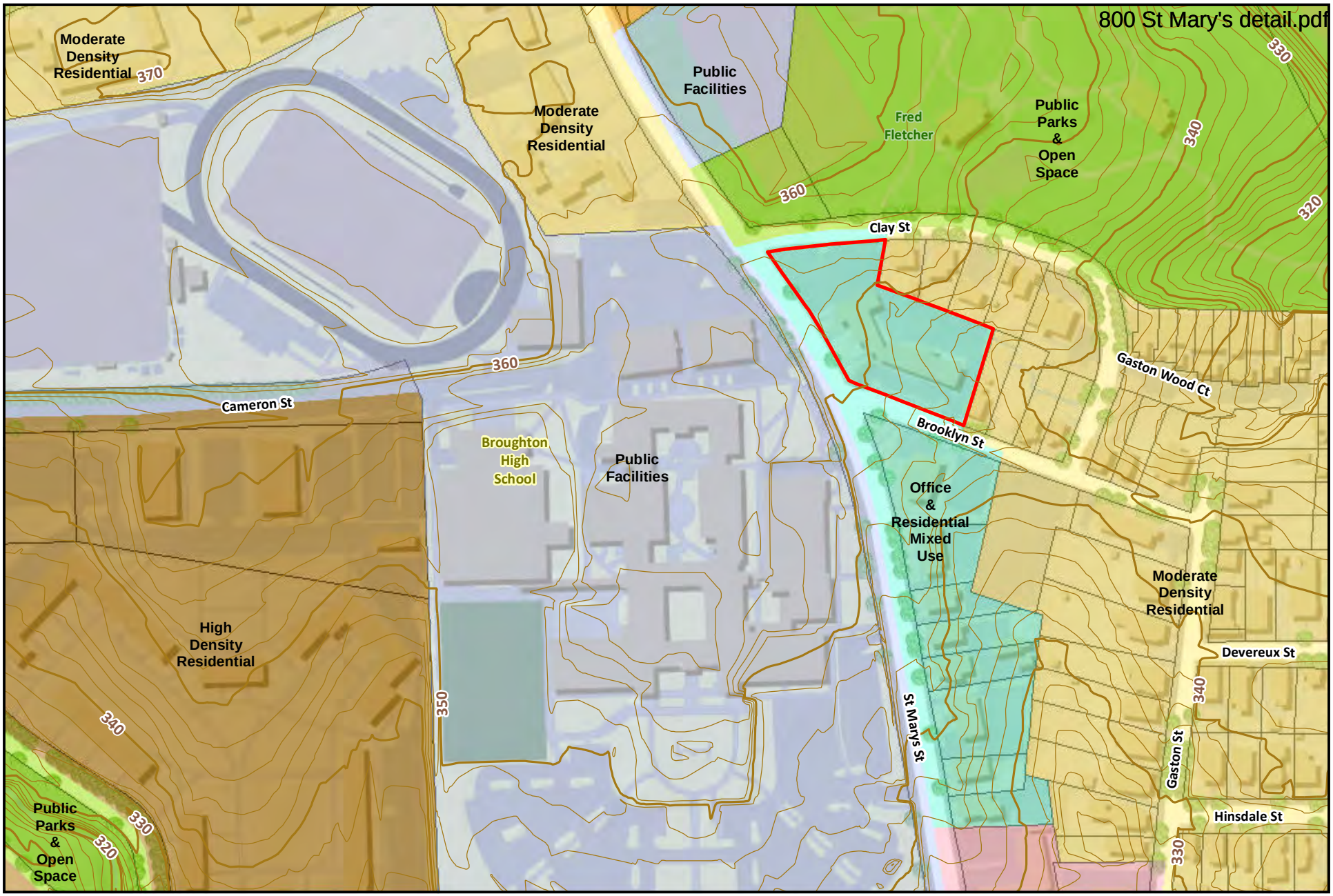
N

0 400 800 1,600 Feet

1 inch = 800 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



800 St. Mary's detail

N

0 100 200 400 Feet

1 inch = 200 feet

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PIN: ...9602 PC-0009 6931 CAPITAL
...1650 PC-0009--6931 Capital Blvd.pdf

October 21, 2014

S.T. Wooten Corporation

Mr. Steve Shuster
Raleigh Planning Commission
Post Office Box 590
Raleigh, North Carolina 27602

Re: UDO Zoning Remapping of Raleigh

Dear Mr. Shuster:

I am contacting you on behalf of S.T. Wooten Corporation in regards to the ongoing zoning remapping of Raleigh as part of the UDO. It has only recently come to our attention that the planned future zoning for a tract of our property is not what we believe to be appropriate under currently existing circumstances. We own two parcels that make one small tract at 6931 Capital Blvd. and 6935 Capital Blvd. The Pin Numbers are 1727559602 and 1727651650. We are requesting that the future zoning be changed to IX from the IH that is currently proposed. Please allow us to detail below why the IX designation is more appropriate for the tract.

Previously we used this property as a concrete plant location but have recently removed the plant and no longer intend that use for the property or any other use that is heavy industrial in character. Therefore the proposed 1H designation, which is correct for a concrete plant, would no longer be necessary.

The UDO overview details that the existing Industrial-1 District will generally be remapped to Industrial Mixed Use (IX). Since we no longer intend to operate a concrete plant on this property the IX designation is the most applicable.

The majority of the property surrounding this tract is proposed to be zoned Industrial Mixed Use (IX). We believe that is the most appropriate zoning and will be the best use based on location and the surrounding zoning.

The Future Land Use Map included in Raleigh's Comprehensive Plan designates our property as Business and Commercial Services not General Industrial. Based on The Future Land Use Map our property is recommended for more general business uses and not heavy industrial uses. As such an IX designation would be more applicable than an IH use.

PO Box 2408
Wilson, NC 27894-2408
252.291.5165
Fax 252.243.0900

The Future Land Use Map designates the land south of our property, including Gresham Lake, for Public Parks and Open Space. Based upon the above an IX designation for our property would be more appropriate next to a park than an IH use.

In closing, we trust you will agree that an Industrial Mixed Use (IX) designation is more applicable to the current status of our property than a Heavy Industrial (IH) use as currently proposed. Please advise if any additional information is required or if we need to appear in person in front of the Commission.

We appreciate your consideration of this request.

Sincerely,

S. T. Wooten Corporation

Richard E. Vick P.E.

Richard E. Vick, PE
Vice President

cc by email:

Ms. Bynum Walter	Bynum.Walter@raleighnc.gov
Mr. Travis Crane	Travis.Crane@raleighnc.gov
Mr. Lacy Reaves	lreaves@smithlaw.com

PIN: ...9602 PC-0009 6931 CAPITAL
...1650 PC-0010--6935 Capital Blvd.pdf

October 21, 2014

S.T. Wooten Corporation

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Raleigh Planning Commission
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We appreciate your consideration of this request.

Sincerely,

S. T. Wooten Corporation

Richard E. Vick P.E.

Richard E. Vick, PE
Vice President

cc by email:

Ms. Bynum Walter	Bynum.Walter@raleighnc.gov
Mr. Travis Crane	Travis.Crane@raleighnc.gov
Mr. Lacy Reaves	lreaves@smithlaw.com

PC-0011--5115 Beryl Rd.pdf

SECURITY SELF STORAGE

PC-0011
-0012
-0013

Lizzy Kramer, Controller
Security Self Storage, Inc.
3628 Tryon Road, Ste. A
Raleigh, NC 27606
(919) 899-3870

October 27, 2014

Remapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
Raleigh, NC 27602

RE: **Z-27-14** [Property specific zoning change request for three Security Self Storage locations]

Dear Planning Commission:

This letter is to request property specific changes for the proposed zoning of our Security Self Storage Raleigh facilities at the following addresses:

5115 Beryl Road, Raleigh, NC 27606 -0011

3628 Tryon Road, Raleigh, NC 27606 -0012

3410 Middle Branch Road, Raleigh, NC 27610 -0013

The proposed zoning for these locations is IX-3, we are requesting it be changed to IX-5.

Security Self Storage is a locally owned self storage business that is competing directly with regional and national corporations that also offer storage facilities in Raleigh. Our future development plan includes multi-story building additions to our current facilities. Restricting our zoning to IX-3 will not allow us to expand past 3 stories. Today's market trend for self storage construction is for multi-story facilities in metropolitan areas. We have anticipated this multi-story construction at all of our facilities and IX- 3 would restrict our ability to expand and utilize our sites for their intended use. Numerous multi-story facilities are going up in adjoining towns. Limiting our future expansion to only 3 stories will give our competitors a competitive advantage. Please consider our request.

Sincerely,

Lizzy Kramer
Controller, Security Self Storage

PC-0012--3628 Tryon Rd.pdf

SECURITY SELF STORAGE

PC-0011
-0012
-0013

Lizzy Kramer, Controller
Security Self Storage, Inc.
3628 Tryon Road, Ste. A
Raleigh, NC 27606
(919) 899-3870

October 27, 2014

Remapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
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Sincerely,

Lizzy Kramer
Controller, Security Self Storage

PC-0013--3410 Middle Branch Rd.pdf

SECURITY SELF STORAGE

PC-0011
-0012
-0013

Lizzy Kramer, Controller
Security Self Storage, Inc.
3628 Tryon Road, Ste. A
Raleigh, NC 27606
(919) 899-3870

October 27, 2014

Remapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
Raleigh, NC 27602

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Sincerely,

Lizzy Kramer
Controller, Security Self Storage

City of Raleigh Planning Commission
PO Box 590
Raleigh, NC 27603

CMCR-F Properties
1027 Hwy 70 W Ste 106
Garner, NC 27529

Re: Raleigh Remapping

November 18, 2014

Dear Commission and Planning Staff
CMCR-F Properties was unaware of the recent public comment phase of the Remapping procedures and did not successfully register their concerns for the upcoming rezoning. Planning staff and information provided on the web site advises the next step is to address the Commission in writing or in person.

We would like to request the following be considered before final action is taken.

1. Pin # 1722501314 3511; this lot is part of 40 East Business park and is currently vacant. The proposed rezoning from CUD IND 1 to IH would prohibit retail use on the property. We believe the community and the market in this area has proven that IX Industrial Mixed use would be more appropriate to serve the area. Multiple lots within the 40 East Business park have been developed as restaurants and a convenient store. While we understand restaurants would be allowed, we believe the market in this South East Raleigh area needs addition Retail options and the proposed rezoning should afford this option to its citizens.
2. Pin #'s 1722501770 and 1722502696; these lots are left over from the infamous St Mary's Estates that was platted but never developed on Jones Sausage road. CMCR-F purchased the 2 adjoining lots which join the aforementioned parcel as a future possible expansion. The lots are currently zoned R-4 and are sandwiched between proposed NX and Industrial zoning. This remapping does not propose any change to the R-4 at this time. We would like to request the Remapping include these two parcels and be rezoning to match the adjoining proposal of IX Industrial Mixed use. We do not believe residential would ever be a practical option and would like to see the change be included in this Remapping.

Thank you for your consideration.

Sincerely,

Forrest Ball
CMCR-F Properties

3511 INTEGRITY DR
Presented to PC by DongBall 11.18.14

PC-0015

PC-0015--2500-2600-2602 Brentwood.pdf

October 21, 2014

Bynum Walker
City of Raleigh Planning Department

Dear Bynum,

As counsel for Worthy Holdings, LLC, Worthy Enterprises, LLC and Isabel C. Worthy I write to withdraw our request to change the proposed remapping rezoning for the properties located at 2500, 2600 and 2620 Brentwood Road (Item #17 on today's agenda).

Given the PC's newly determined position on granting increased height entitlement, we believe our property will be best zoned at IX-3 or IX-4. Although we have an apartment aspiration I do not think vertical mixed use will work in this location, if we cannot have more height, we prefer to stick with IX which will give a broader range of industrial uses.

Thank you,

Isabel Worthy Mattox

PC-0015--2500-2600-2602 Brentwood.pdf

PC-0016-1709 Lake Wheeler Rd.pdf

From: abuzooz76 <abuzooz76@aol.com>
To: abuzooz76 <abuzooz76@aol.com>
Date: Mon, Nov 24, 2014 3:24 pm

DOUGH,

I wanted to follow up on your comments about the proposed zoning for property on 1709 lake wheeler road,I had a chance to review you it in the future mapping and see that zoning will reflect

against the current existing use context and entitlements. While this parcel may be rezoned in the future to allow greater height uses and fit the quality business they already there.

Please let me know if you have further questions or need additional information.

Sincerely,

NKHBM LLC
23 GLEN LAUREL ROAD
CLAYTON NC 27527

EMAIL:
abuzooz76@aol.com

919-333-1802

Z-27-14 City-Wide Remapping - Owner Requests/Comments

Link Properties
309 W. Millbrook Rd. Suite 101 (office condo)
Raleigh, NC 27609
PIN: 1706468597

PC-0017

City Proposal: OX-3-PL Owner Request: OX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Atlantic Partner, LLC
2131 Harrod Street
Raleigh, NC 27604
PIN: 1716709996
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Widgeon Associates, LLC
5808 Duraleigh Rd.
5900 Duraleigh Rd.
5910 Duraleigh Rd.
PIN: 0786573160, 0786572402 & 0786573672
City Proposal: CX-3-PL Owner Request: CX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Arbor Properties, LLC
3500 Spring Forest Road
3501 Spring Forest Road
Raleigh, NC
PIN: 1726366049 & 1726366675
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Vireo Properties, LLC
6320 Angus Drive
Raleigh, NC
PIN: 0778115525
City Proposal: IX-3-PK Owner Request: IX-3-PL
Rationale: Owner concerns regarding proposed frontage continuing non-conforming status instead of fixing same.

Z-27-14 City-Wide Remapping - Owner Requests/Comments

Link Properties
309 W. Millbrook Rd. Suite 101 (office condo)
Raleigh, NC 27609
PIN: 1706468597
City Proposal: OX-3-PL Owner Request: OX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Atlantic Partner, LLC
2131 Harrod Street
Raleigh, NC 27604
PIN: 1716709996

PC-0018

City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Widgeon Associates, LLC
5808 Duraleigh Rd.
5900 Duraleigh Rd.
5910 Duraleigh Rd.
PIN: 0786573160, 0786572402 & 0786573672
City Proposal: CX-3-PL Owner Request: CX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Arbor Properties, LLC
3500 Spring Forest Road
3501 Spring Forest Road
Raleigh, NC
PIN: 1726366049 & 1726366675
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

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Raleigh, NC
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Z-27-14 City-Wide Remapping - Owner Requests/Comments

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5900 Duraleigh Rd.
5910 Duraleigh Rd.
PIN: 0786573160, 0786572402 & 0786573672
City Proposal: CX-3-PL Owner Request: CX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

PC-0019

Arbor Properties, LLC
3500 Spring Forest Road
3501 Spring Forest Road
Raleigh, NC
PIN: 1726366049 & 1726366675
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Vireo Properties, LLC
6320 Angus Drive
Raleigh, NC
PIN: 0778115525
City Proposal: IX-3-PK Owner Request: IX-3-PL
Rationale: Owner concerns regarding proposed frontage continuing non-conforming status instead of fixing same.

Z-27-14 City-Wide Remapping - Owner Requests/Comments

Link Properties
309 W. Millbrook Rd. Suite 101 (office condo)
Raleigh, NC 27609
PIN: 1706468597
City Proposal: OX-3-PL Owner Request: OX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Atlantic Partner, LLC
2131 Harrod Street
Raleigh, NC 27604
PIN: 1716709996
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Widgeon Associates, LLC
5808 Duraleigh Rd.
5900 Duraleigh Rd.
5910 Duraleigh Rd.
PIN: 0786573160, 0786572402 & 0786573672
City Proposal: CX-3-PL Owner Request: CX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

Arbor Properties, LLC
3500 Spring Forest Road
3501 Spring Forest Road
Raleigh, NC
PIN: 1726366049 & 1726366675
City Proposal: IX-3-PL Owner Request: IX-3
Rationale: Owner concerns regarding proposed frontage element creating a non-conforming status.

PC-0020

Vireo Properties, LLC
6320 Angus Drive
Raleigh, NC
PIN: 0778115525
City Proposal: IX-3-PK Owner Request: IX-3-PL
Rationale: Owner concerns regarding proposed frontage continuing non-conforming status instead of fixing same.

Z-27-14 City-Wide Remapping - Owner Requests/Comments

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309 W. Millbrook Rd. Suite 101 (office condo)
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Vireo Properties, LLC
6320 Angus Drive
Raleigh, NC
PIN: 0778115525
PC-0021
City Proposal: IX-3-PK Owner Request: IX-3-PL
Rationale: Owner concerns regarding proposed frontage continuing non-conforming status instead of fixing same.

From:	Hill, Doug
To:	Rezoning
Subject:	FW: November 2 Planning Commission Agenda: Rezoning 807 Clay
Date:	Monday, December 01, 2014 9:22:06 AM

Bynum—

Here's the note.

Doug Hill, AICP
Department of City Planning
One Exchange Plaza – Suite 204
PO Box 590
Raleigh, NC 27202-0590
Phone: (919) 996-2622
Email: Doug.Hill@raleighnc.gov
Website: www.raleighnc.gov

From: James H Johnson/FS/VCU [mailto:johnsonj@vcu.edu]
Sent: Saturday, November 29, 2014 1:59 PM
To: Hill, Doug
Subject: November 2 Planning Commission Agenda: Rezoning 807 Clay

Mr. Hill,

I just discovered that the Glenwood/Brooklyn neighborhood association has made some proposals regarding our property at 807 Clay! We were unaware that the Glenwood/Brooklyn association viewed this property as part of their neighborhood, and we were never informed of any meetings of the association, or of their proposal regarding OUR property! As far as we are concerned, the conversion to RX-3 is appropriate, and we want no part of any overlays or other limitations, particularly an R-10 zoning! I note that the staff of the planning commission recommended against the Glenwood/Brooklyn Neighborhood Association proposals. Being unfamiliar with the workings of this commission, I am wondering if this position is likely to prevail, or be to be heavily influenced by (neighborhood) citizens appearing at the meeting? As I mentioned in a previous email, I cannot attend the meeting Tuesday. Would you advise that it would be crucial for me to engage representation to attend? Thank you for any advice you may have. Jim Johnson

From: Walter, Bynum
To: Rezoning
Subject: FW: WCPSS property at 829 Washington Street and 900 St. Mary"s Street
Date: Monday, December 08, 2014 5:19:46 PM

From: Betty Parker [mailto:bparker@wcpss.net]
Sent: Monday, December 08, 2014 4:21 PM
To: Pettibone, Carter
Cc: Walter, Bynum; Margaret Sutter
Subject: Re: WCPSS property at 829 Washington Street and 900 St. Mary's Street

Hi Carter - I'm sorry we missed each other last week. Bynum Walter brought me up to speed on the options for rezoning. I prefer and support Staff's initial proposal for UDO zoning of Office Mixed Use, 3 Stories (OX-3), which is the closest match for our current Office and Institutional-1 (O&I-1), for the property at 829 Washington Street (PIN 1704331517) and the adjacent property at 900 St. Mary's Street (PIN 1704332305).

If you have any questions, or if I may be of service, please do not hesitate to contact me.

Best regards,
Betty L. Parker
Senior Director, Real Estate Services
Wake County Public Schools System
1429 Rock Quarry Road, Suite 116
Raleigh, NC 27610
Tel. 919-664-5601
Fax. 919-856-8288

From: "Pettibone, Carter" <Carter.Pettibone@raleighnc.gov>
To: Betty Parker/PlanningConstruction/WCPSS@STAFF
Date: 11/25/2014 03:53 PM
Subject: WCPSS property at 829 Washington Street

Good afternoon,

My name is Carter Pettibone and I am with the Raleigh Planning Department. As you're probably aware, the City is in the process of a city-wide rezoning process to implement our new UDO. This remapping affects approximately 30% of the City's jurisdiction. In developing the new zoning map, Staff tried to choose new UDO zoning districts that most closely matched existing zoning, use and entitlements. Staff published the draft zoning map in May with a deadline for September 30 deadline for public comment. We are now going through Planning Commission review, which we hope will be wrapped up by spring or summer of 2015. It will then go on to City Council for review and decision.

One request we received was to consider residential (R-10) zoning for the property at 829 Washington Street (PIN 1704331517) . This property is one of many that make up Fletcher Park, containing a portion of the athletic fields . According to Wake County tax records the school system owns the property. It is my understanding there is a joint use agreement between the school system and the City to use it.

Staff's initial proposal for UDO zoning was Office Mixed Use, 3 Stories (OX-3), which is typically the closest match for Office and Institutional-1 (O&I-1), the current zoning. Following Staff's desire to rezone City parks with non-residential zoning to residential zoning matching surrounding neighborhoods, Staff proposed R-10 zoning for the rest of the park properties. These are City owned parcels, but Staff was hesitant to include 829 Washington since it was not owned by the City. We have since received the request to rezone it to R-10. Staff sees this as an acceptable alternative property due to its use as part of Fletcher Park.

The Planning Commission is scheduled to take up this issue at its next UDO review session on Tuesday, December 2. We wanted to make sure WCPSS had an opportunity to weigh in. You are welcome to attend the meeting on the 2nd. You can also contact me directly to discuss. While Staff agrees that R-10 is acceptable, we respect the wishes of the property owner and want to make sure you are part of the discussion.

Please contact me at your earliest convenience to discuss. More information on the UDO remapping can be found at www.raleighudo.us.

Thank you.

Carter Pettibone, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
220 Fayetteville Street, Suite 200, Raleigh, NC 27601
919.996.4643
carter.pettibone@raleighnc.gov
www.raleighnc.gov/urbandesign

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From: Walter, Bynum
To: Rezoning
Subject: FW: WCPSS property at 829 Washington Street and 900 St. Mary"s Street
Date: Monday, December 08, 2014 5:19:46 PM

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If you have any questions, or if I may be of service, please do not hesitate to contact me.

Best regards,
Betty L. Parker
Senior Director, Real Estate Services
Wake County Public Schools System
1429 Rock Quarry Road, Suite 116
Raleigh, NC 27610
Tel. 919-664-5601
Fax. 919-856-8288

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To: Betty Parker/PlanningConstruction/WCPSS@STAFF
Date: 11/25/2014 03:53 PM
Subject: WCPSS property at 829 Washington Street

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Please contact me at your earliest convenience to discuss. More information on the UDO remapping can be found at www.raleighudo.us.

Thank you.

Carter Pettibone, AICP
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www.raleighnc.gov/urbandesign

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From: Walter, Bynum
To: Rezoning
Subject: FW: UDO Remapping -- 213-217 Oberlin Road
Date: Monday, December 08, 2014 5:25:44 PM

From: Walter, Bynum
Sent: Monday, December 08, 2014 5:25 PM
To: 'Lacy Reaves'; Crane, Travis
Subject: RE: UDO Remapping -- 213-217 Oberlin Road

Lacy –

Mr. Stephenson's property is located in the Wade CAC area, which is one of the last CAC areas that the Planning Commission will review. I expect that they will not turn their attention to that area of the city until after the new year, perhaps sometime in February.

If you haven't already, please visit www.RaleighUDO.us and subscribe to the MyRaleigh Subscriptions topic, "UDO - Unified Development Ordinance communications," to receive regular notification of the Planning Commission's work session agendas. Agendas are posted no later than the Tuesday before each work session and back up material is posted no later than the Friday before.

Sincerely – Bynum

From: Lacy Reaves [mailto:lreaves@smithlaw.com]
Sent: Friday, December 05, 2014 1:27 PM
To: Crane, Travis; Walter, Bynum
Subject: UDO Remapping -- 213-217 Oberlin Road

Travis and Bynum:

I represent several adjoining property owners who are opposed to the change in the Staff's proposal for the remapping of the property at 213-217 Oberlin Road. The property is owned by Russ Stephenson and below is the comment posted on the UDO Remapping Zoning Map on the City's web site. The owner's request for a change apparently came after the cutoff for comment.

Can you tell me when it is likely this matter will be discussed by the Planning Commission? It appears from the agendas for the PC meetings that this part of town will be discussed on December 19. My clients are eager for their concerns to be heard by the PC and they desire to be present at the meeting at which this matter is discussed.

Thank you,

Lacy

213 – 217 Oberlin Road:

See letter scan in Rezoning email folder; "…request for alternaitive UDO residential and specific 'Remapping' zoning…. reflective of specific provisions of the City of Raleigh's '2030 Comprehensive Plan' specifically the 'Historic Preservation' elements.... CP recognizes dthat development of properties adjoining historic resources can present issues of both scale and proximity.... transitional areas of properties adjoining, both north and south of the Property must be afforded due consideration. The Owners thus request that appropriate zoning that recognizes

and assures continued historic residential use likewise preserve existing transitional protection areas that have applied to their Property and adjacent properties for decades." [NOTE: iMAPs identifies address of PIN as 217 Oberlin --DB]

Lacy H. Reaves | Partner
lreaves@smithlaw.com | bio
(p) 919.821.6704 | (f) 919.821.6800
SMITH ANDERSON
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.
2500 Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, NC 27601
www.smithlaw.com | map/directions

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MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

December 15, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 301 Kinsey Street (1703-37-9838)
303 Kinsey Street (1703-47-0813)
300 DuPont Circle (1703-47-1757)

Dear Bynum:

On behalf of Fonville Ventures II LLC, the owner of the above-referenced properties, we are submitting this letter in response to the City's proposed rezoning designation for the properties.

The property located at 301 Kinsey Street is currently split-zoned Neighborhood Business and Indutrial-2. The City is proposing to rezone this property to DX-3. The property owner agrees with this designation.

The property located at 303 Kinsey Street is currently split-zoned Neighborhood Business and Industrial-2, with a small portion zoned Residential-10. The City is proposing to rezone this property to DX-3. The property owner agrees with this designation.

The property located at 300 DuPont Circle is currently zoned Industrial-2. The City is proposing to rezone this property to IX-3-UL. The property owner disagrees with this proposal, and requests that the property be rezoned to DX-3, consistent with the two adjacent properties also owned by Fonville Ventures II LLC. The DX district is the closest comparative district that is also consistent with the Downtown West Gateway Area Plan guidance for this property. With regard to the proposed frontage designation of Urban Limited, the property is currently vacant such that there is no structure in place driving this designation unlike surrounding properties to the east. Also, given the property's odd shape and limited frontage on DuPont Circle, it would be difficult to comply with many of the frontage standards. Therefore, we request that the frontage designation be removed and the property be rezoned to DX-3.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

Michael Birch

PC-0029 through PC-0048
PC-0029 thru -0048--Brier Creek.pdf

AMERICAN ASSET CORPORATION

7990 Arco Corporate Drive
Suite 119
Raleigh, North Carolina 27617

Telephone: 919-821-2700
Facsimile: 919-755-2200
Internet: www.aacusa.com

December 15, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re:	Remapping for:		
-0029	10310 Moncreiffe Road (0768-12-8681)	7980 Arco Corporate Drive (0768-55-5829)	-0039
-0030	10370 Lumley Road (0768-23-3280)	7990 Arco Corporate Drive (0768-55-7740)	-0040
-0031	0 Brier Creek Parkway (0768-43-1808)	8010 Arco Corporate Drive (0768-55-3790)	-0041
-0032	8331 Brier Creek Pkwy (0768-44-0719)	8020 Arco Corporate Drive (0768-55-1384)	-0042
-0033	8115 Brier Creek Pkwy (0768-46-0198)	8030 Arco Corporate Drive (0768-44-5641)	-0047
-0034	8161 Brier Creek Pkwy (0768-45-4921)	8040 Arco Corporate Drive (0768-54-0402)	-0048
-0035	8341 Brier Creek Pkwy (0768-35-6389)	8045 Arco Corporate Drive (0768-64-2550)	-0043
-0036	8801 Brier Creek Pkwy (0768-23-9018)	8051 Arco Corporate Drive (0768-54-7190)	-0044
-0037	8011 Brier Creek Pkwy (0768-46-4394)	8080 Arco Corporate Drive (0768-43-5332)	-0045
-0038	8121 Brier Creek Pkwy (0768-36-9074)	8081 Arco Corporate Drive (0768-53-1315)	-0046

Dear Ms. Walter:

On behalf of the owner(s) of the above referenced properties, we are submitting this letter in response to the City's proposed rezoning designations for the properties.

PC-0029

The property located at 10310 Moncreiffe Rd is currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property CX-3-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-5-PL, which would permit up to five stories in height. The five story height request is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center. Also, the owner requests the frontage to be rezoned as PL given the mixed-use designation for the property, its location in the core of a regional growth center, the surrounding infrastructure and is compatible with the surrounding zoning, notably the adjacent Brier Creek Village Center (MP-2-04) planned development district (PDD) which allows for reduced setbacks with development closer to the street.

PC-0030 through PC-0038

The properties located at 10370 Lumley Road, 0 Brier Creek Parkway, 8331 Brier Creek Pkwy, 8115 Brier Creek Pkwy, 8161 Brier Creek Pkwy, 8341 Brier Creek Pkwy, 8801 Brier Creek Pkwy, 8011 Brier Creek Pkwy and 8121 Brier Creek Pkwy are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property as CX-5-PK. The owner agrees with the proposed CX district and height designation, but disagrees with the PK Frontage type. The owner requests that this property be rezoned with a PL frontage designation which is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure.

PC-0039 and PC-0040

The properties located at 7980 and 7990 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone this property as CX-5-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL, which would permit up to seven stories in Height. The seven story height request and request for PL frontage is consistent with the Comprehensive

Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure.

The properties located at 8010 Arco Corporate Drive and 8020 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone these properties as CX-5-PK. The owner agrees with the proposed CX district, but disagrees with the PK Frontage type and the height designation. The owner requests that this property be rezoned to CX-7-PL, which would permit up to seven stories in Height. The seven story height request and request for PL frontage is consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and is compatible with surrounding zoning, uses and infrastructure. PC-0041 and PC-0042

The properties located at 8045 Arco Corporate Drive, 8051 Arco Corporate Drive, 8080 Arco Corporate Drive and 8081 Arco Corporate Drive are currently zoned Thoroughfare District Conditional Use (Z-65-96). The City is proposing to rezone the properties as OP-5-PK. The owner disagrees with these proposals, and requests that the City rezone these properties OX-7-PL. The OX district is the most appropriate district for these properties based on current zoning entitlements, and is compatible with surrounding zoning, uses and infrastructure. Similarly, the seven story height and frontage requests are consistent with the Comprehensive Plan guidance for this property located within the core of a regional growth center and are compatible with surrounding zoning, uses and infrastructure. PC-0043 through PC-0046

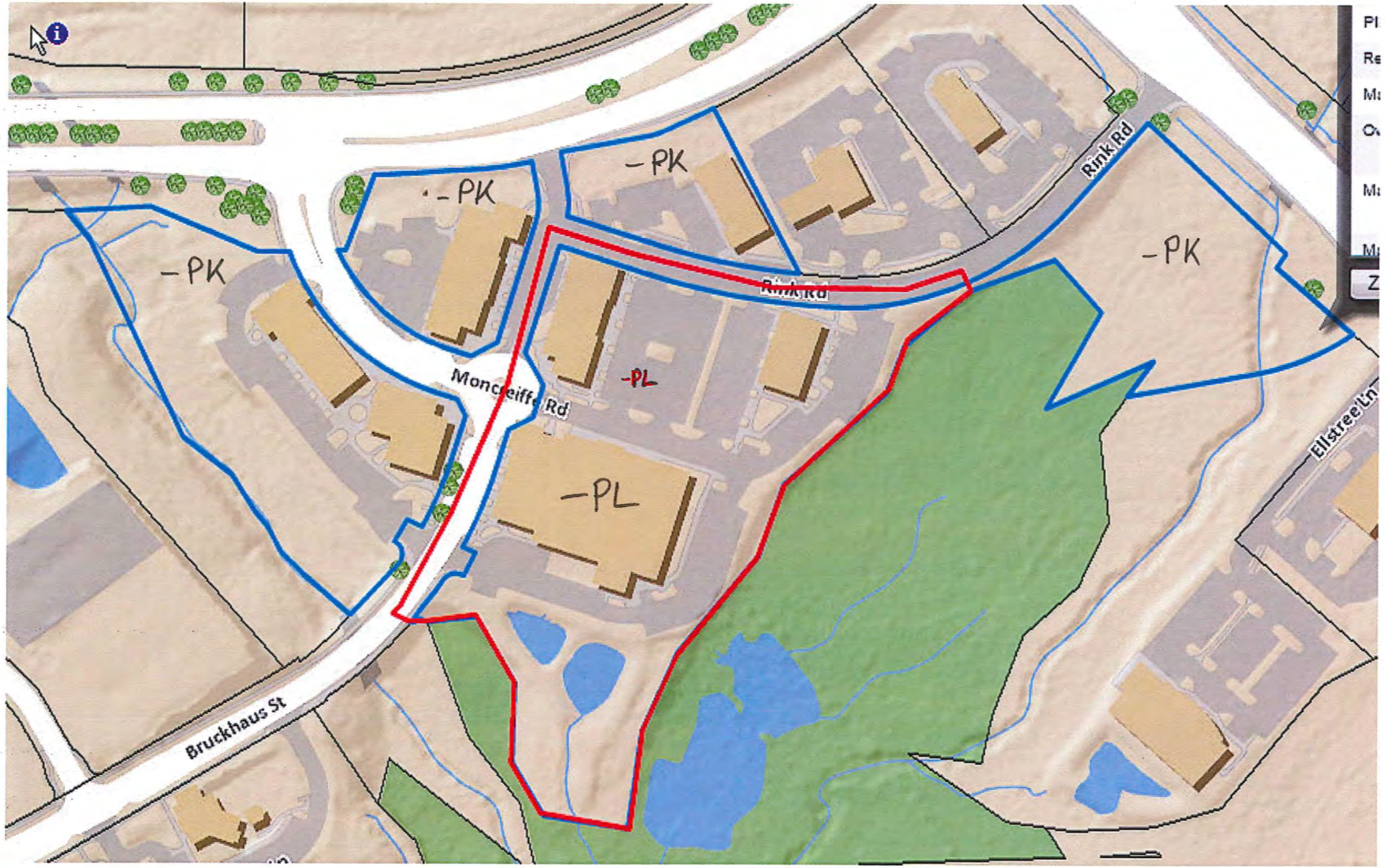
The properties located at 8030 Arco Corporate Drive and 8040 Arco Corporate Drive are currently zoned as a planned development district (PDD) via matters MP-2-11|Z-16-11. With this, our understanding is that these properties will remain with the entitlements set forth for each referenced matter. PC-0047 and PC-0048

Please do not hesitate to contact me with any questions or comments. I can be reached at 919.821.2700 or by email at jdye@aacusa.com.

Very truly yours,
AMERICAN ASSET CORPORATION

Joseph S. Dye
Executive Vice President

#19510310 Moncrieffe Rd PIN 076812681



MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

December 16, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Remapping of 901 Navaho Drive (1715-17-0038) (the "Property")

Dear Bynum:

On behalf of the owner of the Property, we are submitting this letter in response to the City's proposed rezoning designation for the Property. The City is proposing to remap the Property to RX-3-CU. The owner disagrees with this proposal.

We are requesting that the Property be remapped with to CX-7, based on the following:

1. The Property is designated Regional Mixed Used on the Future Land Use Map, and the proposed CX district is consistent with this Future Land Use Map guidance.

2. The Property is located within the core area of a City Growth Center as shown on the Urban Form Map. Table LU-2 "Recommended Height Designations" recommends a height of up to twenty stories for property designated Regional Mixed Use and located in a "core/transit" area, and the proposed seven story height limit is consistent with this guidance.

3. The Property is adjacent to undeveloped and developed parcels of land which are proposed to be rezoned to CX-7; therefore, the request for seven stories in height is compatible with the surrounding built environment and remapping proposals.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

Michael Birch

JOE KNOTT P.L.L.C.

ATTORNEYS AT LAW

4800 Six Forks Rd., Suite 100
Raleigh, NC 27609

Telephone (919) 783-5900
Facsimile (919) 783-9650

December 12, 2014

Via e-mail to sschuster@clearscapes.com

Chairman Steven D. Schuster
311-200 W. Martin Street
Raleigh, NC 27601

Re: Zoning changes, 207 and 209 Oberlin Road

Dear Chairman Schuster:

I am writing on behalf of the undersigned Sarah T. Knott and Macon T. Newby. In the interest of full disclosure, I am married to Sarah T. Knott, and Macon T. Newby is my sister-in-law, married to Justice Paul M. Newby.

Mrs. Sarah Knott and Mrs. Macon Newby each own one-half undivided interest in lots 207 and 209 on Oberlin Road. They have owned these lots for over 40 years. In the past, their tenants have included retail establishments such as Domino's Pizza, florist shops, and other retail establishments. Currently the tenants are the Revolution Church and Labor Ready, Inc.

Mrs. Knott and Mrs. Newby would respectfully object to any change in zoning which would prohibit use for neighborhood business. The property was obtained 40 years ago and has been held and used as property which could be used for neighborhood business. Any zoning change which would not allow neighborhood business would be an unfair change to long-standing precedent and use. They would, therefore, object to any such downzoning.

Mrs. Knott and Mrs. Newby would ask that their objection to the proposed downzoning of their property be placed on the agenda of the Planning Commission for review. They would further request that they be provided notice when the matter is calendared for discussion. They would like to be present and be heard when the issue is discussed and when the issue is acted upon.

You may contact both Mrs. Newby and Mrs. Knott through me at the above-printed address. Thank you for your time and attention. We look forward to hearing from you.

Very truly yours,

Joe Thomas Knott, III

Sarah T. Knott
Mrs. Sarah T. Knott

Macon T. Newby
Mrs. Macon T. Newby

PC-0051 & -0052
PC-0051 & -0052--2 & 4 Maiden Ln.pdf

Rob Baumgart
5600 Rock Service Station Rd
Raleigh, NC 27603

December 16, 2014

City of Raleigh Planning Commission
Hand Delivered at Planning Meeting

PC-0051

RE: 2 and 4 Maiden Lane Raleigh, NC 27607 PIN #: 1704-01-0469 and 1704-01-0578

PC-0052

Dear Planning Commission Members,

I own two properties located at 2 and 4 Maiden Lane in Raleigh near the Bell Tower on Hillsborough St. I am writing to express my concerns and desires for the two parcels regarding the proposed rezoning under the new UDO.

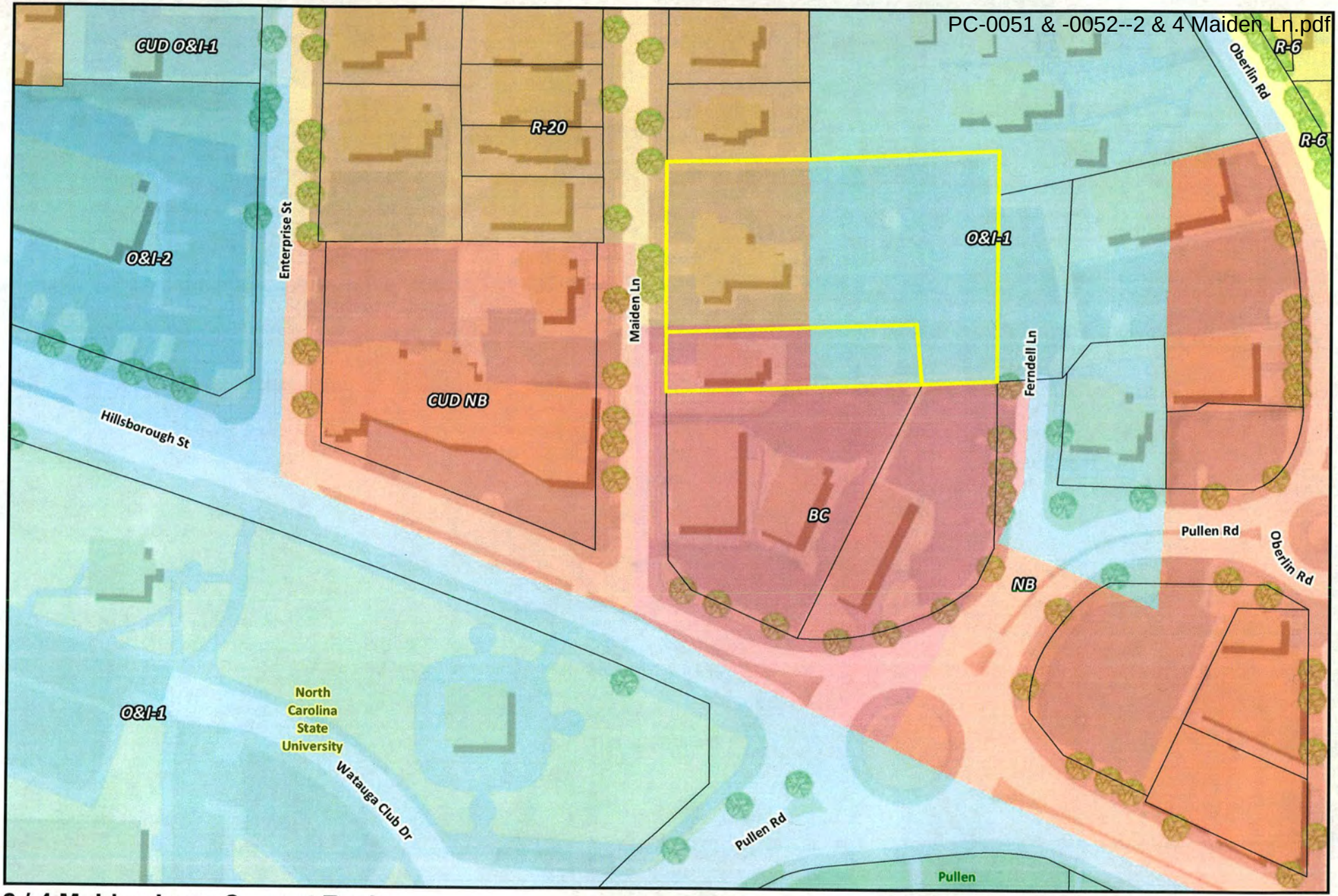
These two properties are currently zoned BC, R-20, and O&I-1 with O&I-1 being the majority of the land. Under new UDO zoning the entire .98 acres will be rezoned RX-3. The properties are currently used in three different ways. The 2 Maiden Ln dwelling is a duplex and serves as rental housing. The 4 Maiden Ln dwelling is a larger single family that has served and continues to be a Fraternity house. Both 2 and 4 Maiden Ln land serves as a long term parking lot for students and nearby businesses. This has been the case well before I attended NC State and the parking component serves as a great resource for my tenants as well as the neighboring businesses and students. Furthermore the lot is used at least twice a year for community events and weekly for local church services.

My concern with the proposed RX-3 zoning is the ability to retain the parking function of my two properties. According to Article 6.4.7 Parking Section C 2 d of the new UDO "a fee may not be charged for parking" in any of the R districts. If my properties were rezoned RX-3 and I had to stop offering parking the revenue loss would be significant and the loss to the local community as a resource would be significant.

I spoke with Bynum Walter who suggested I write this letter. She did not believe there was a "grandfathering" clause that would permit the existing use after this plan is finalized nor did she know what the penalties would be if the practiced continued. I would like to retain the use as is and have the lots continue to serve its much needed purpose for the surrounding area. Bynum suggested OX-3 which permits paid parking and matches the zoning of neighboring properties. I request the Planning Commission reevaluate the RX-3 zoning and consider OX-3 or some change that would permit the continued use of paid parking.

Sincerely,

Rob Baumgart
919.795.4403
rob@chatterbox3.com



2 / 4 Maiden Lane Current Zoning

N

0 50 100 200 Feet

1 inch = 100 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

From: Walter, Bynum
To: Rezoning
Subject: Fwd: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St
Date: Tuesday, December 16, 2014 5:33:33 PM
Attachments: image001.jpg

Bynum Walter, AICP
Senior Planner
Long Range Planning Division
Raleigh Department of City Planning
One Exchange Plaza, Suite 300 (27601)
PO Box 590, Raleigh NC, 27602
919-996-2178 (v); 919-516-2684 (f)
http://www.raleighnc.gov

Begin forwarded message:

From: Mack Paul <mpaul@morningstarlawgroup.com>
Date: December 12, 2014 at 3:44:22 PM EST
To: "Pettibone, Carter" <Carter.Pettibone@raleighnc.gov>, Michael Birch <mbirch@morningstarlawgroup.com>
Cc: "Walter, Bynum" <Bynum.Walter@raleighnc.gov>, gordon smith <gordonsmith333@gmail.com>
Subject: RE: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St

Carter,

I wanted to circle back with you on your response to our remapping request related to 600 New Bern Ave.

We appreciate your feedback on this property, suggesting NX-3-GR with NCOD. The one additional request I would make relates to the portion of the property currently zoned SC. I understand in many instances staff has recommended CX for properties currently zoned SC (as the most similar UDO district). CX permits a hotel use but not NX.

Therefore, we would respectfully request that the portion of the property zoned SC convert to CX with the balance being remapped to NX.

I plan to attend the Planning Commission meeting on Tuesday. I left you a voicemail and would like to touch base in the meantime if possible.

Thanks very much,

Mack

Mack Paul
Morningstar Law Group
630 Davis Drive, Suite 200
Morrisville, NC 27560

p. 919.590.0377
mpaul@morningstarlawgroup.com

IRS Compliance: Any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties imposed under the Internal Revenue Code or applicable state or local tax law or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

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From: Pettibone, Carter [mailto:Carter.Pettibone@raleighnc.gov]
Sent: Friday, October 10, 2014 4:39 PM
To: Mack Paul; Michael Birch
Cc: Walter, Bynum; Rezoning
Subject: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St

Good afternoon,

I wanted to follow up with both of you since we have had communications with each of you regarding these properties.

Thank you for you and your client's comments regarding the UDO remapping for 600 New Bern Ave/17 S Swain St. We took the request for CX-7-GR to a recent Staff Review Team meeting for discussion. Staff does not agree with the proposed change from NX-3-GR/OX-3-GR (both with NCOD) to CX-7-GR.

Staff feels CX-7 zoning is not consistent with the guidance Staff used in the remapping process, specifically in terms of corresponding to the existing zoning, FLUM designation, and recommendations of the New Bern Avenue Corridor Plan, and complying with the New Bern Edenton Neighborhood Conservation Overlay District. Staff also feels that increasing the height to 7 stories and removing the NCOD overlay would not be appropriate as part of the UDO Remapping process. If the property

owner wishes to pursue this zoning designation, Staff suggests a separate, owner-initiated zoning petition. A process that would allow for a larger public discussion on the increased height and removal of the NCOD.

Staff would be comfortable agreeing to amend the proposed zoning to NX-3-GR (w/ NCOD) for both parcels, if the owner so chooses.

Regardless of Staff's determination, we will be forwarding your comments to the Planning Commission for its review. More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "UDO - Unified Development Ordinance." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

Please let me know if you have any questions.

Carter Pettibone, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
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MORNINGSTAR LAW GROUP

Michael Birch | Attorney
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Morrisville, NC 27560

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September 30, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 600 New Bern Ave. (1713-08-4852) and 17 S. Swain Street (1713-08-1714) (the "Properties")

Dear Bynum:

On behalf of the owner of the Properties, we are submitting this letter in response to the City's proposed rezoning designation for the Properties.

The Properties are currently zoned Shopping Center and Office & Institution-2 with a Neighborhood Conservation Overlay District (New Bern/Edenton). The City is proposing to rezone the Properties to NX-3-GR and OX-3-GR with the Neighborhood Conservation Overlay District. Based on the following reasons, the owner is requesting that the Properties be rezoned CX-7-GR:

1. The Properties are designated "Neighborhood Mixed Use" on the Future Land Use Map, which supports a mix of uses including residential, office and retail. The Properties are targeted for mixed-use development by the Old East Raleigh Area Plan. The request for CX is consistent with this guidance because the CX district permits those uses encouraged by the Future Land Use Map and Old East Raleigh Area Plan designations. Also, the CX district permits a hotel use, which is permitted on the Properties under current zoning.

2. The Properties front along New Bern Avenue, which is a corridor targeted for high frequency bus transit. The Comprehensive Plan supports building height in excess of three stories for properties designated Neighborhood Mixed Use and located within a core/transit area. This guidance, taken together with the current height permitted by the underlying zoning districts, supports up to seven stories in height on the Properties.

3. The Properties' underlying districts of SC and O&I-2 permits buildings to be constructed to any height with approval of a preliminary site plan by Planning Commission. Additionally, the Properties total nearly 7.75 acres and provide significant depth as measured from New Bern Avenue to the rear of the Properties, all of which allows the Properties to accommodate taller buildings that are compatible with the surrounding uses and structures.

4. The Properties front along New Bern Avenue, the major thoroughfare heading east out of downtown, connecting downtown and the major employment area around the WakeMed campus. These Properties represent a unique, high-visibility redevelopment opportunity that could serve as an anchor of activity in East Raleigh and promote reinvestment and the redevelopment of strip shopping centers east along New Bern Avenue.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

THE HOWELL LAW FIRM, P.A.
ATTORNEYS AND COUNSELORS AT LAW
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RALEIGH, NORTH CAROLINA 27602

W. BRIAN HOWELL
CERTIFIED MEDIATOR
T. COOPER HOWELL

TELEPHONE: (919) 856-1605
FACSIMILE: (919) 829-0939
www.howelllaw.net

December 19, 2014

HAND DELIVERY
Ms. Bynum Walter, AICP
Senior Planner
Raleigh Department of City Planning
One Exchange Plaza, Suite 300
Raleigh, NC 27601

RE: Remapping, 213 Oberlin Road; Wake Real Estate ID 60078, Wake PIN # 1704011774

Dear Ms. Walter:

In accordance with our brief meeting several weeks ago, I am submitting this in clarification of our September 25 Remapping Request. I have also discussed these matters with Mr. Lacy H. Reaves and Mr. Joe T. Knott, representatives of a number of abutting land owners, and am forwarding copies of this to each of them. I have previously provided our September 25 Request to each of them. My Clients' goal is to communicate and proceed in a fashion that reinforces individual land use goals and to do so with an acceptable alternative to Staff's OX-3-GR draft Remap. as follows:

A): RX-3-GR Zoning strikes a very reasonable alternative balance between redevelopment goals of adjoining owners and my Clients' existing low density development, now spanning many years, the Henderson House & Gardens, a National Register treasure spanning many decades. This zoning could be conditioned to limit density as envisioned by the Comprehensive Plan; and,

B). Maintain the twenty (20) foot Transitional Protective Yard, per Code Sec. 10-2082.9, a requirement that has existed for many years. This would underscore the UDO's goal of equitable one-to-one transfer of existing entitlements. Limited property class application and/or UDO text changes may well afford the tools for this approach.

It is our hope that this affords enhanced flexibility and the Planning Staff can support this approach. Thank you for your time, courtesies and consideration.

Sincerely,

W. Brian Howell

CC: Lacy H. Reaves (Hand Delivery)
Joe T. Knott (US Mail)

STYERS & KEMERAIT
attorneys+counselors@law

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gstyers@StyersKemerait.com
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December 23, 2014

Raleigh Planning Commission
Mr. Steve Schuster, Chairman
c/o Mr. Dan Becker
Urban Design Center City of Raleigh
Briggs Building, Suite 200
220 Fayetteville Street
Raleigh, NC 27601

Re: ***3929 Arrow Drive; PIN# 0795 69 6528*** PC-0055
3925 Arrow Drive, PIN# 0795 69 5468 PC-0056
Remapping under UDO

Dear Chairman Schuster:

As counsel for VT/Arrow Properties, LLC (which owns 3929 Arrow Drive), Arrow Drive Development LLC (which owns 3925 Arrow Drive), and Arrow Drive Properties III, LLC, owners of, and parties with an interest in, the above-referenced property, I write to convey our concerns about the proposed remapping for this property under the new City of Raleigh Uniform Development Ordinance (UDO).

This property is proposed to be rezoned from its existing classification of O&I-2 to OP-4 with SHOD-2 Overlay, which does not provide the same entitlements to permit the range of uses allowed now, is not consistent with the usage patterns around these parcels, and would adversely affect the value of the property.

The current use of the property and surrounding area, which is primarily hotels with a few offices and many multi-family residential units in the vicinity, correlates much more closely to the CX district than OP. For reasons explained in greater detail below, the owners of these parcels respectfully request that these parcels be re-mapped and zoned as CX, rather than OP.

Current Entitlements

According to the October 2012 Raleigh Zoning Handbook, the existing O&I-2 classification is "intended for intense development." Under the O&I-2 District, overnight lodging/hotels

M. Gray Styers, Jr.
Karen M. Kemerait

are allowed as a permitted use. The City of Raleigh remapping resources include "Office & Institutional-2 (O&I-2)): Comparison with RX,OX,OP,IX." The chart in that Comparison indicates that "Overnight Lodging" is a permitted use in the OX and OP district; however, Section 6.1.4 of the UDO classifies these uses only as ***Special Uses***, requiring a Special Use Permit by the Board of Adjustment. In addition, multi-family living units – such as has been developed in the vicinity -- are allowed in the O&I-2 district, but not in OP. Restaurants (which could be complementary to a hotel on this site or to the other hotels immediately adjacent and across the street) are allowed in O&I-2, but not in OP. Therefore, rezoning the property to OP would curtail the future development of the property for its highest and best use and eliminate many of the entitlements the owners of the property now enjoy. The uses wider range of permitted uses allowed in the O&I-2 District – such as hotels and multi-unit residential -- is more consistent with the Crabtree Small Area Plan, whose "goal is for the area to develop more as a mixed-use environment, with people living, working, and shopping within a walkable urban community that serves as the core of this major regional mixed-use area. The area will see an increase in development intensity." It is worth noting that limiting the height of uses on this property to only four stories is not consistent with "an increase in development intensity" – especially when the intensity of current and most recent construction on Arrow Drive are of 6- and 8-story structures. It is reasonable to expect that future increases in development intensity will involve taller structures than these.

Patterns of Existing Development

The development and re-development of the area between Blue Ridge Road/Crabtree View Place and Highway I-440, along Summit Park Lane and Arrow Drive, has been for hotels. Map AP-C3 of the Crabtree Small Area Plan labels this area "Hotels." The new development further south along Blue Ridge Road, but not immediately next to this area, has been for multi-family residential. These uses have less impact on peak-hour traffic congestion on Glenwood Avenue than additional offices in this area would have. Since my client's proposed hotel development (discussed below) may include a small number of luxury residential condominiums on the top floors of the hotel, and the Crabtree Small Area Plan specifically encourages mixed used development, it seems inappropriate to completely restrict any additional residential uses, particularly in light of the high density residential uses allowed under the existing O&I-2 zoning. Most recently, a 6-story Hampton Inn has been completed on Arrow Drive, and an 8-story Hilton Garden Inn is currently under construction adjacent to the Hampton Inn. Further, the steep topography on this site is inappropriate for significant office building development. Quite simply, these parcels are not appropriately situated for the purposes of the "OP" designation. Such a designation would not serve "as a land use transition between other mixed use districts and residential neighborhoods" and it is not needed, in Crabtree Valley, "to preserve and provide land for office and employment uses." (Sec. 3.1.1.B "OP-Office Park") Given the existing (and taller, newly built) uses on adjacent parcels and development patterns in the area – and the intent of the owners when they were purchased -- these parcels can and should be redeveloped "to provide for a variety of residential, retail, service, and commercial uses" in which "residential

uses [whether overnight (i.e. hotel) or longer] is strongly encouraged in order to promote live-work and mixed use opportunities." (Sec. 3.1.1.E "CX-Commercial Mixed Use").

Although the Future Land Use Map designation for this property is Office/ Research and Development, it should be noted that the description for Office/ Research and Development in the 2030 Comprehensive Plan lists hotels, ancillary service businesses, and retail uses that support the office economy as principal uses for this designation. Thus, we believe that hotels and eating establishments should be permitted uses for this property. Perhaps an overriding consideration pertaining to this particular area, however, is that the development of hotels, eating establishments, and multi-unit living would have far less impact on peak-hour traffic than a pure office use, which is the intent of the OP designation.

In addition, when evaluating the practical development issues related to these parcels, it does not seem appropriate to impose the SHOD-2 overlay district on this property. The overlay district requires a 25-foot buffer for property fronting on a Major Access Corridor such as the Beltline or other major controlled access highway but this property is several hundred feet from the Beltline ramp. Glenwood Avenue is considered a Major Access Corridor but is not controlled access in this location and other parties that are closer to Glenwood than the subject property are not encumbered by the SHOD-2 overlay. Therefore, there is no practical reason to impose the SHOD-2 overlay district to these parcels.

Intent and Plans of the Owners

The current owners purchased this property in approximately 2007 with the specific intent of future hotel development. The parcels at 3925 and 3929 Arrow Drive is currently vacant. The parcels at 3921 and 3933 Arrow Drive all have older, existing structures on them that are ripe for redevelopment. Together, these four parcels could be the location for a future landmark, showcase hotel, as the anchor of a mixed use project, which could also include conference facilities and condominiums. As noted above, the owners purchased these parcels for such a project and have coordinated with the owners of the other adjacent parcels for such a hotel development, which would have been a permitted use under the O&I-2 zoning. A market study demonstrating the need for such a hotel/condominium project has been completed, a conceptual design for the site plan of such a project has been developed. Although the project has been delayed during the great recession, the owners and their investors are close to being able to move forward in the near future. Meanwhile, other development in the area has occurred that would be complementary to these plans and underscores the need for development at this site that is sensitive to peak-hour traffic issues. Now that the general economic environment is improving, my clients are far along the path of developing a plan for a major hotel for this site, which would be a highly appropriate use at this location, with low traffic impact and great benefit to the City of Raleigh.

Re-classifying this property to OP, with its use restrictions discussed above, would not only reduce the flexibility and past entitlements for these parcels and be inconsistent with adjacent development, it would, in essence, constitute "changing the rules in the middle of the game" to the detriment of these landowners. Such a change would not only be bad policy, but would also be inherently unfair. Given the practical realities of other uses in the area and logical land use patterns on this end of Crabtree Valley, the CX designation would be consistent with the permitted hotel/restaurant uses allowed in the O&I-2 district, with the current uses on adjacent parcels, and with the intent and plans of the landowners. For these reasons, we strongly ask that you reconsider the proposed zoning and revise it to the CX-12 classification.

We would welcome the opportunity to meet with you or others on the Planning Commission or in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

M. Gray Styers, Jr.

M. Gray Styers, Jr.

Cc: Ms. Bynum Walter, City of Raleigh
Mr. Bill Jackson
Isabel Mattox, Esq.

cc: Mr. Bill Jackson

SARAH KNOTT
1620 OBERLIN ROAD
RALEIGH, NC 27608

December 31, 2014

Via e-mail to bynum.walter@raleighnc.gov

Ms. Bynum Walter, AICP
Senior Planner
Raleigh Dept of City Planning
1 Exchange Plaza, Ste. 300
Raleigh, NC 27601

Re: 207 and 209 Oberlin Road downzoning (PIN 1704-01-3534 .65 acres)

Dear Ms. Walter:

Please find enclosed a letter we wrote to the chairman of the Raleigh Planning Commission, Steven D. Schuster. We thank you for your consideration of our position.

Sarah T. Knott
Mrs. Sarah T. Knott
(919) 782-6262

Macon T. Newby
Mrs. Macon T. Newby
(919) 782-6376

SARAH KNOTT
1620 OBERLIN ROAD
RALEIGH, NC 27608

December 30, 2014

Via e-mail to sschuster@clearscapes.com

Chairman Steven D. Schuster
Clearscapes
311-200 W. Martin Street
Raleigh, NC 27601

Re: 207 and 209 Oberlin Road-Proposed downzoning (PIN 1704-01-3534 .65 acres)

Dear Chairman Schuster:

We are respectfully writing concerning the above–referenced parcel. It is our understanding that the UDO remapping/zoning case proposes a downzoning of said parcel from neighborhood business and O&I-1 to OX-3-GR.

We would respectfully oppose that rezoning and would suggest in the alternative a unified zoning of NX-4 which would be consistent with the property zoning to the south, consistent with the current use, consistent with the historical use and the hoped for future use and consistent with the commercial use of the property across Oberlin Road (the PR parking lot).

We understand that one of the underlying principles of the UDO is that new zoning will be as consistent as possible with the old zoning. We believe our proposal is consistent with the old zoning. It is also our understanding that split-zoning under the UDO while possible is not preferred. We would respectfully request that the entire parcel be NX-4.

Thank you for your attention. We are available for conversation or questions at any time.

Sarah T. Knott
Mrs. Sarah T. Knott
(919) 782-6262

Macon T. Newby
Mrs. Macon T. Newby
(919)782-6376

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

January 6, 2015

Raleigh Planning Commission
Mr. Steve Schuster, Chairman
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
Briggs Building, Suite 200
220 Fayetteville Street
Raleigh, NC 27601

Re: 3933 Arrow Drive; PIN# 0795696783

Dear Bynum:

As counsel for Capire LLC, owner of the above described property, I write to convey our concerns about the proposed remapping for this property.

This property is proposed to be rezoned to OP-4 with SHOD-2 Overlay, which does not provide the same entitlements to permit the range of uses allowed now. The current use of the property and surrounding area, which is primarily offices and hotels, correlates much more closely to CX than OP, as CX allows for hotels by right rather than special use and eating establishments, which are not permitted at all under OP. In addition to the requirement for a Special Use Permit requirement, OP and OX would require a minimum lot size of 2.5 acres for a hotel. The subject property contains only .60 acres, meaning that even with a SUP, a hotel could not be developed on this property. Although .60 acres seems small, there are several recent examples of even smaller sites supporting a hotel use in Raleigh. In order to achieve density on a small lot, more height is needed. The current zoning would also allow any height with Planning Commission approval and we believe more height is warranted on this property to match the current zoning.

Rezoning the property to OP-4 would curtail the future development of the property for its highest and best use and eliminate many of the entitlements owners of the property now enjoy. Moreover, the Future Land Use Map designation for this property is Office/ Research and Development. The description for Office/ Research and Development in the 2030 Comprehensive Plan lists office buildings, hotels, banks, ancillary service businesses, and retail uses that support the office economy as principal uses for this designation. Thus, we believe that hotels and eating establishments should be permitted uses for this property.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

The restrictions on hotel and restaurant uses in OP are in conflict with the current zoning which permits both, the current Comprehensive Plan designation which would also allow both and the current uses in the immediate area which include both hotels and retail uses.

In addition, it does not seem appropriate to impose the SHOD-2 overlay district on this property. The overlay district requires a 25-foot buffer as a property fronts on a Major Access Corridor such as the Beltline or other major controlled access highway but this property is several hundred feet from the Beltline ramp. Glenwood Avenue is considered a Major Access Corridor but is not controlled access in this location and an adjacent property which is closer to Glenwood than the subject property is not encumbered by the SHOD-2 overlay.

We request that you reconsider the proposed zoning and revise it to CX-12.

We would welcome the opportunity to meet with you or others on the Planning Commission or in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Isabel Worthy Mattox

cc: Mr. Michael Abbott
Capire, LLC

Frank H. Dunn
P.O. Box 752
Wrightsville Beach, NC 28480
January 16, 2015

Ms. Bynum Walter
Re-Mapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
Raleigh, NC 27602

Dear Ms. Walter,

I am writing in regard to the property at 436 S. Salisbury Street, Raleigh, NC, which has been in the Dunn family since the 1930's. The property is currently zoned for 40 stories. In our recent telephone conversation, you confirmed that the proposed zoning for our property would be DX-20-SH. This would not be conducive to the property's highest and best use, and the resulting devaluation would also be a hardship on my family and myself.

According to the present lease, we have the option to sell the property. I'd like to point out that we've had several interested parties in the last four years at the current zoning. We feel that we have a vested right to this zoning and it seems logical that the property keep the current 40-story designation. This would not only enhance the tax base for the city of Raleigh but it would be fair to the owners for all the above mentioned reasons.

I respectfully request to retain the property's current zoning.

Sincerely,

Frank H. Dunn

MORNINGSTAR LAW GROUP

Mack Paul | Partner
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0377
mpaul@morningstarlawgroup.com
www.morningstarlawgroup.com

January 19, 2015

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Remapping of 4501 Creedmoor Rd. (0796-31-5688) (the "Property")

Dear Bynum:

On behalf of the owner of the Property, we are submitting this letter in response to the City's proposed rezoning designation for the Property. The City is proposing to remap the Property to CX-7-CU. The owner concurs with the proposed base zoning district of Commercial Mixed Use. However, the owner disagrees with the proposed height designation of seven stories.

We are requesting that the Property be remapped with a maximum building height of twelve stories (CX-12), based on the following:

1. The Property is designated Regional Mixed Use on the Future Land Use Map, and Table LU-2 "Recommended Height Designations" recommends a height of up to twenty stories for property designated Regional Mixed Use and located in a "core/transit" area;

2. The Property is located near the intersection of a transit emphasis corridor and urban thoroughfare within a city growth center, such that it is within the "core/transit" area for purposes of the recommended height designation;

3. The Property is among parcels developed with multi-story buildings, a few of which are proposed to be remapped to CX-12;

4. The Property has an approved site plan (SP-52-2005) for a 480' tall building which has been partially constructed.

Please feel free to call me should you have any questions or comments.

Sincerely,

Mack Paul

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

January 19, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: Crabtree Valley Mall, 4325 Glenwood Avenue
PIN 0796502569 and PIN 0796415629
Macy's Store PIN 0796412584
Sears Store PIN 0796418378

Dear Chairman Schuster:

As counsel for CVM Holdings, LLC, owner or operator of the above described properties, I write to convey our concerns about the proposed remapping for this property.

The proposed rezoning is CX-12-UL. The Urban Limited Frontage designation is problematic in that it precludes parking areas between the building(s) and public street. This designation does not accommodate the existing mall in its current configuration or its future expansion.

The Crabtree Valley Mall dominates its block on Glenwood and it is hard to imagine a situation where the Mall or other properties in this area are constructed and operated in a way which is consistent with the Urban Limited Frontage. The Crabtree Valley Mall is not a dilapidated shopping mall in need of redevelopment in accordance with the mandates of the Urban Limited Frontage. It is one of the most successful malls in the Southeast and in the top 5% of malls in the USA based on sales per square foot as well as the most highly valued (assessed value) parcel in Wake County. In order to stay vibrant and viable Crabtree needs to be able to nimbly adapt and adjust to market trends without having to address this Urban Limited Frontage zoning classification, which in this instance is both inappropriate and onerous.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

We also note that sites of the Macy's store and Sears store owned by The May Department Stores Co. (PIN 0796412584) and U.S. Bank Trust National Association (PIN 0796418378), respectively, but operated as a part of Crabtree Valley Mall, also have the proposed Urban Limited Frontage rezoning. Because these properties are connected to the shopping mall and are operated according to the terms of a Reciprocal Easement Agreement between the parties, we register our objection to the UL designation for these properties as well.

We request that you reconsider the proposed zoning and revise it to CX-12.

We would welcome the opportunity to meet with you or others on the Planning Commission or in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Isabel Worthy Mattox

cc: Mr. Rick Rowe
Mr. Neil Rudolph
Mr. Thomas C. Worth, Jr.

PC-0068--6500 CHAPEL HILL RD.pdf

From: Walter, Bynum
To: Rezoning
Subject: PC-0068--6500 CHAPEL HILL RD
Date: Wednesday, January 21, 2015 5:38:31 PM
Attachments: 20150120145523446.pdf

-----Original Message-----
From: Fourie, Paul [mailto:PFourie@fmrealty.com]
Sent: Tuesday, January 20, 2015 3:44 PM
To: Walter, Bynum
Cc: Fourie, Paul
Subject: 6500 CHAPEL HILL RD. RALEIGH/AT NOWELL/ 8.3 ACRES

Hello Bynum,

I called and spoke with DeShele Sumpter earlier today and had some questions; she has always been very helpful. She suggested that I contact You. Please open the attached and you will see some of my questions.

I am a member of Fourie Properties LLC; the owner of 6500 Chapel Hill Road. The Property is currently zoned Industrial-1 and we feel that it should remain with that zoning designation. Under the proposed Remapping it may become Commercial Mixed Use -3 LP. We attended the Meeting this morning; " The Planning Commission's UDO Remapping Work Session ". It was pointed out many times that the intention of this undertaking is not to be a rezoning of any property or to do anything that would adversely affect the use of the property; but a like kind exchange, " Like for Like". WE feel like the change from Industrial-1 would adversely affect the use of the property. Facing the property from Chapel Hill Road; the property to the left owned by L M Restaurant Group is zoned Industrial and is scheduled to remain that way under the remapping. The same is true of the property across Chapel Hill Road owned by the State of N. C. (Surplus Equip. Distribution Center).

We currently have Contract on the Property and the desired uses would fit better with the current Zoning. What is the time table for Finalization of the UDO Remapping. Will this interfere with the Buyer's ability to have a site plan approved under the Industrial-1 Zoning?

What is the current ruling per the attached; regarding transitions applying across residential streets. One of the home owners in Nowell Pointe had requested a 100 foot transition buffer. We think that this is very unreasonable and should not be considered. Was this ever addressed? There are only two homes in Nowell Pointe that touch on Nowell Road;so these are the only homes that would possibly be affected. Our property was there & zoned Industrial when these homes were built over 20 years ago; they have no valid reason for requesting this.

Thank You Very Much for Your Time. Please let me know if You have any questions or need clarification.

Sincerely Yours,

Paul

Paul Fourie
Fonville Morisey Realty- Lochmere
Mobile 919-880-0707
Fax 919-595-9071

Re 6500 Chapel Hill Rd
8.3 Acres
Fourie Properties LLC

PC-0068--6500 CHAPEL HILL RD.pdf

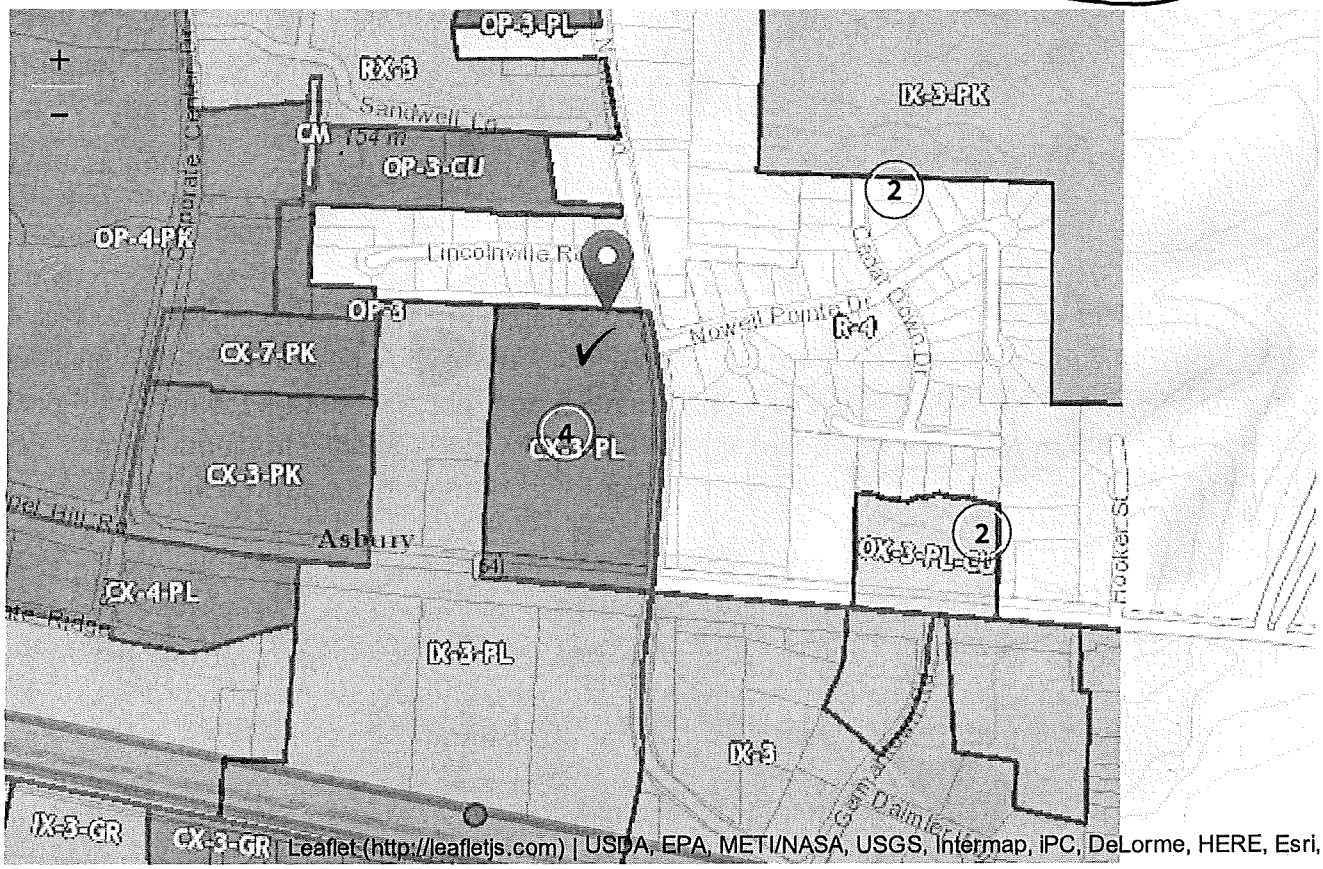
IND-1

Description
Industrial-1 (IND-1)

Zoning
IND-1 (Industrial-1): Of the two industrial zoning districts, this category is more suburban, with 50 foot building setbacks required. A typical application of this district is a suburban industrial park, though IND-1 land has been developed for retail uses when located adjacent to high-traffic roadways. Though other scenarios are possible, these areas will generally be rezoned to IH, IX-, or CX- under the UDO. Learn More (http://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/PermittedUses.html)

Cotact Paul Fourie 919-880-0707
PFourie@Fmrealty.com
Thanks Paul

Proposed Zoning



IX-3-PL

Is CX-3-PL
is this Commercial Mixed Use
Bld Limited to 3 Stories
Parking limited

Description
Industrial Mixed Use (IX-) with Height up to 3 Stories with Parking Limited Frontage

Base Zoning

Industrial-1 (I-1) (§10-2046)

- Density: Residential uses prohibited (§10-2073)
- Minimum Lot Requirements: (§10-3032)
  No minimum lot area requirements
- Minimum Setback Requirements: (§10-2075)
  Front Yard, Side Yard or Rear Yard fronting a public street: 50 feet
  Side Yard: 0 feet (Aggregate Side Yards: 40 feet)
  Rear Yard: 0 feet (Aggregate Front/Rear Yards: 70 feet)
- Maximum Height: 50 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- Allowable ground sign (freestanding sign): High Profile Sign w/ adequate street frontage (§10-2083)

- Common Uses: (§10-2071)
  - Warehousing and Distribution, Wholesaling
  - Manufacturing* and Industrial Uses**
  - Auto Service/Repair, Gasoline Sales, Carwashes, Auto Sales/Rental
  - Department, Discount and Home Improvement Stores
  - Shopping Centers/Areas, Outdoor Storage Yards
  - Billboards

  * excluding caustic agents made from animal fats, firework or explosives, paints requiring distillation or heating of ingredients, phosphates, turpentine and vinegar

  ** not causing noxious or offensive dust, fumes, gas, noise, odor, smoke or vibration that substantially interferes with other lawful uses

- Other Allowable Uses: (§10-2071)
  - Residential Institutions
  - Watchman/Caretaker Residence
  - Professional/Medical/Financial Office
  - Convenience Retail, Restaurant, Hotel, Beauty Shop, Pawn Shop
  - Bank, Health Club, Post Office, Commercial Parking
  - Food Store, Movie Theater, Bar, Nightclub, Tavern, Lounge
  - Kennel, Rifle Range, Mining and Quarrying
  - Incinerator, Indoor Storage of Scrap Materials, Landfill
  - Parks, Libraries, Museums, Hospitals, Art Galleries, Funeral Homes, Cemetery
  - Governmental Water and Sewage Treatment Plant, Gas Plant
  - Utility Services and Substation, Telecommunication Tower
- Allowable Uses Requiring a Special Use Permit: (§§10-2144 & 10-2145)
  Adult Establishment, Outdoor Recycle Center, Storage Yard for Wrecked Vehicles, Prison, Outdoor Theater w/ more than 250 seats

ISSUE 1 from Nowell Point resident

Category Comment about Proposed Zoning District
Feedback As a resident of the Nowell Pointe neighborhood, I would like to see mixed-use transitions include a provision that says transitions apply across residential streets and not just to tangent properties...View More
Submitted August 26th 2014, 9:13 pm
Response Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by ...View More
Responded September 3rd 2014, 12:47 pm

We do not agree with this
Paul Fowie

Below are the complete Feedback and Response statements ::

Feedback:

As a resident of the Nowell Pointe neighborhood off of Nowell Road, I would like to see Article 3.5 of the UDO on mixed-use transitions include a provision that says transitions apply across residential streets and not just to tangent properties and alleys.

Response:

Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.

ISSUE 2 from Nowell Point resident

Category General Comment
Feedback Our neighborhood, Nowell Pointe, is aware of plans to rezone the property for sale at the corner of Chapel Hill Rd and Nowell Rd in Raleigh. As residents of the Nowell Pointe neighborhood directly ac... View More
Submitted August 27th 2014, 8:00 pm
Response Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by ...View More
Responded September 1st 2014, 8:00 pm

Below are the complete Feedback and Response statements :: To: Bynum Walter

Feedback:

There are only 2 homes in Nowell Pointe that front on Nowell Rd so none of the other homes would be impacted

Our neighborhood, Nowell Pointe, is aware of plans to rezone the property for sale at the corner of Chapel Hill Rd and Nowell Rd in Raleigh. As residents of the Nowell Pointe neighborhood directly across the street from said property, we vehemently request, with City Council At-Large Representative Russ Stephenson, that a 100-foot transition buffer be maintained between the narrow, 2-lane Nowell Rd and any new development planned for that site. We have enjoyed and appreciated the forested area directly across from the entrance to our neighborhood for nearly 15 years, and to eliminate that natural landscape buffer would significantly alter the aesthetics of our small, residential community. Please maintain a minimum 100-foot transition buffer between Nowell Rd and proposed development on that corner site!

We do not agree with this

Paul Fowle

NO

Response:

Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.

PC-0068--6500 CHAPEL HILL RD.pdf

Article 3.5. Neighborhood Transitions

Sec. 3.5.1. Applicability

A. The following neighborhood transition standards apply in the Mixed Use and Campus Districts when the following occurs:

1. The site immediately abuts a district boundary of an R-1, R-2, R-4 or R-6 district, except where the abutting property contains a civic use; or
2. The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house or attached house used for residential purposes.

B. Zone B does not apply to sites 50 feet or less in depth. In such cases, Zone C starts immediately adjacent to the Zone A protective yard.

C. Zones B and C do not apply to detached house, attached house, townhouse or apartment building types in RX- where 3 stories is the maximum height.

Sec. 3.5.2. Transition Zones

A. Zone A: Protective Yard

1. Intent

Intended to buffer and screen. Consists of vegetative landscaping and wall or fence. No buildings or structures allowed.

2. Location

Immediately abutting district boundary line.

3. Width

Varies (depends on protective yard type applied).

B. Zone B: Use Restricted

1. Intent

Intended to be occupied by open areas and low intensity uses, such as surface parking, alleys, landscaping, playgrounds, outdoor dining, community serving buildings and service-related structures.

2. Location

Located between Zone A and Zone C. Zone B starts at the inside edge of the Zone A protective yard (edge furthest from the district boundary line) and ends 50 feet from the district boundary line.

3. Width

50 feet from the district boundary line.

C. Zone C. Height and Form

1. Intent

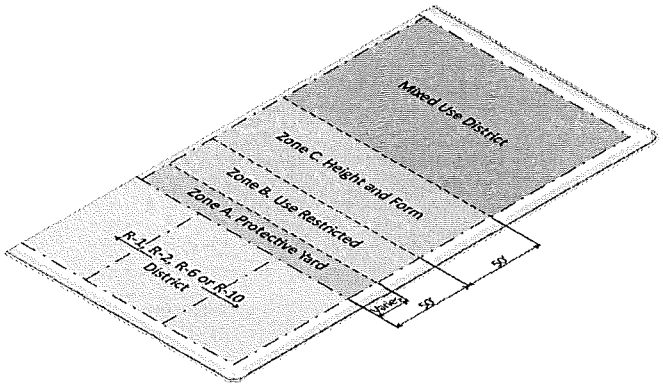
Intended to restrict the height and form of development so as to decrease the impact of new multi-story structures.

2. Location

Located beyond and adjacent to Zone B. Zone C extends from 50 to 100 feet from district boundary line. When Zone B does not exist, Zone C starts at the inside edge of the Zone A protective yard (edge furthest from the district boundary line).

3. Width

50 to 100 feet from the district boundary line. When Zone B does not exist, Zone C extends a maximum of 50 feet from inside edge of the Zone A protective yard (edge furthest from the district boundary line).



PC-0068--6500 CHAPEL HILL RD.pdf

Sec. 3.5.3. Zone A: Protective Yard

A. Type 1: Narrow (10 feet)

1. **Width**

   A Type 1 protective yard must be an average width of at least 10 feet.

2. **Installation Requirements**

   A Type 1 protective yard must include the following:

   a. A wall between 6.5 and 9 feet in height;

   b. Four shade trees per 100 lineal feet;

   c. Three understory trees per 100 lineal feet; and

   d. 40 shrubs per 100 lineal feet.

B. Type 2: Medium (20 feet)

1. **Width**

   A Type 2 protective yard must be an average width of at least 20 feet.

2. **Installation Requirements**

   A Type 2 protective yard must include the following:

   a. A wall or fence between 6.5 and 9 feet in height;

   b. Five shade trees per 100 lineal feet;

   c. Four understory trees per 100 lineal feet; and

   d. 30 shrubs per 100 lineal feet.

C. Type 3: Wide (50 feet)

1. **Width**

   A Type 3 protective yard must be an average width of at least 50 feet.

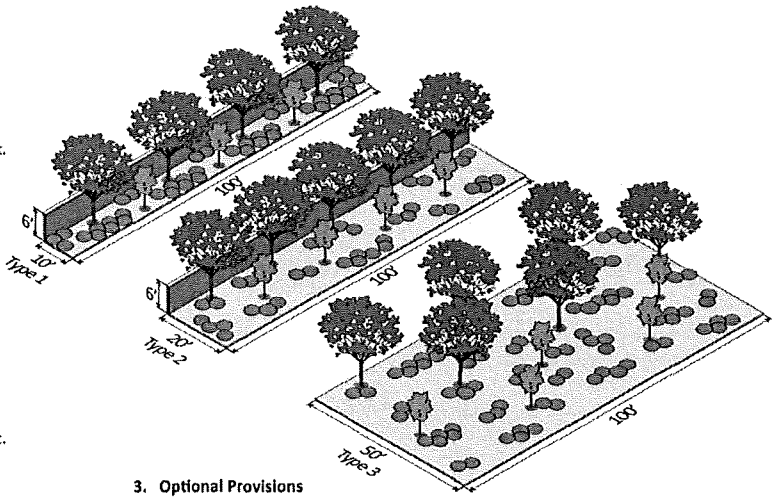
2. **Installation Requirements**

   A Type 3 protective yard must include the following:

   a. Six shade trees per 100 lineal feet;

   b. Five understory canopy trees per 100 lineal feet; and

   c. 60 shrubs per 100 lineal feet.



3. **Optional Provisions**

   a. A fence or wall between 6.5 and 8 feet in height may be installed.

   b. In lieu of planting required shrubs, a berm with a minimum height of 3 feet may be installed.

4. **Permitted uses**

   a. Landscaping, fences, walls and berms.

   b. Swales, underground detention facilities and bioretention facilities. Detention facilities must be located at least 20 feet from the district boundary line. Landscaping quantities specified in *Sec. 3.5.3.C.2.* above may not be reduced.

D. Design and Installation

1. A required protective yard may be replaced with a tree conservation area that meets the requirements of *Article 9.1.Tree Conservation*.

2. Required landscaping in a protective yard must meet the design and installation requirements of *Sec. 7.2.4*.

Issue 9: *The transition standards in Section 3.5 of the UDO should recognize development adjacent to an alley.*

Committee Recommendation: The Committee recommends that the language stated below be included in the UDO. The Committee also discussed including language that would require a transition across a local street. The Committee asked that the application of the transition regulations across a street be discussed at the work session.

Staff Recommendation: Staff recommends the alteration to the UDO as described below. Staff does not recommend that the transition regulations be applied across a street. The discussion at the Committee was related only to the local streets, which typically have a width between 55 and 64 feet. The requirement to apply a transition across a street would conflict with other UDO regulations. For instance, if a frontage were applied to a mixed use property, a building would be required to locate within a certain distance of the street. The transition regulation would require a physical separation away from the street or reduce building height adjacent to the street.

Section 3.5.1 Applicability

A. The following neighborhood transition standards apply in the Mixed Use and Campus Districts when the following occurs:

1. The site immediately abuts a district boundary of an R-1, R-2, R-4 or R-6 district, except where the abutting property contains a civic use.
2. The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house or attached house used for residential purposes.

B. Zone B does not apply to sites 50 feet or less in depth. In such cases, Zone C starts immediately adjacent to the Zone A protective yard.

C. Zones B and C do not apply to detached house, attached house, townhouse or apartment building types in RX- where 3 stories is the maximum height.

D. Where an intervening alley is located between the residential property and the mixed use district, the transition regulations apply. One-half of the width of the alley shall be included in the required transition yard measurement and shall be applied to the required width of Zones A and B.

What was determined about this?

Council Direction

- Amend the UDO to apply transition regulations when an alley is present?
- Amend the UDO to apply transition regulations across a local street?

P&Z Administrator Crane specified that the discussion and recommendations pertain to public right-of-way alleys.

Referring to the slide of Hillsborough Street, Mr. Odom asked how deep the lots are. Mr. Crane estimated 150 feet, and Mr. Odom said that means a transition of 50 feet takes away one-third of

the lot. Mr. Stephenson referred to Diagram 2 of his handout (Transition at Alley [lot and street dimensions are based on section through Cameron Park at Hillsborough Street]) and explained how it illustrated this discussion and recommendations. Mr. Crowder commented that residents who happen to have that alley condition, even though there are not many in the City, are being punished.

Mr. Crowder moved to send this issue and recommendations to the Planning Commission for further review. His motion was seconded by Mr. Stephenson.

Ms. Baldwin asked what impact the new regulations would have on some of the development on Hillsborough Street, especially the recent four-story structures such as those associated with Jim Zanoni's real estate firm, and whether the regulations would prohibit those types of developments from being built. She is looking for the unintended consequences. Interim P&D Director Bowers responded the first small Zanoni building is in the envelope where the transitions are required and a building with that footprint could not have been built under the UDO transitions. Staff agrees the transition standards on these small sites have an impact on the development yield and in some cases, if the site does not have enough depth, the impact is significant. That is the price paid for having a neighborhood transition. Staff heard from Mr. Zanoni and his architect that some of his developments could not have been built with their current proposed massing under these standards. They are bringing in developments under legacy zoning. If nothing is done with the proposed transition recommendations, the sites that do not have an alley behind them will be impacted by the transition standards. What is new is extending those standards to alley situations, of which there are only a few in the City, and still will be looking at the impacts of that. Part of the Planning Commission's review would be case studies. Mr. Crowder said he hopes staff will also show examples of an alley condition that is not a public right-of-way. Interim P&D Director Bowers reminded him an alley is only a problem when it is a public right-of-way.

Mr. Crowder's motion carried by a vote of 7-1 (Mr. Odom voting in the negative). The Mayor ruled the motion adopted.

Mr. Stephenson referred the assembly to Diagram 4 of his handout (Local Street View), stating that it is something the Committee voted unanimously to send to the full Council for discussion. This circumstance exists in dozens, if not hundreds, of locations with commercial retail along commercial frontage corridors that have residential use right behind them. He does not think the Council ever intended to permit that level of intensity directly across a residential street. Mr. Stephenson moved to send the application of transition regulations across a local street to the Planning Commission for further review and recommendation to the City Council. His motion was seconded by Mr. Crowder and carried unanimously. The Mayor ruled the motion adopted on a vote of 8-0.

THOMAS C. WORTH, JR.
Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

January 29, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 1526 Tryon Road
PIN# 0792937871

Dear Ms. Walter:

As counsel for RHO Chapter of Delta Sigma Phi Fraternity of North Carolina State University, I write to convey our concerns about the proposed zoning for this property.

The subject property is proposed to be rezoned to RX-3 with SRPOD to which I object in behalf of my client.

This property is presently zoned O&I-1 (without Conditions) with SRPOD and comprises approximately 7.32 acres upon which is located a large house which is the home of the RHO Chapter of Delta Sigma Phi. In view of the size of this house and the size of the tract upon which it is located, it is my opinion that a more appropriate rezoning category is OX-4, which UDO Zoning Category more closely approximates the present O&I-1 Zoning in the context of the aforementioned physical aspects of the house and tract.

I will welcome the opportunity to meet with you or other Planning Staff members designated by you to discuss further this matter.

Thank you for your consideration.

Respectfully submitted,

Thomas C. Worth, Jr.

TCWjr/dsw
cc: Mr. Allen James
Isabel Worthy Mattox

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

January 29, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 2000 Progress Court, PIN# 1714196735
Client: Progress Court Park, LLC

Dear Bynum:

As counsel for Progress Court Park, LLC, owner of the above described property, I write to convey our concerns about the proposed zoning for this split zoned property.

The R-10 Zoning is not proposed to be changed under the remapping however the portion of the property that is zoned I-2 is proposed to be rezoned to IX. We disagree with this designation for several reasons. First, this property, as indicated, is split-zoned R-10 and I-2. Although the Future Land Use Map designates this property as Moderate Density Residential, the entire property has been used as a commercial parking lot for some years and is a likely candidate for grandfather status. Due to a petroleum spill years ago, the lot may be used only for industrial/ commercial purposes per the attached Notice Of Residual Petroleum recorded in Book 11079, Pages 2749-2752, Wake County Registry, filed 10/29/2004.

In addition, a substantial portion of the property is adjacent to I-2 zoning which is proposed to be IX. We believe the subject property should be zoned in a similar fashion, particularly given the restrictive covenant on the property and therefore we request that you reconsider the proposed zoning of the entire property and revise it to IX-3.

We would welcome the opportunity to meet with you or others in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely

Isabel Worthy Mattox

cc: Thomas C. Worth, Jr.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

BK011079PG02749

WAKE COUNTY, NC 616
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/29/2004 AT 13:28:36

BOOK:011079 PAGE:02749 - 02752

Excise Tax: 0 Recording Time, Book and Page
Tax Lot No: 71860 Parcel Identifier No. 1714.05-19-6735-000
Verified by _____ County on the _____ day of _____, 20____.
By: _____

Mail after recording to Everette Noland, ROD Box 146
This instrument was prepared by: Everette Noland

Brief description for the Index: 2020 Progress Court, Raleigh, NC 27608

NOTICE OF RESIDUAL PETROLEUM

2020 Progress Court, Wake County, North Carolina

The property that is the subject of this Notice (hereinafter referred to as the "Site") contains residual petroleum and is an Underground Storage Tank (UST) incident under North Carolina's Statutes and Regulations, which consist of N. C. G. S. 143-215.94 and regulations adopted thereunder. This Notice is part of a remedial action for the Site that has been approved by the Secretary (or his/her delegate) of the North Carolina Department of Environment and Natural Resources (or its successor in function), as authorized by N. C .G. S. section 143-B-279.9 and 143B-279.11. The North Carolina Department of Environment and Natural Resources shall hereinafter be referred to as "DENR".

NOTICE

Petroleum product was released and/or discharged at the Site. **Petroleum constituents remain on the site, but are not a danger to public health and the environment, provided that the restrictions described herein, and any other measures required by DENR pursuant to N. C. G. S. Sections 143B-279.9 and 143B-279.11, are strictly complied with.** This "Notice of Residual Petroleum" is composed of a description of the property, the location of the residual petroleum and the land use restrictions on the Site. The Notice has been approved and notarized by DENR pursuant to N. C. G. S. Sections 143B-279.9 and 143B-279.11 and has/shall be recorded at the

Wake County

Register of Deed's office Book _____, Page _____.

BK011079PG02750

Source Property

M. Craig West and Tommy H. West of Raleigh, North Carolina are the owners in fee simple of all of the Site, which is located in the County of Wake, State of North Carolina, and is known and legally described as:

BEING all of Lot B as shown on map entitled "Property of Verdie H. Tyner, and recorded in Book of Maps 1978, Page 904, Wake County Registry.

PERPETUAL LAND USE RESTRICTIONS

Soil: *The Site shall be used for industrial/commercial use only. Industrial/commercial use means a use where exposure to soil contamination is limited in time and does not involve exposure to children or other sensitive populations such as the elderly or sick. The real property shall not be developed or utilized for residential purposes including but not limited to: primary or secondary residences (permanent or temporary), schools, daycare centers, nursing homes, playgrounds, parks, recreation areas and/or picnic areas.*

Groundwater: *Groundwater from the site is prohibited from use as a water supply. Water supply wells of any kind shall not be installed or operated on the site.*

ENFORCEMENT

The above land use restriction(s) shall be enforced by any owner, operator, or other party responsible for the Site. The above land use restriction(s) may also be enforced by DENR through any of the remedies provided by law or by means of a civil action, and may be enforced by any unit of local government having jurisdiction over any part of the Site. Any attempt to cancel this Notice without the approval of DENR (or its successor in function) shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required or authorized to enforce any of the above restriction(s) shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

IN WITNESS WHEREOF, M. Craig West and Tommy H. West have caused this Notice to be executed pursuant to N. C. G. S. Sections 143B-279.9 and 143B-279.11, this 16 day of Sept. 2004

M. Craig West

Tommy H. West

BK011079PG02751

STATE OF NORTH CAROLINA
WAKE COUNTY

I, Donna G. Taylor, a Notary Public of said County and State, do hereby certify that M. Craig West and Tommy H. West personally appeared before me this day and each of them acknowledged that each of them is an owner of a one-half undivided fee ownership of the Site and that by authority duly given, and as the act of each of them, the foregoing instrument was signed by each of them for such purposed expressed therein.

WITNESS my hand and seal this the 16 day of September 2004.

(Official Seal)

Notary Public

My Commission Expires: 6-7-05

Approved for the purposes of N. C. G. S. 143B-279.11

(signature of Regional Supervisor)

Robert K. Davies Regional Supervisor
(printed name of Regional Supervisor)

Raleigh Regional Office
(name of Region)

UST Section
Division of Waste Management
Department of Environment and Natural Resources

STATE OF NORTH CAROLINA
Wake COUNTY

I, Karen N Moore, a Notary Public of said County and State, do hereby certify that Robert K Davies did personally appear and sign before me this the 4 day of Oct 2004.

(Official Seal)

Notary Public

My Commission Expires: 2/16/08

BOOK:011079 PAGE:02749 - 02752

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.

WAKE COUNTY NORTH CAROLINA

Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate S of Karen N. Moore

Donna G. Taylor

_____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: Fredrick C. Bynum DEPUTY
Assistant/Deputy Register of Deeds

This Customer Group
1 # of Time Stamps Needed

This Document
____ New Time Stamp
4 # of Pages

22.004-7/11/03

PC-0071--213-217 Oberlin Rd.pdf

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

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Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

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Raleigh, North Carolina
27602-2611

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

January 29, 2015

Via Email and U.S. Mail

Chairman Steve Schuster and Members
the Raleigh Planning Commission
PO Box 590
Raleigh, NC 27602

Re: UDO Remapping Agenda Item 203 – 213 Oberlin Road

Dear Chairman Schuster and Commissioners:

We represent several property owners with parcels adjoining the premises at 213 Oberlin Road, which is to be considered at your meeting on February 3. We have discussed with Mr. Brian Howell, attorney for the owners of the 213 Oberlin Road premises, his clients' request that their property be remapped RX-3-GR, rather than OX-3-GR as proposed by Staff. Mr. Howell provided us a copy of his letter to Ms. Bynum Walter of the Planning Staff dated December 19, 2014, which deals with this request. The letter also refers to the maintenance of a "twenty (20) foot Transitional Protective Yard." I have attached a copy of Mr. Howell's letter dated December 19.

As adjoining property owners, our clients have questions and concerns with regard to the remapping of the property at 213 Oberlin Road. They request a full explanation from the City Staff with regard to the effects which Mr. Howell's proposal would have upon their properties. They are concerned with regard to any required setbacks, buffering, shading limitations, and other consequences which could arise if the request is approved. Also, they do not understand Mr. Howell's reference to the "twenty (20) foot Transitional Protective Yard" and ask that it be explained.

We look forward to a full discussion of these matters at your meeting on Tuesday and a report from Staff as to the consequences to our clients if the request in Mr. Howell's letter is granted.

Very truly yours,

Lacy H. Reaves

LHR: kjr
Enclosure
cc: Ms. Bynum Walter (via email)
W. Brian Howell, Esq. (via U.S. Mail and email)

THE HOWELL LAW FIRM, P.A.
ATTORNEYS AND COUNSELORS AT LAW
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POST OFFICE BOX 2210
RALEIGH, NORTH CAROLINA 27602

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CERTIFIED MEDIATOR
T. COOPER HOWELL

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December 19, 2014

HAND DELIVERY
Ms. Bynum Walter, AICP
Senior Planner
Raleigh Department of City Planning
One Exchange Plaza, Suite 300
Raleigh, NC 27601

RE: Remapping, 213 Oberlin Road; Wake Real Estate ID 60078, Wake PIN # 1704011774

Dear Ms. Walter:

In accordance with our brief meeting several weeks ago, I am submitting this in clarification of our September 25 Remapping Request. I have also discussed these matters with Mr. Lacy H. Reaves and Mr. Joe T. Knott, representatives of a number of abutting land owners, and am forwarding copies of this to each of them. I have previously provided our September 25 Request to each of them. My Clients' goal is to communicate and proceed in a fashion that reinforces individual land use goals and to do so with an acceptable alternative to Staff's OX-3-GR draft Remap. as follows:

A): RX-3-GR Zoning strikes a very reasonable alternative balance between redevelopment goals of adjoining owners and my Clients' existing low density development, now spanning many years, the Henderson House & Gardens, a National Register treasure spanning many decades. This zoning could be conditioned to limit density as envisioned by the Comprehensive Plan; and,

B). Maintain the twenty (20) foot Transitional Protective Yard, per Code Sec. 10-2082.9, a requirement that has existed for many years. This would underscore the UDO's goal of equitable one-to-one transfer of existing entitlements. Limited property class application and/or UDO text changes may well afford the tools for this approach.

It is our hope that this affords enhanced flexibility and the Planning Staff can support this approach. Thank you for your time, courtesies and consideration.

Sincerely,

W. Brian Howell

CC: Lacy H. Reaves (Hand Delivery)
Joe T. Knott (US Mail)

THOMAS C. WORTH, JR.
Attorney
Certified Mediator
Professional Building
127 W. Hargett Street, Suite 500
Post Office Box 1799
Raleigh, North Carolina 27602
Phone: (919) 831-1125 Fax: (919) 831-1205
curmudgtcw@earthlink.net

February 2, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

VIA ELECTRONIC
AND
US MAIL

Re: 600 Mercury Street
PIN# 1703224730

Dear Ms. Walter:

In connection with the above referenced property I write in behalf of our client JPB Holdings, LLC to inform you that the subject property is split zoned Industrial-2 (I-2) and Residential-6 (R-6) as confirmed by the attached letter of December 15, 2014 to Mr. Ed Sconfienza from the Department of City Planning and the attached "600 Mercury Street Zoning Map".

It appears from the UDO Zoning Remapping graphics attached dated 11/26/2014 that a portion of this property presently zoned I-2 is proposed to be rezoned to UDO Zoning Category IX-3 which is inappropriate not only due to severe topographic considerations but also due to the fact that this portion of the lot intrudes into and is incompatible with an R-6 zoned area adjacent to Daladams Street.

The client represented by me and also by Mr. Sconfienza desires to preserve its right to develop its property on Daladams Street in accordance with its current R-6 zoning and I therefore request that the portion of this property north of the dotted line shown upon the attached graphic for 600 Mercury Street not be rezoned to IX-3 as presently proposed. The IX-3 Zoning now proposed for the great majority of the area of this Lot is appropriate.

The favorable consideration of this request by the Planning Commission will be appreciated and I will welcome any questions or comments which you or your designee may have in this matter.

Respectfully submitted,

Thomas C. Worth, Jr.

cc: Mr. Toby Boyles
Mr. Ed Sconfienza

City of Raleigh
North Carolina

December 15, 2014

Ed Sconfienza
1111 Oberlin Road
Raleigh, NC 27605

Re: 600 Mercury Street, PIN: 1703224730

This letter is to verify that according to our records the referenced property is zoned:

Industrial - 2 (IND-2)
Residential-6 (R-6)

With the following overlay districts (if any):

None

This is all the information that I am able to provide on this property. The City of Raleigh does not provide zoning compliance letters. If you have questions regarding zoning code violations, enforcement, special use permits, setbacks or variances, please contact the Development Services Center at (919) 996-2495.

If you have any additional questions, please feel free to call the Department of City Planning at (919) 996-2626.

Sincerely,
Department of City Planning
Planning and Development Services
City of Raleigh

UDO Zoning Remapping

(http://www.raleighnc.gov)

Compare the current zoning with the proposed UDO zoning.

Search by **address** or **PIN** or **click** on the map

222 West Hargett Street

Selected Address: 600 MERCURY ST

Give Feedback

Current Zoning

IND-2

Description

Industrial-2 (IND-2)

Zoning

Proposed Zoning

IX-3

Description

Industrial Mixed Use (IX-) with Height up to 3 Stories

Base Zoning

IND-2 (Industrial-2): This district is the same as Industrial-1 except that there are no minimum setback requirements. Consequently in the IND-2 district buildings can be constructed right up to property lines. This district was traditionally used only for industrial development close to downtown. Though other scenarios are possible, these areas will generally be rezoned to IH, or IX- under the UDO. Learn More (http://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/PermittedUses.html)

IX- (Industrial Mixed Use): This district is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX- can serve as a land use transition between heavy industrial areas and mixed use districts. Learn More (http://www.raleighnc.gov/content/extra/Books/PlanDev/UnifiedDevelopmentOrdinance/8/60/)

Height

3 stories / 50 feet max Learn More (http://www.raleighnc.gov/content/extra/Books/PlanDev/UnifiedDevelopmentOrdinance/8/70/)

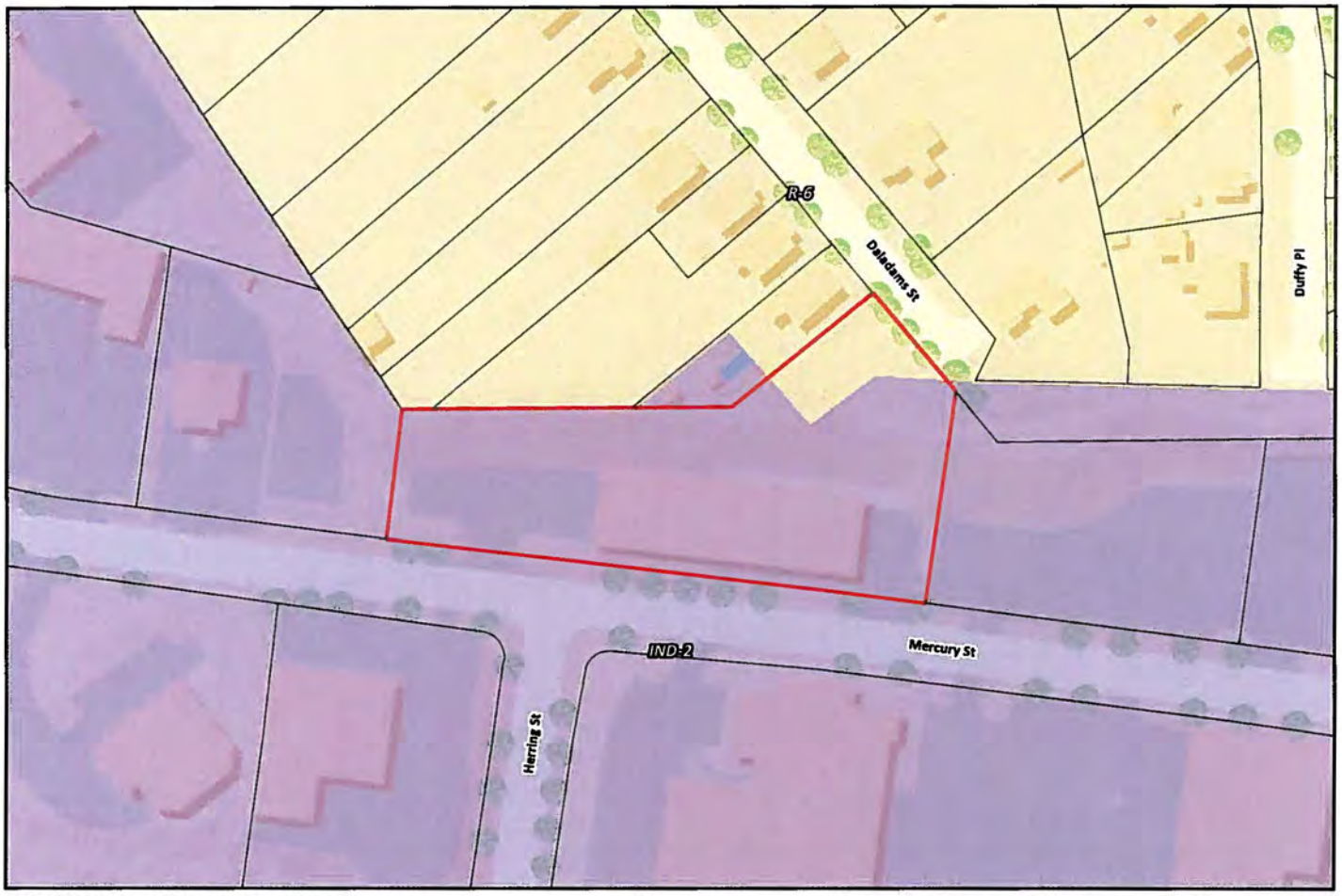
RALEIGH Unified Development Ordinance (http://www.raleighudo.us)

Application developed by the City of Raleigh Geographic Information Services (http://www.raleighnc.gov/business/content/ITechAdmin/Articles/GeographicInformationServices.html) division.

Application developed for the City of Raleigh Planning and Development (http://www.raleighnc.gov/planning) department.

© 2014

(http://www.raleighnc.gov)



600 Mercury Street Zoning Map

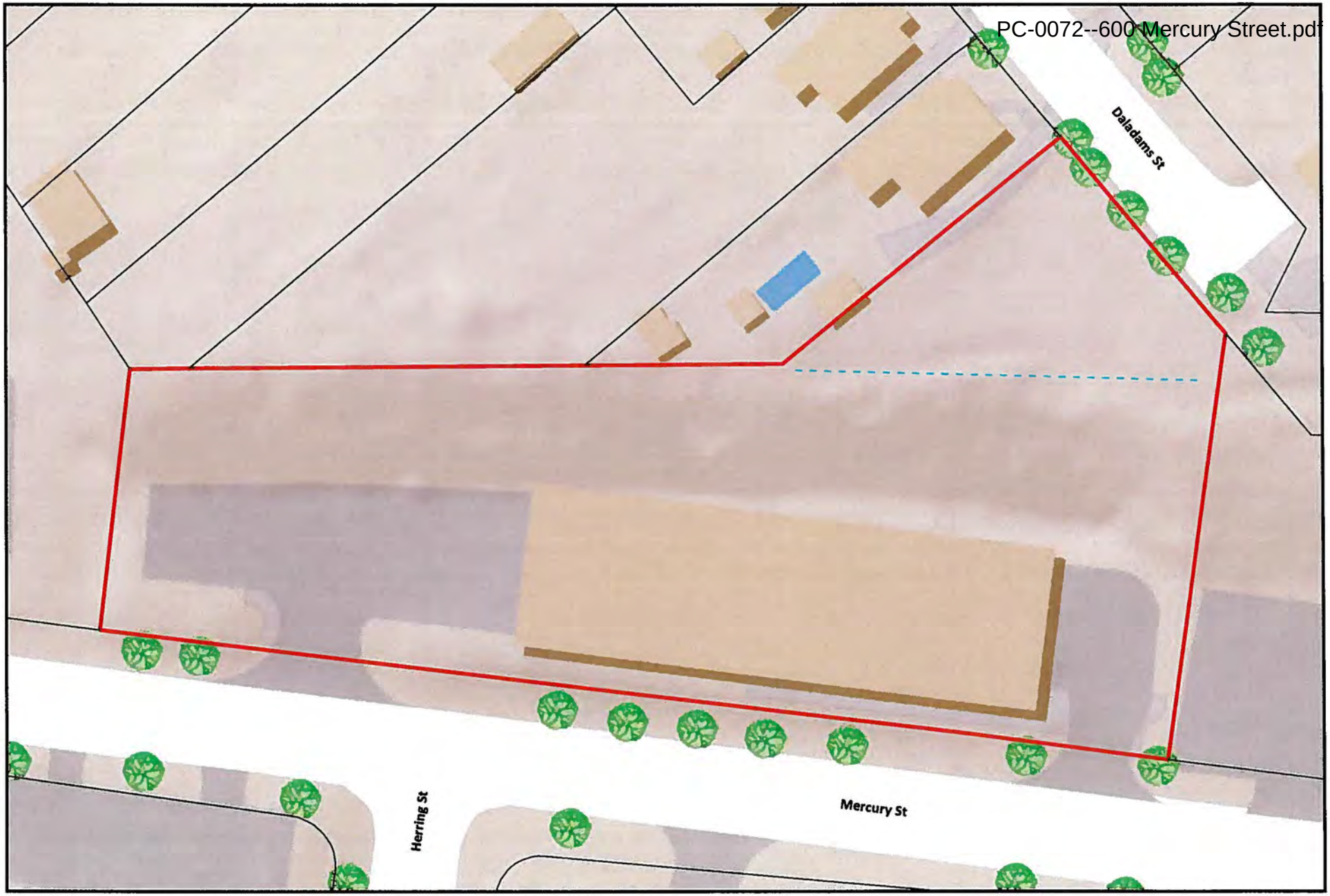
N

0 50 100 200 Feet

1 inch = 100 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.



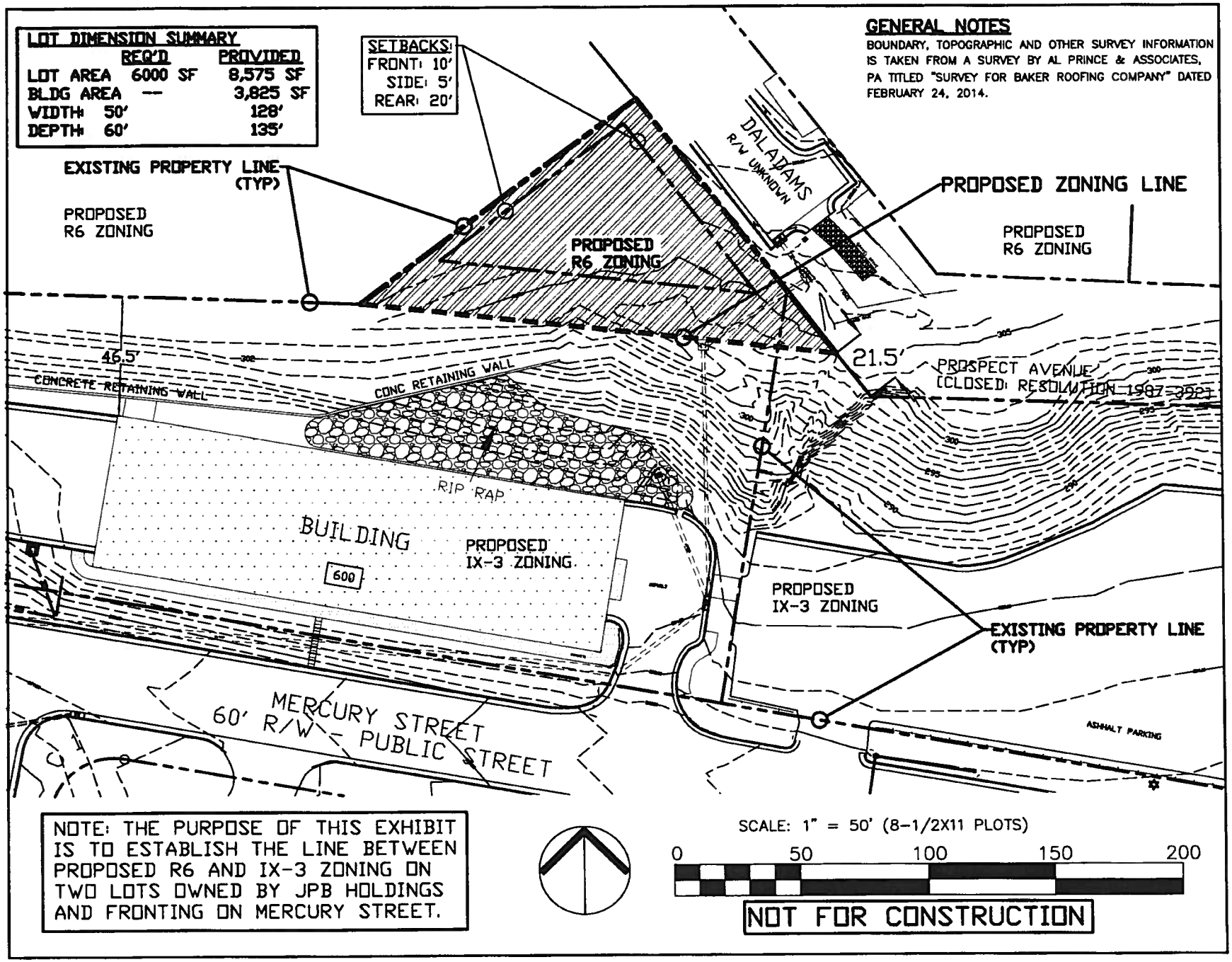
600 Mercury Street

N

0 25 50 100 Feet

1 inch = 50 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.



Dwg No. EX. 1.0

600 MERCURY ST. ZONING LINE PLAN

BRS

Code Job

ISSUED: 10 FEB 2015
REVISED: 11 FEB 2015
26 MAR 2015

Dwg By EFS Ckd By EFS

REMAPPING EXHIBIT FOR:
JPB HOLDINGS LLC
600 MERCURY STREET
RALEIGH, NORTH CAROLINA

THE SITE GROUP
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136
Office: 919.832.6658
Fax: 919.839.2255
E Mail: efs@id-cap.com

MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
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February 3, 2015

Mr. Steve Schuster, Chairman
City of Raleigh Planning Commission
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 600 New Bern Ave. (1713-08-4852) and 17 S. Swain Street (1713-08-1714) (the "Properties")

Dear Mr. Schuster:

On behalf of the owner of the Properties, we are submitting this letter for reconsideration of the rezoning designation for the Properties.

The Properties are currently zoned Shopping Center and Office & Institution-2 with a Neighborhood Conservation Overlay District (New Bern/Edenton). The City is proposing to rezone the Properties to NX-3-GR and OX-3-GR with the Neighborhood Conservation Overlay District.

We originally requested the Properties be rezoned CX-7-GR based on a number of factors. Carter Pettibone responded in the attached email that, due to the NCOD, staff could not support greater height. However, he did indicate support for an NX designation for the Properties. We preferred a CX designation for the parcel currently zoned SC so that the existing entitlements are carried forward. Staff did not agree.

In further discussion with staff, we understand the basis for the NX recommendation is an existing small area plan that recommends Neighborhood Mixed Use. Staff views the small area plan as carrying greater weight than the existing SC zoning on the parcel. Based on these further discussions with staff, we understand and support a NX-3-GR for the Properties.

We respectfully request that you direct this matter back to staff so that they can bring it forward to Planning Commission with consensus on the remapping.

Please feel free to call me should you have any questions or comments.

Sincerely,

Mack Paul

Mack Paul

From: Mack Paul
Sent: Monday, February 02, 2015 1:30 PM
To: Mack Paul
Subject: FW: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St
Attachments: ATT00001.txt; ATT00002.htm

From: Pettibone, Carter [mailto:Carter.Pettibone@raleighnc.gov]
Sent: Monday, December 15, 2014 12:36 PM
To: Mack Paul; Michael Birch
Cc: Walter, Bynum; gordon smith
Subject: RE: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St

Mack,

I am out of the office the rest of the day today, but Bynum may be available to discuss prior to the PC meeting.

Carter Pettibone, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
220 Fayetteville Street, Suite 200, Raleigh, NC 27601
919.996.4643
carter.pettibone@raleighnc.gov
www.raleighnc.gov/urbandesign

From: Mack Paul [mailto:mpaul@morningstarlawgroup.com]
Sent: Friday, December 12, 2014 3:44 PM
To: Pettibone, Carter; Michael Birch
Cc: Walter, Bynum; gordon smith
Subject: RE: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St

Carter,

I wanted to circle back with you on your response to our remapping request related to 600 New Bern Ave.

We appreciate your feedback on this property, suggesting NX-3-GR with NCOD. The one additional request I would make relates to the portion of the property currently zoned SC. I understand in many instances staff has recommended CX for properties currently zoned SC (as the most similar UDO district). CX permits a hotel use but not NX.

Therefore, we would respectfully request that the portion of the property zoned SC convert to CX with the balance being remapped to NX.

I plan to attend the Planning Commission meeting on Tuesday. I left you a voicemail and would like to touch base in the meantime if possible.

Thanks very much,

Mack

MORNINGSTAR LAW GROUP

Mack Paul
Morningstar Law Group
630 Davis Drive, Suite 200
Morrisville, NC 27560

p. 919.590.0377
mpaul@morningstarlawgroup.com

IRS Compliance: Any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties imposed under the Internal Revenue Code or applicable state or local tax law or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

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From: Pettibone, Carter [mailto:Carter.Pettibone@raleighnc.gov]
Sent: Friday, October 10, 2014 4:39 PM
To: Mack Paul; Michael Birch
Cc: Walter, Bynum; Rezoning
Subject: UDO Remapping Comment #GEN-0521 - 600 New Bern Ave/17 S Swain St

Good afternoon,

I wanted to follow up with both of you since we have had communications with each of you regarding these properties.

Thank you for you and your client's comments regarding the UDO remapping for 600 New Bern Ave/17 S Swain St. We took the request for CX-7-GR to a recent Staff Review Team meeting for discussion. Staff does not agree with the proposed change from NX-3-GR/OX-3-GR (both with NCOD) to CX-7-GR.

Staff feels CX-7 zoning is not consistent with the guidance Staff used in the remapping process, specifically in terms of corresponding to the existing zoning, FLUM designation, and recommendations of the New Bern Avenue Corridor Plan, and complying with the New Bern Edenton Neighborhood Conservation Overlay District. Staff also feels that increasing the height to 7 stories and removing the NCOD overlay would not be appropriate as part of the UDO Remapping process. If the property owner wishes to pursue this zoning designation, Staff suggests a separate, owner-initiated zoning petition. A process that would allow for a larger public discussion on the increased height and removal of the NCOD.

Staff would be comfortable agreeing to amend the proposed zoning to NX-3-GR (w/ NCOD) for both parcels, if the owner so chooses.

Regardless of Staff's determination, we will be forwarding your comments to the Planning Commission for its review. More information on the remapping project as the Planning Commission begins its review is available at

www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "UDO - Unified Development Ordinance." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

PC-0073--600 New Bern-17 Swain.pdf

Please let me know if you have any questions.

Carter Pettibone, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
220 Fayetteville Street, Suite 200, Raleigh, NC 27601
919.996.4643
carter.pettibone@raleighnc.gov
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SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

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FACSIMILE: (919) 821-6800

February 3, 2015

Via Email and U.S. Mail

Chairman Steve Schuster and Members
the Raleigh Planning Commission
PO Box 590
Raleigh, NC 27602

Re: Parcel at 541 Blount Street (PIN 1704-71-8638)

Dear Chairman Schuster and Commissioners:

As noted in my presentation to the Planning Commission this morning, we represent the owner of the captioned parcel, which was included within the Blount Street Revitalization area zoned Planned Development District Overlay in Zoning Case Z-29-06 (MP-1-06). It was recently discovered that the rezoning of this parcel to PDD was not properly reflected on the City's Official Zoning Map. The parcel is shown on the Official Map with only the underlying R-30 zoning and the Historic District Overlay. Because of this error, the parcel was proposed for remapping as RX-3-DE with HOD-G in the City's UDO remapping case, rather than properly Planned Development (PD) with HOD-G.

This error was recently called to the attention of the City Staff, and was confirmed by Mr. Travis Crane in the email message attached hereto dated January 28, 2015. Mr. Crane determined that the error could be corrected as part of the UDO remapping process. Accordingly, we request that the Planning Commission recommend the proper UDO remapping of this parcel as Planned Development with the HOD-G Overlay, rather than RX-3-DE as now proposed.

Very truly yours,

Lacy H. Reaves

LHR: kjr
Enclosure
cc: Ms. Bynum Walter (via email and U.S. Mail)

Lacy Reaves

From: Lacy Reaves
Sent: Monday, February 02, 2015 3:57 PM
To: Lacy Reaves
Subject: FW: 541 Blount Street (PIN 1704718638)
Attachments: ATT00001.txt; ATT00002.htm

From: Crane, Travis [mailto:Travis.Crane@raleighnc.gov]
Sent: Wednesday, January 28, 2015 10:53 AM
To: Lacy Reaves
Cc: Walter, Bynum; Aull, Ray
Subject: RE: 541 Blount Street (PIN 1704718638)

Lacy –

Thanks for the email. I was made aware of this situation around the holidays. I apologize for the delay; however, we had to perform some research in order to accurately answer the question. The property at 541 North Blount Street is not shown as Planned Development Overlay on the zoning map. It is clear that the adopting ordinance intended to include this parcel in the rezoning, as they were included in all documentation of the master plan. Staff cannot change the zoning map outside of a rezoning that has been approved by the City Council. Because this property (and all surrounding properties) will be rezoned, this can be corrected when the City adopts the UDO zoning map. In the meantime, it would be my position that the adopting ordinance and approved master plan document for rezoning case Z-29-06 & MP-1-06 would prevail.

Please let me know if you have any further questions, or if you would like to discuss this any further.

Travis R. Crane
Planning and Zoning Administrator
City of Raleigh
One Exchange Plaza
Raleigh, North Carolina 27602
919.996.2656
www.raleighnc.gov

PC-0075-thru-0079--Bojangles.pdf

PC-0075 thru -0079

Ronald R. Rogers
Direct Dial: 919.981.4053
rrogers@williamsmullen.com

February 4, 2016

VIA FIRST CLASS MAIL &
EMAIL (REZONING@RALEIGHNC.GOV)

Remapping Raleigh
PO Box 590
Raleigh, NC 27602

RE: The City of Raleigh's remapping process to update the official zoning map to reflect the new zoning districts adopted in the Unified Development Ordinance ("UDO")
Our File: 403985.0203

Dear Planning Director and Staff:

This firm represents Tri-Arc Food Systems, Inc. and related entities (collectively, "**Tri-Arc**"). Tri-Arc is the local Bojangles' franchisee. I am writing regarding the City's remapping process and specifically how it relates to Tri-Arc's property and its use as Bojangles' restaurants. The chart below contains certain properties of Tri-Arc (and related entities) which are negatively affected by the remapping process. Inclusive of this chart are our comments to the proposed zoning designations. The present use for all of the properties referenced below are Bojangles' restaurants.

	Address	PIN	Owner	Current Zoning	Proposed Zoning	Comments
-0075 1	1013 New Bern Ave.	1713197191	New Bern JJAM, LLC	SC	NX-3-UL	Delete UL frontage.
-0076 2	4405 Falls of Neuse	1716418365	Waters Investments, Inc.	SC	CX-3-PL	Delete PL frontage.
-0077 3	3301 S. Wilmington St.	1702329656	JZF Properties, LLC	IND-1	IX-3-PL	Delete PL frontage.
-0078 4	4621 New Bern Ave.	1734151909	Tri-Arc Food Systems, Inc.	CUD-BUS	CX-3-PL	Delete PL frontage.
-0079 5	5409 Capital Blvd.	1726387164	Tri-Arc Food Systems, Inc.	CUD-BUS	CX-3-PL-CU	Delete PL frontage.

The UDO's frontage designations are incongruous with the operation of a fast-food restaurant and related drive through window. As a result, we are requesting that all frontage designations be dropped from the above referenced properties.

We look forward to working with you to resolve these issues and please feel free to contact me directly with any questions or concerns you may have regarding this request.

Very truly yours,

Ronald R. Rogers

PC-0080 thru -0082--527-529 New Bern.pdf
Received @ PC 2/3/15

Stuart Cullinan
310 Heck Street
Raleigh, NC 27601

February 2, 2015

City of Raleigh Planning Commission
Hand Delivered at Planning Meeting

RE: 0 E. Edenton Street, 527 and 529 New Bern Avenue, PIN #s: 1703-99-4252, 1703-99-4156, 1703-99-5107

Dear Planning Commission Members,

I represent the owners of three properties located at 0 E. Edenton Street, and 527 and 529 New Bern Avenue, between the intersections of N. East Street and N. Swain St. I am writing to request the "DE" be removed from the proposed NX rezoning district as part of the UDO zoning remapping.

These three properties are current zoned BC. Under the new UDO zoning all three properties (11,750 SF) will be rezoned to NX-3-DE. The properties are currently used as a paved parking lot. The parcels adjacent to the east and west on New Bern are vacant land (also proposed for "DE"). The northern boundaries are shared with a duplex and small parking lot (also proposed for "DE"). The owners of 0 E. Edenton St., and 527 and 529 New Bern Avenue are interested in constructing a seven unit townhome building with the first unit adjacent to the New Bern Avenue ROW and the last unit adjacent to the north property line. The building would roughly measure 44' wide x 121' deep (*see attachment*).

My concern with the proposed "DE" designation is how this will limit the potential development of this site. The "DE" designation is described in Sec 3.4.4 Detached (DE) (*see attachment*). My concern lies with subsections: A. Description and E. Pedestrian Access:

> *A. Description Intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.*
>
> *E. Pedestrian Access*
> *E1 Primary street-facing entrance required (min of 1 per building)*
> *E2 Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.*

I do not understand how to interpret from a site planning perspective this sentence in subsection A: *...Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.* My assumption is that this phrase is textual only and that any specific requirements are described explicitly in Subsections B,C,D,E,F,G, and H.

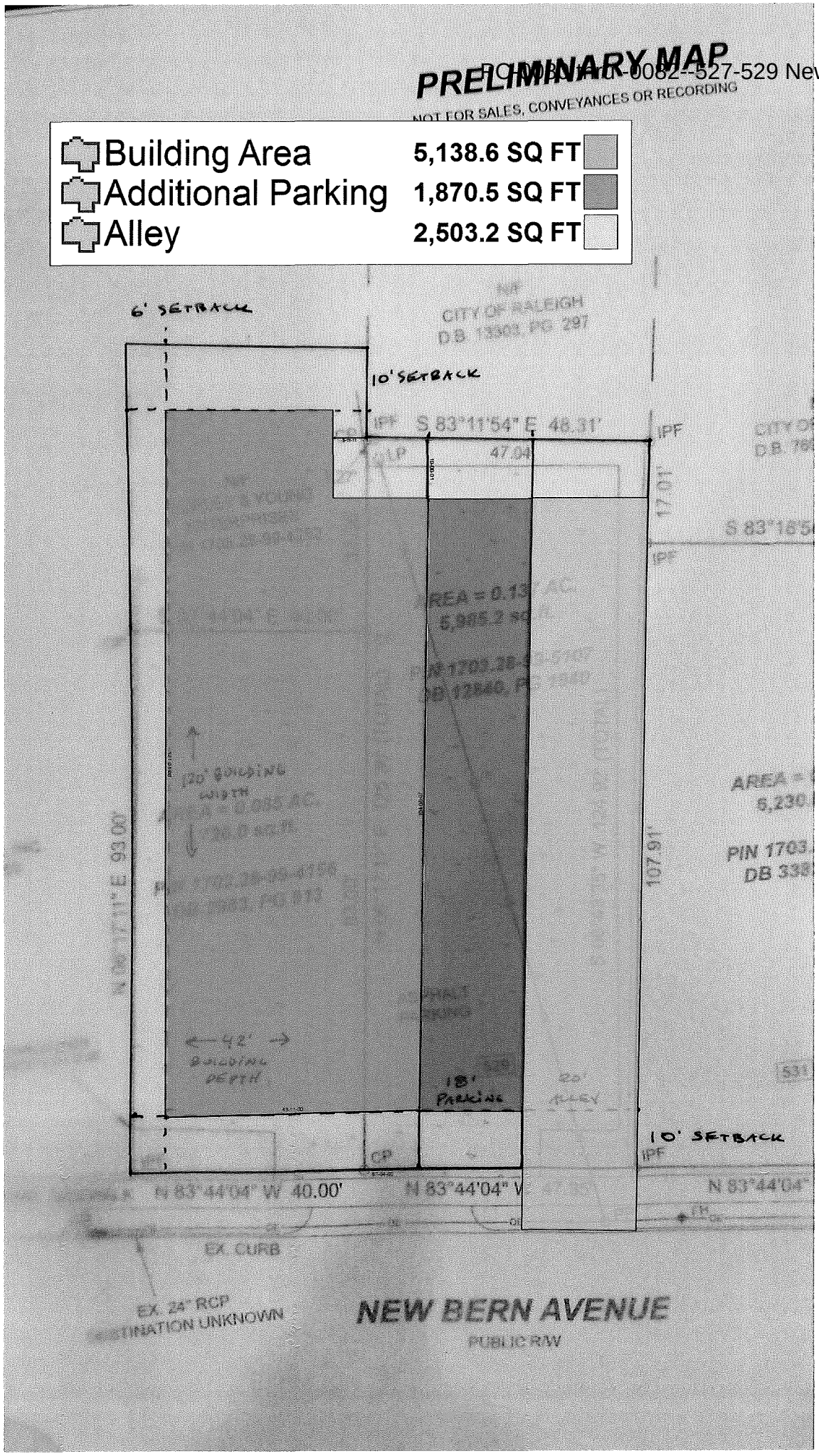
We do not understand the application of subsection E. E1 and E2. I am interpreting this subsection to mean that one primary street-facing entrance is required to the per building / structure, NOT one per unit, AND that that entrance must connect to the public sidewalk. This will eliminate the option for a 2nd detached building NOT fronting on New Bern Avenue.

In conclusion, the parking lot at 0 E. Edenton Street and 527 and 529 New Bern Avenue measures 87' along New Bern Avenue and 144' deep. Depending upon the interpretation of the DE designation, it may severely restrict the development of this site and the adjacent vacant parcels. We request the designation be removed from the rezoning conditions.

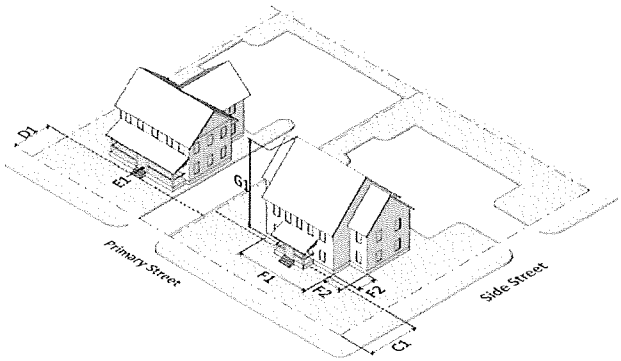
Sincerely,

Stuart Cullinan
919-398-3927
stuart@fivehorizonsdevelopment.com

PC-0030-thru-0082--527-529 New Bern.pdf



Sec. 3.4.4. Detached (-DE)



A. Description
Intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.

B. Building Types Allowed

Detached house (see *Sec. 3.2.1.*)	Apartment (see *Sec. 3.2.4.*)
Attached house (see *Sec. 3.2.2.*)	Civic building (see *Sec. 3.2.7.*)
Townhouse (see *Sec. 3.2.3.*)	Open lot (see *Sec. 3.2.8.*)

C. Additional Buildings Setbacks

C1	Average front setback applies (see *Sec. 2.2.7.C.*)	

D. Additional Parking Limitations

D1	No on-site parking or vehicular surface area permitted between the building and the street	

E. Pedestrian Access

E1	Primary street-facing entrance required (min of 1 per building)	
E2	Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building	

F. Facade Articulation

F1	Front wall length without offset (max)	40'
F2	Front wall offset length and depth (min)	10'

G. Height Limitations

G1	Height limit for frontage (max)	3 stories/50'

H. Streetcape Requirement

	Residential	see *Sec. 8.5.2.D.*

On behalf of:
Alice W. and Marion C. Penny
Owners, Penmarc Properties – South Saunders Street

February 5th, 2015

City of Raleigh Planning Commission & Staff
Remapping Raleigh
P.O. Box 590
Raleigh, NC 27602

Re: Rezoning Comment for the Penmarc Properties (1701 S. Saunders Street)
Change planned Rezoning from IX-3-PL to IX-7-PL

Chairman Schuster & Commissioners,

On behalf of the owners of the Penmarc Properties (19 parcels - See attached map), we are submitting this petition to modify the planned UDO rezoning from IX-3-PL to IX-7-PL. Making this change now, rather than waiting for a potentially lengthy rezoning process in the future will immediately encourage the smart growth and reinvestment in the Saunders Street Corridor desired by the Council and supported by the City sponsored study currently underway for the area.

The Penmarc property is the last major parcel of undeveloped land between the Beltline and the central business district capable of supporting a significant development that can be a catalyst for revitalization along this major thoroughfare into the heart of Downtown. Similar to North Hills, the nearly 40 acre Penmarc property can support a development that will both stimulate positive growth and buffer the neighborhoods surrounding it by concentrating development adjacent to thoroughfares in accordance with the UDO and Comprehensive Plan.

While the IX mixed use designation gives the flexibility needed to encourage this smart growth, the restriction to 3 stories prevents any development of meaningful scope from occurring. Indeed the existing hotel contiguous to this land would not be compliant as it already exceeds three stories and had to have a spot designation to allow it. Without an increase in the height, development of the scale that will benefit the City's growth will by necessity have to spread out and threaten the established neighborhood, rather than support and benefit the neighborhoods as a designation of IX-7-PL will allow.

In conclusion, by making this change from the proposed IX-3-PL designation to an IX-7-PL designation for the Penmarc Property, the Planning Commission will be fulfilling the goals of the Comprehensive Plan and the mandate of the new UDO by immediately encouraging smart growth and reinvestment along this important Downtown Corridor. We appreciate your consideration and look forward to celebrating its approval with you.

Very Best Regards,

Jonathon M. Keener, The Lundy Group

Penmarc Parcel Map

PC-0083--Penmarc Parcels - S. Saunders and surrounding.pdf

Parcel PIN #:

1703402838
1703402735
1703402539
1703402443
1703402342
1703402242
1703402145
1703402054
1702492952
1703404666
1703406591
1703413123
1703413159
1703413254
1703415274
1703418217
1703502802
1703501517
1703501032

From: Walter, Bynum
To: Rezoning
Subject: Fwd: question re: 900 St Mary"s Street
Date: Friday, February 06, 2015 8:22:05 AM
Attachments: image001.png
image002.png
image003.png
image001.png
image002.png
image003.png

Bynum Walter, AICP
Senior Planner
Long Range Planning Division
Raleigh Department of City Planning
One Exchange Plaza, Suite 300 (27601)
PO Box 590, Raleigh NC, 27602
919-996-2178 (v); 919-516-2684 (f)
http://www.raleighnc.gov

Begin forwarded message:

From: "Bentley, Stephen" <Stephen.Bentley@raleighnc.gov>
Date: February 2, 2015 at 9:41:35 AM EST
To: "Walter, Bynum" <Bynum.Walter@raleighnc.gov>
Cc: "Bailey, Dick" <Dick.Bailey@raleighnc.gov>
Subject: RE: question re: 900 St Mary's Street

Bynum,

After talking with you Friday I am ok with Wake County's request for our jointly owned site at 900 St. Mary's Street.

Thanks,

Stephen C. Bentley
Superintendent
City of Raleigh Parks, Recreation and Cultural Resources Department
Strategic Planning, Communications & Analytics
(919) 996-4784
Parks.raleighnc.gov

From: Walter, Bynum
Sent: Monday, February 02, 2015 8:39 AM
To: Bentley, Stephen

Cc: Bailey, Dick
Subject: RE: question re: 900 St Mary's Street

Stephen – Thanks for the call Friday afternoon. Were you able to brief Diane? Please let me know what you all agreed on. Thanks – Bynum

---

From: Bentley, Stephen
Sent: Wednesday, January 28, 2015 4:08 PM
To: Walter, Bynum
Cc: Bailey, Dick
Subject: RE: question re: 900 St Mary's Street

Good Afternoon Bynum,

Has Wake County expressed why they want to zone 829 Washington and 900 St. Mary's as OX-3?

I just left you a voicemail about it.

We (PRCR) are generally interested in consistency with are other park zoning but are willing to listen to Wake County's interests.

Thanks,

Stephen C. Bentley
Superintendent
City of Raleigh Parks, Recreation and Cultural Resources Department
Strategic Planning, Communications & Analytics
(919) 996-4784
Parks.raleighnc.gov

From: Walter, Bynum
Sent: Tuesday, January 27, 2015 7:10 PM
To: Bentley, Stephen
Subject: question re: 900 St Mary's Street

Stephen – I think you are aware that we are working our way through a process to rezone a large number of parcels in the city to reflect the zoning districts contained in the Unified Development Ordinance.

Currently, staff's proposal is being considered by the Planning Commission. Their review is organized geographically by CAC area and is structured around comments received from the public between May and September 2013.

We had received a citizen comment about 829 Washington Street. This property is currently zoned O&I-1 and is proposed to be rezoned to OX-3. The public comment requested R-10 zoning as an alternative for consistency with the recommendation for the balance of Fred Fletcher Park. Wake County owns 829 Washington Street and asked that the staff recommendation of OX-3 be supported by the Planning Commission since it most closely

matches existing zoning. Planning Commission has supported this request.

In their correspondence, Wake County also asked that 900 St Mary's Street be zoned OX-3. They have a part ownership interest in the parcel; the city is the other owner. This parcel and 829 Washington are currently developed as a playing field that is used by Broughton High School. 900 St Mary's Street is currently zoned O&I-1. Staff initially recommended R-10 for this parcel. You'll remember we met with you and others earlier in the remapping process to evaluate the best zoning option for city parks. We settled on residential zoning and noted that it should be consistent with adjacent residentially zoned parcels. OX-3 would be the closest comparative district to the current zoning, while R-10 would be most consistent with our citywide strategy for zoning of parks. Do you have a strong preference for one of the two options?

Please let me know and thanks – Bynum

Bynum Walter, AICP
Senior Planner
Long Range Planning Division
Raleigh Department of City Planning
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PO Box 590, Raleigh NC, 27602
919-996-2178 (v); 919-516-2684 (f)
http://www.raleighnc.gov

PC-0085--107 Kirkman Ln.pdf

Michael Birch | Partner
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

February 6, 2015

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 107 Kirkman Lane (1713-08-5510)

Dear Bynum:

On behalf of the owner of the above-referenced property, we are submitting this letter in response to the City's proposed rezoning designation for the property. The property located at 107 Kirkman Lane is currently zoned Residential-20. The City is proposing to rezone this property to Residential-10. The property owner disagrees with this designation, and respectfully requests that the property be rezoned to RX-3.

As noted above, the property is currently zoned Residential-20. The closest comparable district in terms of permitted residential density and allowable building types is the Residential Mixed Use district. Additionally, the Future Land Use Map and Olde East Raleigh Area Plan designates the property as appropriate for moderate density residential, which recommends residential density in excess of ten units per acre. Therefore, the requested RX-3 district is consistent with this policy guidance and preserves the level of development permitted under the current Residential-20 zoning. Finally, the requested mixed use district is compatible with the property located immediately north that is zoned mixed-use, and it would be compatible with nearby properties zoned Residential-10 given the required neighborhood transition required by the UDO. Based on the foregoing, we respectfully request that the property be rezoned to RX-3.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

Michael Birch

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

February 5, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 2008 Hillsborough Street, PIN# 1704011308
Client: John W. Wardlaw, Jr.

Dear Chairman Schuster:

As counsel for John W. Wardlaw, Jr., owner of the above described property, we write to convey our concerns about the proposed remapping for this property.

The proposed zoning is NX-4-UG. As a result of a condemnation action brought by the City of Raleigh to accommodate on Hillsborough Street, this property has an irregular shape and unusual frontage along the roundabout at Hillsborough Street and Ferndell Lane. The Urban General frontage would require 70 percent of the building edge to be within 20 feet of the right-of-way. My client would have to construct a semi-circular shaped building to comply with this frontage requirement when the property is redeveloped. That is not reasonable, particularly in view of the fact that the irregularity of this lot and street frontage was caused by the City.

Therefore we request this property be rezoned to NX-4 without a frontage designation.

We would welcome the opportunity to meet with you or others in the planning department to discuss our concerns. Thank you for your consideration.

Sincerely,

Isabel Worthy Mattox

c: John W. Wardlaw, Jr.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

February 9, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 4200 Trinity Road PIN 0784565495, John W. Wardlaw, Jr. and Martha C.W. Stuhmer, Heirs of Martha Wardlaw
4110 Trinity Road PIN 0784569220, John P. Medlin, Thomas F. Roberts and Frank B. Medlin

Dear Chairman Schuster:

As counsel for John W. Wardlaw, Jr., and Martha C. W. Stuhmer, Heirs of Martha Wardlaw and John P. Medlin, Thomas F. Roberts and Frank B. Medlin, owners of the above described properties, we write to convey our concerns about the proposed remapping for these properties. These properties are owned by members of the same family and will most likely be developed together.

The proposed zoning for both properties is OX-12-UG-CU. These properties were rezoned some years ago to O&I-2 to accommodate a hotel. The proposed hotel fell victim to the poor economy but under the proposed rezoning a hotel would not be permitted without a Special Use Permit. We also note that these properties are in a City Growth Center and are designated as Commercial Mixed Use under the Comprehensive Plan. For these reasons, we request that the remapping designate these properties for CX to honor the current entitlement for a hotel.

Of equal or greater importance is our concern about the UG frontage proposed for these properties. This frontage would require 70 percent of the building edge to be within 20 feet of the right-of-way. For properties with an aggregate frontage of approximately 900 feet, a building or buildings totaling 630 feet in width would be required to be placed within the 20 foot build-to area. That is an onerous requirement for a non-urban location with so much street frontage.

Therefore we request this property be rezoned to CX-12-CU without a frontage designation.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

We would welcome the opportunity to meet with you or others in the planning department to discuss our concerns. Thank you for your consideration.

Sincerely,

/s/ Isabel W. Mattox

Isabel Worthy Mattox

cc: John W. Wardlaw, Jr.
Martha W. Stuhmer
John P. Medlin
Thomas F. Roberts
Frank B. Medlin
Sid W. Aldridge

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

February 9, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 4200 Trinity Road PIN 0784565495, John W. Wardlaw, Jr. and Martha C.W. Stuhmer, Heirs of Martha Wardlaw
4110 Trinity Road PIN 0784569220, John P. Medlin, Thomas F. Roberts and Frank B. Medlin

Dear Chairman Schuster:

As counsel for John W. Wardlaw, Jr., and Martha C. W. Stuhmer, Heirs of Martha Wardlaw and John P. Medlin, Thomas F. Roberts and Frank B. Medlin, owners of the above described properties, we write to convey our concerns about the proposed remapping for these properties. These properties are owned by members of the same family and will most likely be developed together.

The proposed zoning for both properties is OX-12-UG-CU. These properties were rezoned some years ago to O&I-2 to accommodate a hotel. The proposed hotel fell victim to the poor economy but under the proposed rezoning a hotel would not be permitted without a Special Use Permit. We also note that these properties are in a City Growth Center and are designated as Commercial Mixed Use under the Comprehensive Plan. For these reasons, we request that the remapping designate these properties for CX to honor the current entitlement for a hotel.

Of equal or greater importance is our concern about the UG frontage proposed for these properties. This frontage would require 70 percent of the building edge to be within 20 feet of the right-of-way. For properties with an aggregate frontage of approximately 900 feet, a building or buildings totaling 630 feet in width would be required to be placed within the 20 foot build-to area. That is an onerous requirement for a non-urban location with so much street frontage.

Therefore we request this property be rezoned to CX-12-CU without a frontage designation.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

We would welcome the opportunity to meet with you or others in the planning department to discuss our concerns. Thank you for your consideration.

Sincerely,

/s/ Isabel W. Mattox

Isabel Worthy Mattox

cc: John W. Wardlaw, Jr.
Martha W. Stuhmer
John P. Medlin
Thomas F. Roberts
Frank B. Medlin
Sid W. Aldridge

ISABEL WORTHY MATTOX

Attorney at Law

Telephone (919) 828-7171 **isabel@mattoxfirm.com**

February 9, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 324 Dupont Circle, PIN# 1703473624
328 Dupont Circle, PIN# 1703472668
330 Dupont Circle, PIN# 1703472722
302 Dupont Circle, PIN# 1703472505

Dear Chairman Schuster:

As counsel for MCW LLC and JTH LLC, owners of the above described properties, we write to convey our concerns about the proposed remapping for these properties.

The proposed zoning for these properties is IX-3-UL. The current zoning is I-2, which has no maximum height. The current use is industrial. These properties are located in close proximity to the proposed transit station and are in a City Growth Center. The Future Land Use Map designates these properties as Office and Residential Mixed Use which would allow 4-7 stories in a core/transit area. These properties are clearly in a transit area. The Small Area Plan for the Downtown West Gateway shows these properties as Medium Density Residential with 2 to 4 stories. These properties are in close proximity to many properties proposed for DX with varying heights up to 20 stories. Three of these properties front on Dupont Circle and back up to the railroad tracks. The fourth (302 Dupont Circle) fronts on Dupont but abuts residential. We believe it is unlikely that this portion of Dupont Circle will become a heavily traveled pedestrian street.

127 West Hargett Street, Suite 500, Raleigh, NC 27601 Post Office Box 946, Raleigh, NC 27602
Fax (919) 831-1205

In view of the factors stated above, we believe the properties located adjacent to the railroad tracks should be zoned to allow more density which requires more height. Therefore, we request these three properties directly adjacent to the railroad tracks be rezoned to IX-7 without a frontage designation. As to the fourth parcel, in recognition of its adjacency to residential, we request that 302 Dupont be zoned to IX-4 without a frontage designation.

We would welcome the opportunity to meet with you or others in the planning department to discuss our concerns. Thank you for your consideration.

Sincerely,

/s/ Isabel W. Mattox

Isabel Worthy Mattox

cc: M. Carter Worthy
J. Thomas Hester

RALPH URBAN DEVELOPMENT
2714-A Clark Avenue
Raleigh, NC 27607
(919) 828-6171
craigchip4@aol.com

February 5, 2015

Ms. Bynum Walter
City of Raleigh Planning Department
1 Exchange Place
Raleigh, NC 27601

Hand Delivered

Dear Bynum,

In addition to all your duties on the Cameron Village area study, I didn't know you were also responsible for the UDO work. You are extremely busy I know.

I know tomorrow is the deadline for UDO changes and I wanted to get my request in to you before that deadline. I have several properties at the intersection of Martin Luther King, Jr. Boulevard and Raleigh Boulevard that are currently zoned R-10 but are not currently suitable for R-10 nor will they be in the future. I would ask for a NX or Commercial zoning applied to them.

I have attached a map of the properties showing each parcel. Lot #1-with the address of 1530 S. Raleigh Boulevard also has the real estate ID of 0220692 and the PIN # of 1713452182. I have shown this numbered on the attached map as #1. The second lot is 0 S. Raleigh Boulevard and has a real estate ID of 0220691 and the PIN #1713442991.

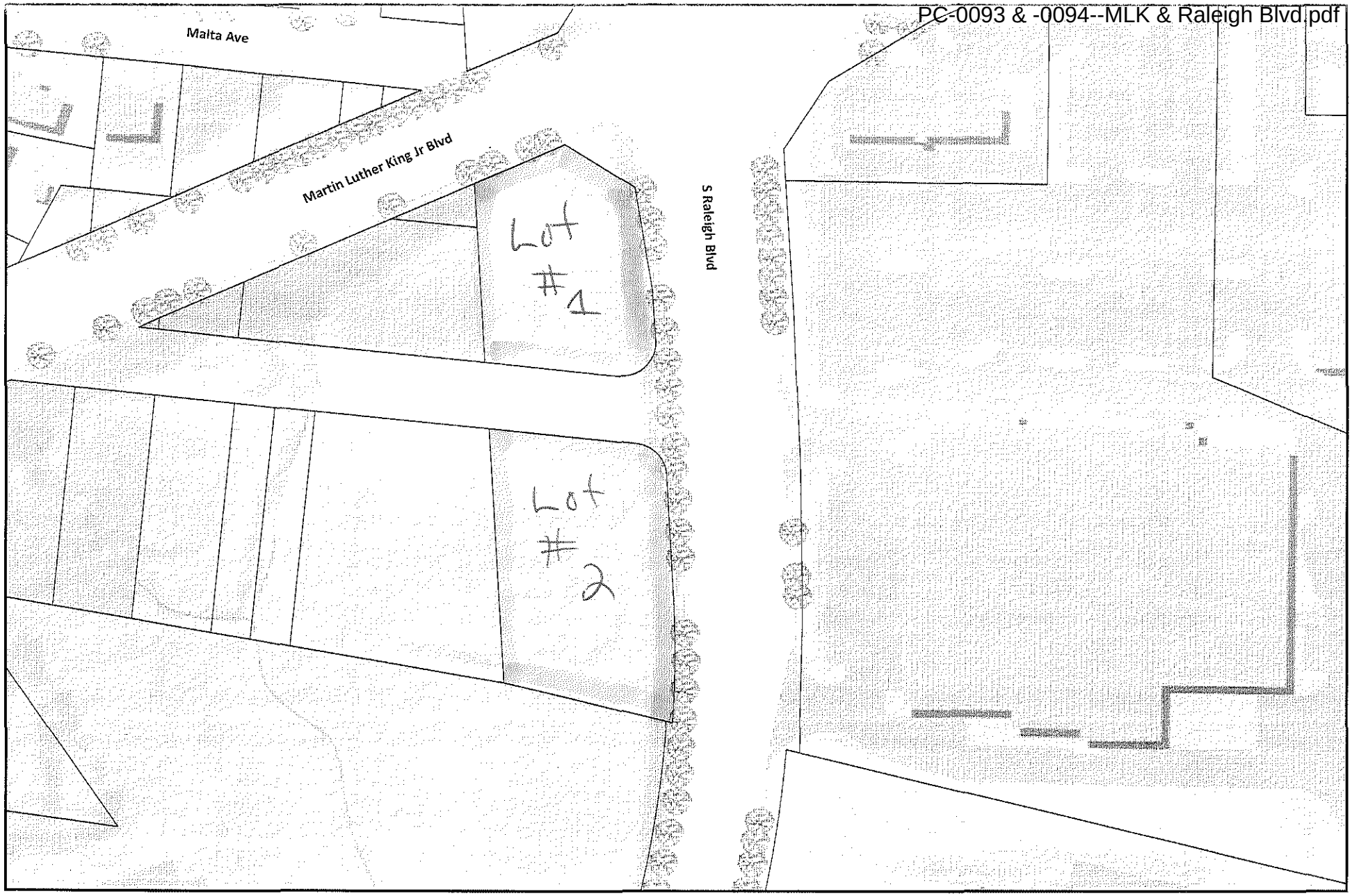
Please have the planning commission review this location so we can arrange to apply a different zoning to these properties than currently exist. I thank you in advance for your help and look forward to working with you and the Planning Commission on the changes.

Very truly yours,

Craig S. Ralph, CSM

CSR:csr

Attachements



MLK outlots

N

0 50 100 200 Feet

1 inch = 100 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Tony M. Tate Landscape Architecture, P.A.

February 6, 2015

Mr. Steve Schuster, Chair
Remapping Raleigh
Raleigh Planning Commission
PO Box 590
Raleigh, NC 27602

Dear Mr. Schuster,

I am writing to you at the request of the contract purchaser of the property listed below in accordance with the requirements for the City of Raleigh UDO Remapping process. We are requesting that the proposed zoning district for the parcel be CX-5-PL.

The site was formerly an industrial facility and the continuation of industrial uses is what is proposed by the City at this time. We do not feel that the continuation of heavy industrial use on this property is appropriate. The 2030 Comprehensive Plan designates this site as Community Mixed Use. The Urban Form Designation lists this site as a potential Fixed Guideway Transit Stop and all within the ½ mile Transit Stop Buffer.

With the previous accolades in mind, we feel that this 32 acre site has enormous potential for a mixed use project with high density residential, office, retail and a great transit stop location with the adjacent railroad all along the western side of the property.

Thank you for your consideration.

Sincerely,

Tony M. Tate, RLA, ASLA

Current Owner:	AVX Corporation
PIN:	1715-78-1482
Address:	3900 Electronics Drive, Raleigh
Current Zoning:	IND-1
Raleigh Proposed Zoning	IH Heavy Industrial
Requested Zoning	CX-5-PL
Area:	32.55 Acres

5011 Southpark Dr., Suite 200 • Durham, North Carolina 27713
Telephone: (919) 484-8880 • Fax: (919) 484-8881 • Email: tony@tmtla.com

Tony M. Tate Landscape Architecture, P.A.

February 5, 2015

Mr. Steve Schuster, Chair
Remapping Raleigh
Raleigh Planning Commission
PO Box 590
Raleigh, NC 27602

Dear Mr. Schuster,

I am writing to you at the request of the owner of the property listed below in accordance with the requirements for the City of Raleigh UDO Remapping process. We are requesting that the proposed zoning district for the parcel be NX-5-SH.

The site is an existing auto repair shop. The 2030 Comprehensive Plan designates this site as Neighborhood Mixed Use. The Urban Form Designation lists no specifics for this area. The City is proposing street improvements to Hillsborough Street that will take a significant portion to an already small site and the ability to go up with development will be critical to any future development of this tract. There is precedent for this designation in the immediate area.

We feel that this 0.21 acre site has potential for a mixed use project with high density residential with shop front retail uses on the first floor.

Thank you for your consideration.

Sincerely,

Tony M. Tate, RLA, ASLA

Current Owner:	Donald Lewis Coates
PIN:	0794-62-1486
Address:	2912 Hillsborough Street, Raleigh
Current Zoning:	NB Neighborhood Business
Raleigh Proposed Zoning	NX-4-SH
Requested Zoning	NX-5-SH
Area:	0.21 Acres

5011 Southpark Dr., Suite 200 • Durham, North Carolina 27713
Telephone: (919) 484-8880 • Fax: (919) 484-8881 • Email: tony@tmtla.com

Tony M. Tate Landscape Architecture, P.A.

February 5, 2015

Mr. Steve Schuster, Chair
Remapping Raleigh
Raleigh Planning Commission
PO Box 590
Raleigh, NC 27602

Dear Mr. Schuster,

I am writing to you at the request of the owner of the property listed below in accordance with the requirements for the City of Raleigh UDO Remapping process. We are requesting that the proposed zoning district for the parcel be NX-5.

The site is an existing retail store on a very small 0.10 site only 40 feet wide. The 2030 Comprehensive Plan designates this site as Neighborhood Mixed Use. The Urban Form Designation lists no specifics for this area. The City is proposing street improvements to Hillsborough Street that will affect the future development of the parcel and the ability to go up with development will be critical to any future development of this tract. There is precedent for this designation in the immediate area.

We feel that this 0.1 acre site has potential for a mixed use project with high density residential with shop front retail uses on the first floor. The building height adjacent to existing R-6 residential will be protected via the residential transitions section of the newly adopted UDO.

Thank you for your consideration.
Sincerely,

Tony M. Tate, RLA, ASLA

Current Owner:	James Wilson Jr.
PIN:	0794-62-1594
Address:	2 Dixie Trail, Raleigh
Current Zoning:	NB Neighborhood Business
Raleigh Proposed Zoning	NX-3
Requested Zoning	NX-5
Area:	0.1 Acres

5011 Southpark Dr., Suite 200 • Durham, North Carolina 27713
Telephone: (919) 484-8880 • Fax: (919) 484-8881 • Email: tony@tmtla.com

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gstyers@StyersKemerait.com
919.600.6273

February 5, 2015

Raleigh Planning Commission
Mr. Steve Schuster, Chairman
c/o Mr. Dan Becker
Urban Design Center City of Raleigh
Briggs Building, Suite 200
220 Fayetteville Street
Raleigh, NC 27601

Re: ***3921 Arrow Drive; PIN# 0795 69 5218***
3309 Arrow Drive, PIN# 0795 69 4079
Remapping under UDO

Dear Chairman Schuster:

As counsel for Omneesh Hotels, LLC (which owns 3921 Arrow Drive), and Bharat Z. Patel (who owns 3309 Arrow Dr.), as referenced above, I write to convey their concerns about the proposed remapping for this property under the new City of Raleigh Uniform Development Ordinance (UDO).

This property is proposed to be rezoned from its existing classification of O&I-2 to OP-4 with SHOD-2 Overlay, which does not provide the same entitlements to permit the range of uses allowed now, is not consistent with the usage patterns around these parcels, and would adversely affect the value of the property.

The current use of the property and surrounding area, which is primarily hotels with a few offices and many multi-family residential units in the vicinity, correlates much more closely to the CX district than OP. For reasons explained in greater detail below, the owners of these parcels respectfully request that these parcels be re-mapped and zoned as CX, rather than OP, and specifically CX-12

Current Entitlements
According to the October 2012 Raleigh Zoning Handbook, the existing O&I-2 classification is "intended for intense development." Under the O&I-2 District, overnight lodging/hotels are allowed as a permitted use. Currently, there is a hotel on 3921 Arrow Drive.

M. Gray Styers, Jr.
Karen M. Kemerait

The City of Raleigh remapping resources include "Office & Institutional-2 (O&I-2)): Comparison with RX,OX,OP,IX." The chart in that Comparison indicates that "Overnight Lodging" is a permitted use in the OX and OP district; however, Section 6.1.4 of the UDO classifies these uses only as ***Special Uses***, requiring a Special Use Permit by the Board of Adjustment, not as a permitted use. **Therefore, remapping the property OP, as proposed, would create a non-conforming use for the existing hotel at 3921 Arrow Drive, despite the fact that there are five other hotels surrounding it.**

In addition, multi-family living units – such as has been developed in the vicinity -- are allowed in the O&I-2 district, but not in OP. Restaurants (which could be complementary to a hotel on this site or to the other hotels immediately adjacent and across the street) are allowed in O&I-2, but not in OP. Therefore, rezoning the property to OP would curtail the future development of the property for its highest and best use and eliminate many of the entitlements the owners of the property now enjoy. The wider range of permitted uses allowed in the O&I-2 District – such as hotels and multi-unit residential -- is more consistent with the Crabtree Small Area Plan, whose "goal is for the area to develop more as a mixed-use environment, with people living, working, and shopping within a walkable urban community that serves as the core of this major regional mixed-use area. The area will see an increase in development intensity." It is worth noting that limiting the height of uses on this property to only four stories is not consistent with "an increase in development intensity" – especially when the intensity of current and most recent construction on Arrow Drive are of 6- and 8-story structures. It is reasonable to expect that future increases in development intensity will involve taller structures than these.

Patterns of Existing Development

The development and re-development of the area between Blue Ridge Road/Crabtree View Place and Highway I-440, along Summit Park Lane and Arrow Drive, has been for hotels. Map AP-C3 of the Crabtree Small Area Plan labels this area "Hotels." The new development further south along Blue Ridge Road, but not immediately next to this area, has been for multi-family residential. These uses have less impact on peak-hour traffic congestion on Glenwood Avenue than additional offices in this area would have. Since the redevelopment of these parcels for a new hotel (discussed below) may include a small number of luxury residential condominiums on the top floors of the hotel, and the Crabtree Small Area Plan specifically encourages mixed used development, it seems inappropriate to completely restrict any additional residential uses, particularly in light of the high density residential uses allowed under the existing O&I-2 zoning. Most recently, a 6-story Hampton Inn has been completed on Arrow Drive, and an 8-story Hilton Garden Inn is currently under construction adjacent to the Hampton Inn. Further, the steep topography on this site is inappropriate for significant office building development. Quite simply, these parcels are not appropriately situated for the purposes of the "OP" designation. Such a designation would not serve "as a land use transition between other mixed use districts and residential neighborhoods" and it is not needed, in Crabtree Valley, "to preserve and provide land for office and employment uses." (Sec. 3.1.1.B "OP-Office Park") Given the existing (and taller, newly built) uses on adjacent parcels and development patterns in the area – and the plans

of the owners as described below -- these parcels can and should be redeveloped "to provide for a variety of residential, retail, service, and commercial uses" in which "residential uses [whether overnight (i.e. hotel) or longer] is strongly encouraged in order to promote live-work and mixed use opportunities." (Sec. 3.1.1.E "CX-Commercial Mixed Use").

Although the Future Land Use Map designation for this property is Office/ Research and Development, it should be noted that the description for Office/Research and Development in the 2030 Comprehensive Plan lists hotels, ancillary service businesses, and retail uses that support the office economy as principal uses for this designation. Thus, we believe that hotels and eating establishments should be permitted uses for this property. Perhaps an overriding consideration pertaining to this particular area, however, is that the development of hotels, eating establishments, and multi-unit living would have far less impact on peak-hour traffic than a pure office use, which is the intent of the OP designation.

In addition, when evaluating the practical development issues related to these parcels, it does not seem appropriate to impose the SHOD-2 overlay district on this property. The overlay district requires a 25-foot buffer for property fronting on a Major Access Corridor such as the Beltline or other major controlled access highway but this property is several hundred feet from the Beltline ramp. Glenwood Avenue is considered a Major Access Corridor but is not controlled access in this location and other parties that are closer to Glenwood than the subject property are not encumbered by the SHOD-2 overlay. Therefore, there is no practical reason to impose the SHOD-2 overlay district to these parcels.

Intent and Plans of the Owners

The parcel at 3309 Arrow Drive is currently vacant, as is the parcel at 3929 Arrow Drive. The parcels at 3921, 3925, and 3933 Arrow Drive all have older, existing structures on them and are ripe for redevelopment. Together, these five parcels could be the location for a future landmark, showcase hotel, as the anchor of a mixed use project, which could also include conference facilities and condominiums. As noted above, my clients are cooperatively working with the owners of the other adjacent parcels for such a hotel development, which would have been a permitted use under the O&I-2 zoning. A market study demonstrating the need for such a hotel/condominium project has been completed, a conceptual design for the site plan of such a project has been developed. Although the project has been delayed during the great recession, the owners are close to being able to move forward in the near future. Meanwhile, other development in the area has occurred that would be complementary to these plans and underscores the need for development at this site that is sensitive to peak-hour traffic issues. Now that the general economic environment is improving, my clients are far along the path of developing a plan for a major hotel for this site, which would be a highly appropriate use at this location, with low traffic impact and great benefit to the City of Raleigh.

Re-classifying this property to OP, with its use restrictions discussed above, would not only reduce the flexibility and past entitlements for these parcels and be inconsistent with adjacent

development, it would, in essence, constitute "changing the rules in the middle of the game" to the detriment of these landowners. Such a change would not only be bad policy, but would also be inherently unfair. Given the practical realities of other uses in the area and logical land use patterns on this end of Crabtree Valley, the CX designation would be consistent with the permitted hotel/restaurant uses allowed in the O&I-2 district, with the current uses on 3921 Arrow Dr. and on adjacent parcels, and with the intent and plans of the landowners. For these reasons, we strongly ask that you reconsider the proposed zoning and revise it to the CX-12 classification.

We would appreciate the opportunity to present this request in greater detail to the Planning Commission on March 3, in conjunction with Cases 207 and 208, which pertain to similar requests by owners of adjacent parcels of property. Thank you for your consideration.

Sincerely,

M. Gray Styers, Jr.

cc: Ms. Bynum Walker, City of Raleigh
Mr. Bill Jackson
Isabel Mattox, Esq.
Mr. Bharat Patel

Received 2/6/15

PC-0100 thru -0114--Hobby Properties.pdf

HOBBY properties

February 6, 2015

HAND DELIVERY

Raleigh Planning Commission
One Exchange Plaza
1 Exchange Plaza – 3rd Floor
Raleigh, NC 27601

4312 Lead Mine Road
Raleigh, NC 27612

(919) 783 6141 p
(919) 782 3321 f

hobbyproperties.com
info@hobbyproperties.com

Re: UDO Zoning Remapping

Who Whom It May Concern:

As the representative for the owner of the properties listed below, I am requesting the following revisions to the proposed rezoning map:

Request CX-3 designation:
206 Delway Street
800, 802, 804, 806, 808, 820 N Blount Street

Request CX-3-SH designation:
805 N Person Street

Request DX-7-SH designation:
211 W Martin Street

Request OX-7 designation:
1800, 1900, 2020, 2021, 2100 Century Drive

Request DX-7 designation:
612 W Johnson Street

Thank you for your consideration.

Sincerely,

John F. Holmes, Jr.
President

MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

February 6, 2015

Mr. Steve Schuster, Chairman
City of Raleigh Planning Commission
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 3312 New Bern Avenue (1724-44-7360) (the "Property")

Dear Mr. Schuster:

On behalf of the owner of the Property, we are submitting this letter for reconsideration of the remapping designation for the Property. The Property is currently zoned Thoroughfare District CUD with SHOD-1. The City is proposing to rezone the Property to a combination of CX-3-PK-CU and RX-3-PK-CU. We respectfully request the City remap the entire property to CX-3-CU without a frontage designation for the following reasons:

- The property currently has one base zoning district and is not split-zoned. Applying two zoning districts to it could impair its development. One of the goals of the remapping is to eliminate split-zoned properties.
- The conditions do include a limitation on commercial uses on a portion of the property. However, the conditions allow office and other uses not permitted in the RX district. Therefore, if the RX district is placed on the Property, it would eliminate certain uses currently allowed. The CX district would allow all of the uses currently allowed on the Property.
- The Parkway frontage designation is not being recommended for surrounding properties. Further, the Parkway designation would require a pedestrian connection to the primary public right of way, which would be very difficult on this Property. Finally, the SHOD 1 will remain in place on the property so that visual protection remains intact.

We respectfully request that you direct this matter to staff so that they can bring it forward to Planning Commission on the remapping.

Please feel free to call me should you have any questions or comments.

Sincerely,

Mack Paul

MORNINGSTAR LAW GROUP

Michael Birch | Attorney
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mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

February 6, 2015

Mr. Steve Schuster, Chairman
City of Raleigh Planning Commission
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: ~~2110~~ 1900 Blue Ridge Road (PIN 0784786489) (the "Property")

Dear Mr. Schuster:

On behalf of the North Carolina Museum of Art Foundation (the "Foundation"), owner of the Property, we are submitting this letter for consideration of the remapping designation for the Property.

The Property is currently zoned Office & Institution 1 (O&I-1) and Agricultural Productive District (AP). The City is proposing to remap the Property to a combination of CX-5-UL, CX-12-UL and OX-3. OX-3 is proposed for that portion of the Property containing the legacy AP zoning district.

We respectfully request the AP zoned portion of the Property be remapped CX-12-UL or CX-5-UL consistent with the balance of the Property for the following reasons:

- One of the goals of the remapping process is to eliminate split-zoned properties.
- The AP district was placed on the property in connection with an agricultural program administered by NC State University.
- The agricultural use on the Property ceased on or about 1997, and NC State University no longer has an interest in the Property.
- The State of North Carolina conveyed the Property to the Foundation in 2012 with the understanding the Property may be developed to support the NC Museum of Art's operations. The proposed remapping to CX-12-UL and CX-5-UL reflects the use of the Property for such potential purpose.

We respectfully request that you direct this matter to staff so that they can bring it forward to Planning Commission.

Please feel free to call me should you have any questions or comments.

Sincerely,

Mack Paul

Mack Paul

Received 2/6/15

PC-0117--2512-2610 Yonkers Rd.pdf

Sink & Potter, LLP
Attorneys at Law
1020 Washington Street
Raleigh, N.C. 27605

Henry H. Sink (1918-1989)
Henry H. Sink, Jr.
William H. Potter, Jr.

Mailing Address
P. O. Box 12197
Raleigh, NC 27605

Area Code 919
Telephone 828-0684
Fax 828-5386

February 4, 2015

Remapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
Raleigh, NC 27602

Re: 2512/2610 Yonkers Road: Proposed Rezoning Map

Gentlemen:

In my capacity as Co-Trustee for the Thomas A. Williams Trust and the Richard A. Williams Trust and the John A. Williams, Jr. Revocable Trust, I am the owner of the property located at 2512-2610 Yonkers Road, which is presently leased to ProBuild. I note that the proposed rezoning map indicates a proposed zoning for this property of IH (Heavy Industrial) with SHOD-2 Overlay.

I am of the opinion that there is a clear mismatch between the existing land use and the proposed rezoning. I believe the property is currently being used for retail sales, distribution, as well as manufacturing, with office. At the very least, I believe that the current retail sales on the property would not be permitted under the proposed rezoning classification. I request that any rezoning not render this property nonconforming.

Thank you for your consideration.

Yours very truly,

Henry H. Sink, Jr.
For the Firm

HHSJr/bsm

g:\2015\wms.trusts.yonkers.rezone.ltr

Remapping Raleigh
City of Raleigh Planning Commission
P.O. Box 590
Raleigh, NC 27602

RE: New zoning for the property at 115 Woodburn Road

To Whom it May Concern:

We (the undersigned) are the property owners of 115 Woodburn Road in Cameron Park. The current zoning of our property is CUD R-15, and the proposed zoning is RX-3-CU. The "conditional use" for this property is that of a Bed and Breakfast, requested for by the previous owner of the property.

This property has never been run as a Bed and Breakfast, there is no business at this address licensed for a Bed and Breakfast, nor do we have plans to run a Bed and Breakfast.

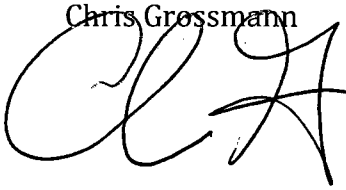
After reviewing the documents available online and talking to staff, we think that a zoning of R-6 is more appropriate for our property. The reasons include:

1) Consistency with the rest of the neighborhood
2) Accurate reflection of our intended use of the property
3) Rights afforded to us with R- zoning that are not present with RX-, including neighborhood transition definitions of OX- properties

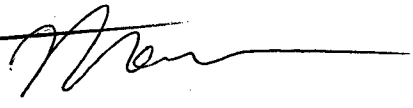
We, therefore, ask that change the propozed zoning of our property from RX-3-CU to R-6.

Thank you for your consideration.

Chris Grossmann



Catherine Marice Cheves Grossmann



115 Woodburn Rd
Raleigh, NC 27605
919-821-2250
grossmann@gmail.com

THOMAS C. WORTH, JR.
Attorney

Certified Mediator

Professional Building
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curmudgtcw@earthlink.net

February 6, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 600 W. Cabarrus Street, PIN# 1703475257
Client: Clancy & Theys Construction Co.

Dear Chairman Schuster:

As counsel for Clancy & Theys Construction Co., owner of the above described property, I write to convey our concerns about the proposed zoning for this property.

The proposed rezoning for this property is IX-3-UL. The current zoning for this property is I-2, which has no maximum height. The Future Land Use Map designates this property partially as Office & Residential Mixed Use and partially as Community Mixed Use which suggests height of 2-12 stories in core/transit areas. This property is adjacent to a transit station, has transit services nearby and is in a City Growth Center. The Downtown West Gateway Small Area Plan indicates that this property should be 4-7 stories. The size and irregular shape of this lot and adjacency to four different rights-of-ways would make compliance with a frontage requirement difficult. In view of these factors, we request that you consider the proposed zoning of this property and revise it to IX-7, without a frontage

We would welcome the opportunity to meet with you or members of the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Thomas C. Worth, Jr.

cc: Tim Clancy

PC-0120--518 S West St.pdf

PC-0120 & -0121

THOMAS C. WORTH, JR.
Attorney

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February 6, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 518 S. West Street, PIN# 1703467736 PC-0120
517 W. Cabarrus Street, PIN# 1703466858 PC-0121
Client: Clancy & Theys Construction Co.

Dear Chairman Schuster:

As counsel for Clancy & Theys Construction Co, owner of the above described properties I write to convey our concerns about the proposed zoning for these properties.

The proposed rezoning for these properties is IX-3-UL. The current zoning for these properties is I-2 which has no maximum height. The Future Land Use Map designates these properties as Community Mixed Use which suggests heights of 2-12 stories in core/transit areas. The property is clearly in a transit area. The Downtown West Gateway Small Area Plan indicates that these properties should be 4-7 stories and in view of the adjacency to single family residential development we request that you reconsider the proposed zoning of these properties and revise it to IX-4 without a frontage designation.

We would welcome the opportunity to meet with you or members of the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Thomas C. Worth, Jr.

cc: Tim Clancy

PC-0121--517 W Cabarrus St.pdf

PC-0120 & -0121

THOMAS C. WORTH, JR.
Attorney

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February 6, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 518 S. West Street, PIN# 1703467736 PC-0120
517 W. Cabarrus Street, PIN# 1703466858 PC-0121
Client: Clancy & Theys Construction Co.

Dear Chairman Schuster:

As counsel for Clancy & Theys Construction Co, owner of the above described properties I write to convey our concerns about the proposed zoning for these properties.

The proposed rezoning for these properties is IX-3-UL. The current zoning for these properties is I-2 which has no maximum height. The Future Land Use Map designates these properties as Community Mixed Use which suggests heights of 2-12 stories in core/transit areas. The property is clearly in a transit area. The Downtown West Gateway Small Area Plan indicates that these properties should be 4-7 stories and in view of the adjacency to single family residential development we request that you reconsider the proposed zoning of these properties and revise it to IX-4 without a frontage designation.

We would welcome the opportunity to meet with you or members of the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Thomas C. Worth, Jr.

cc: Tim Clancy

PC-0122--518 W Cabarrus St.pdf

PC-0122 & -0123

THOMAS C. WORTH, JR.
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February 6, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 518 W. Cabarrus Street, PIN# 1703477144 PC-0122
400 S. West Street, PIN# 1703478178 PC-0123
Client: Clancy Properties LLC

Dear Bynum:

As counsel for Clancy Properties LLC., owner of the above described properties I write to convey our concerns about the proposed zoning for these properties.

The proposed rezoning for these properties is IX-3-UL. The current zoning for these properties is I-2, which has no maximum height. The Future Land Use Map designates these properties as Community Mixed Use which suggests height of 2-12 stories in core/transit areas. These properties are clearly in a transit area and are in a City Growth Center. The Downtown West Gateway Small Area Plan indicates that these properties should be 4-7 stories and we therefore request that you reconsider the proposed zoning of these properties and revise it to IX-7, without a frontage designation.

We would welcome the opportunity to meet with you or members of the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Thomas C. Worth, Jr.

cc: Tim Clancy

PC-0123--400 S West St.pdf

PC-0122 & -0123

THOMAS C. WORTH, JR.
Attorney

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February 6, 2015

Mr. Steve Schuster, Chairman
Raleigh Planning Commission
c/o Ms. Bynum Walter
Urban Design Center City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Re: 518 W. Cabarrus Street, PIN# 1703477144 PC-0122
400 S. West Street, PIN# 1703478178 PC-0123
Client: Clancy Properties LLC

Dear Bynum:

As counsel for Clancy Properties LLC., owner of the above described properties I write to convey our concerns about the proposed zoning for these properties.

The proposed rezoning for these properties is IX-3-UL. The current zoning for these properties is I-2, which has no maximum height. The Future Land Use Map designates these properties as Community Mixed Use which suggests height of 2-12 stories in core/transit areas. These properties are clearly in a transit area and are in a City Growth Center. The Downtown West Gateway Small Area Plan indicates that these properties should be 4-7 stories and we therefore request that you reconsider the proposed zoning of these properties and revise it to IX-7, without a frontage designation.

We would welcome the opportunity to meet with you or members of the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Thomas C. Worth, Jr.

cc: Tim Clancy

PC-0124 thru PC-0154

BC – *designed to buffer between commercial & residential*

- Small scaled retail – 3,000 sf max
- Low neighborhood impact uses
- ~~Limited hours of operation~~

NX

- Large scaled retail – no max sf, unless constrained by lot size
- Some high neighborhood impact uses - fuel sales, restaurant drive- thru
- Unlimited hours of operation

Recommendation:

Consider remapping BC parcels near neighborhoods or environmentally sensitive areas to a district other than NX (i.e. OX, RX, etc) unless one or more of the following conditions exist that would limit general use (by-right) NX development with high neighborhood or environmental impacts.

- Small lot size
- Overlay zoning
- Conditional uses

Parcels recommended for remap other than NX:

#1-2 – existing office near church & neighborhood

#3-5 – existing offices near neighborhood

#6-10 - existing residential near neighborhood

#15-22 – existing office near neighborhood

#25-29 – near existing neighborhood

#30-31 – near existing residential

#32 – near neighborhood

#44 – office use near neighborhood

#45-46 – near neighborhood

#48-49 – near environmentally sensitive area

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0001	0794624441	2812 Hillsborough Street	(NB) with SRPOD and PBOD	NX-4-SH	Comment about Proposed Zoning District	Behind 2812 Hillsborough Street is 6 Bagwell Avenue. Both pieces of property are owned by the same person. Caller would like to know how the property at Bagwell Ave can be zoned the same as 2812 Hillsborough Street. Caller had question regarding 2 properties.	CC1-0002	Informed inquirer of rationale behind proposed zoning category: existing zoning, existing use, Future Land Use Map (part of 2030 Comprehensive Plan)	Wade	
CC1-0002	0794624551	6 Bagwell Avenue	R6 w/SRPOD	R6	Comment about Proposed Zoning District	Behind 2812 Hillsborough Street is 6 Bagwell Avenue. Both pieces of property are owned by the same person. Caller would like to know how the property at Bagwell Ave can be zoned the same as 2812 Hillsborough Street. Caller had question regarding 2 properties.	CC1-0001	Informed inquirer of rationale behind proposed zoning category: existing zoning, existing use, Future Land Use Map (part of 2030 Comprehensive Plan)	Wade	
CC1-0003	1722752424	2855 Providence Road	R4	R4	General Comment	Received a postcard and wanted to know if property was being rezoned. Entered her address and found "no change proposed" for property. I explained she received a card for a property 100 feet from her address that was being rezoned. Had a concern about taxes going up with rezoning. She has phone or email access.		Response provided by Call Center Staff.	South	
CC1-0004	1716778863	5810 Shady Grove	R10	R10	General Comment	Law firm received PC for Nora Melina Glenn Trust their client. Client has 5 property sites and they did not know which property was involved in the rezoning. Walked caller thru the www.raleighudo.us website to obtain the information for the first address. She said she would use the website for the remaining addresses and call back if questions.		Response provided by Call Center Staff.	North	
CC1-0005	1725891267	4016 Old Coach	R6	R6	General Comment	Law firm received PC for Nora Melina Glenn Trust their client. Client has 5 property sites and they did not know which property was involved in the rezoning. I walked Meredith thru the www.raleighudo.us website to obtain the information for the first address. She said she would use the website for the remaining addresses and call back if questions.		Response provided by Call Center Staff.	Northeast	
CC1-0006	0785555568	3316 Mill Run	R10	R10	General Comment	Law firm received PC for Nora Melina Glenn Trust their client. Client has 5 property sites and they did not know which property was involved in the rezoning. I walked Meredith thru the www.raleighudo.us website to obtain the information for the first address. She said she would use the website for the remaining addresses and call back if questions.		Response provided by Call Center Staff.	Northwest	
CC1-0007	1716789168	5852 Shady Grove	R10	R10	General Comment	Law firm received PC for Nora Melina Glenn Trust their client. Client has 5 property sites and they did not know which property was involved in the rezoning. I walked Meredith thru the www.raleighudo.us website to obtain the information for the first address. She said she would use the website for the remaining addresses and call back if questions.		Response provided by Call Center Staff.	North	
CC1-0008	1702366599	2610 Cherry Circle	R4	R4	General Comment	Law firm received PC for Nora Melina Glenn Trust their client. Client has 5 property sites and they did not know which property was involved in the rezoning. I walked Meredith thru the www.raleighudo.us website to obtain the information for the first address. She said she would use the website for the remaining addresses and call back if questions.		Response provided by Call Center Staff.	Southwest	
CC1-0009	1735509582	2117 Haig Point Way	R10 w/PDD	PD	Comment about Proposed Zoning District	Read the Proposed Zoning description to the caller. Caller expressed concern and requested a call back from a City Planning staff member.		Replied via phone and assured that the rezoning would not result in the seizure of this property.	Northeast	
CC1-0010	1702938914	3108 Garner Road	SC	CX-3	Comment about Proposed Zoning District	Called requesting validation of existing zoning and proposed zoning. Caller also requested zoning information for: 3110 Garner Road and 3112 Garner Road. 3110 was not under her name and 3112 was not showing UDO Rezoning Mapping.		Called. She had additional questions not related to the remapping process.	Central	
CC1-0011	1702936814	3110 Garner Road	SC	CX-3	Comment about Proposed Zoning District	Called requested validation of existing zoning and proposed zoning. Caller also requested zoning information for: 3110 Garner Road and 3112 Garner Road. 3110 was not under her name and 3112 was not showing UDO Rezoning Mapping.		Called. She had additional questions not related to the remapping process.	Central	
CC1-0012		3112 Garner Road	n/a	n/a	Comment about Proposed Zoning District	Called requested validation of existing zoning and proposed zoning. Caller also requested zoning information for: 3110 Garner Road and 3112 Garner Road. 3110 was not under her name and 3112 was not showing UDO Rezoning Mapping.		Called. She had additional questions not related to the remapping process.	Central	
CC1-0013	1733023842	4801 Old Poole Rd	SC	CX-3-PK	Comment about Proposed Zoning District	Provided caller with existing and proposed zoning for 3 addresses. Caller had questions about how the rezoning would affect property taxes. Used FAQ and provided caller with the Wake County tax department phone number.		Response provided by Call Center Staff.	Southeast	
CC1-0014	1735430940	5400 Castlebrook Drive	R1 w/NCOD	R1 w/NCOD	Comment about Proposed Zoning District	Provided caller with existing and proposed zoning for 3 addresses. Caller had questions about how the rezoning would affect property taxes. Used FAQ and provided caller with the Wake County tax department phone number.		Response provided by Call Center Staff.	Northeast	
CC1-0015	1735243483	5109 Marwood Drive	R-1	R-1	Comment about Proposed Zoning District	Provided caller with existing and proposed zoning for 3 addresses. Caller had questions about how the rezoning would affect property taxes. Used FAQ and provided caller with the Wake County tax department phone number.		Response provided by Call Center Staff.	Northeast	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0016	1734363998	2214 Lazy River Drive	R-4 w/PDD	PD	Comment about Proposed Zoning District	Caller wanted to know what the postcard meant. I read the existing and proposed zoning per UDO Zoning Remapping. Caller asked for a simple answer regarding the Base Zoning description.		Received Voicemail. Left my name and number. Briefly described what PDD/PD mean in regards to zoning districts.	Northeast	
CC1-0017	1702566420	2748 Knowles Street	R-10	R-10	General Comment	Called wanted to know why she received the card. I explained she was not being rezoned, however a property 100ft from her property was being rezoned. Caller was also on the UDO Zoning Remapping website. She expressed concerns about taxes. I provided the Wake County Tax Department phone number.		Response provided by Call Center Staff.	Southwest	
CC1-0018	1734582761	1552 Long Cove Court	R-10 w/PDD	PD	Comment about Proposed Zoning District	How does the proposed zoning apply to his property (call his alt number).		Discussed difference in pdd overlay and pd districts, and what effect, if any, on individual existing lot.	Northeast	
CC1-0019	1733482924	5141 Busted Rock Trail	R-4 w/PDD	PD	Comment about Proposed Zoning District	Called wanted to know if his zoning changed. I said no change from existing zoning.		Response provided by Call Center Staff.	Southeast	
CC1-0020	0792073639	2120 Wolftech Lane	R-10 w/shod-1 SRPOD	R-10 w/shod-1 SRPOD	General Comment	Caller wanted to know what the postcard meant. Read existing and proposed zoning to caller. No further questions.		Response provided by Call Center Staff.	West	
CC1-0021	0793180929	1303 Kent Road	CUD R-15 w/ SRPOD	RX-3-CU w/SRPOD, Conditional Use	Comment about Proposed Zoning District	Caller wanted to know what the postcard meant. Read existing and proposed zoning to caller. No further questions.		Response provided by Call Center Staff.	West	
CC1-0022	1727854730	4529 Draper Road	R-6	R-6	Comment about Proposed Zoning District	Caller wanted to know if her property was going to be rezoned. Property to remain at R-6, no change proposed.		Response provided by Call Center Staff.	Forestville	
CC1-0023	1702027857	1216 Chapanok Road	IND-1 w/ PDD	PD	General Comment	Caller resides in a neighborhood next to a golf club neighborhood. I looked up her information and saw no zoning changes. She was concerned that a road was going to go through her neighborhood. I walked her thru the RALEIGH.UDO website to look at the rezoning for her home and the adjoining golf neighborhood.		Response provided by Call Center Staff.	Southwest	
CC1-0024	1703862788	501 South Person Street	RB w/ with HOD-G and DOD	DX-3-DE w/HOD-G	Comment about Proposed Frontage	Caller is an architect in Raleigh and is unclear about set backs. She has read 'learn more' under Frontage and Overlay and still has questions.		Replied via email with citations for setbacks set by the infill regulations as well as the district/building type setbacks for DX-detached building. Followed up with email explaining role of Historic Development Commission in this case.	Central	
CC1-0025	0792067825	3414 Tryon Road	R-10 w/SWPOD and SRPOD	R-10 w/SWPOD and SRPOD	Comment about Proposed Zoning District	Caller wants to know why his neighbor at 3416 Tryon Rd is zoned differently than his address. He said they are next door and even share the same driveway. He has questions about the conditional use portion.		emailed clarifying his questions	Southwest	
CC1-0026	0792066855	3416 Tryon Road	(CUD TD) with SWPOD and SRPOD	(R-10) with SWPOD and SRPOD, Conditional Use	Comment about Proposed Zoning District	Caller wants to know why his neighbor at 3416 Tryon Rd is zoned differently than his address. He said they are next door and even share the same driveway. He has questions about the conditional use portion.	CC1-0025	emailed clarifying his questions. Staff have agreed that it makes sense to remove conditions from the R-10 portion of this case as they are no longer relevant. Staff has contacted and left message regarding the updated recommendation on 7/1/14.	Southwest	1
CC1-0027	1702944793	2812 Garner Road	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know if her property was going to be rezoned. Property to remain at R-10, no change proposed.		Response provided by Call Center Staff.	Central	
CC1-0028	1702878749	2310 Garner Road	(IND-2) with SHOD-2	(IH) with SHOD-2	General Comment	Caller asked me to loook up this address. Provided zoning informaton to caller.	CC1-0027	Response provided by Call Center Staff.	Central	
CC1-0029	1702944574	2908 Garner Road	(CUD O&I-1)	Office Mixed Use (OX-) with Height up to 3 Stories, Conditional Use	Comment about Proposed Zoning District	This is the property that is being rezoned next to 2812 Garner Road.	CC1-0027	Response provided by Call Center Staff.	Central	
CC1-0030	0792497115	2308 Hoot Owl Court	Residential-10 (R-10) with SHOD-1 and SRPOD	Residential-10 (R-10) with SHOD-1 and SRPOD	Comment about Proposed Zoning District	Caller received card that property near her is being rezoned. Told caller her property has "no change proposed". I searched UDO Zoning Remapping and found property (2101 Lineberry Dr) 100 ft from caller's property that is being rezoned.		Response provided by Call Center Staff.	Southwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0031	0793405058	2101 Lineberry Drive	Conditional Use Thoroughfare District (CUD TD) with SHOD-1 and SRPOD	Office Mixed Use (OX-) with Height up to 5 Stories with SHOD-1 and SRPOD, Conditional Use	Comment about Proposed Zoning District	Caller received card that property near her is being rezoned. Told caller her property has "no change proposed". I searched UDO Zoning Remapping and found property (2101 Lineberry Dr) 100 ft from caller's property that is being rezoned.	CC1-0030	Response provided by Call Center Staff.	Southwest	
CC1-0032	1738217967	5145 Sandy Banks Road	Conditional Use Thoroughfare District (CUD TD)	Residential-10 (R-10), Conditional Use	Comment about Proposed Zoning District	Caller and I viewed the UDO Rezoning Mapping together and he had many questions about areas around his address.		called and left message. Also sent a follow-up email that bounced back. Looks like the email address is not correct.	Forestville	
CC1-0033	1717032732	733 Hunting Ridge Road	R-4	R-4	Comment about Proposed Zoning District	Caller received postcard that property nearby was being rezoned. I walked caller thru UDO Zoning Remapping. I was able to identify 6515 Suburban Drive and 6685 Falls of Neuse Road as the 2 properties within 100ft that were designated as "proposed rezoning". Caller had no further questions. Suggested to caller to use the green 'give feedback' option if he had future questions.		Response provided by Call Center Staff.	North	
CC1-0034	1717028829	6516 Suburban Drive	Conditional Use Shopping Center (CUD SC)	Commercial Mixed Use (CX-) with Height up to 3 Stories, Conditional Use	Comment about Proposed Zoning District	Caller received postcard that property nearby was being rezoned. I walked caller thru UDO Zoning Remapping. I was able to identify 6515 Suburban Drive and 6685 Falls of Neuse Road as the 2 properties within 100ft that were designated as "proposed rezoning". Caller had no further questions. Suggested to caller to use the green 'give feedback' option if he had future questions.	CC1-0033	Response provided by Call Center Staff.	North	
CC1-0035	1717132263	6685 Falls of Neuse Road	SC	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Caller received postcard that property nearby was being rezoned. I walked caller thru UDO Zoning Remapping. I was able to identify 6515 Suburban Drive and 6685 Falls of Neuse Road as the 2 properties within 100ft that were designated as "proposed rezoning". Caller had no further questions. Suggested to caller to use the green 'give feedback' option if he had future questions.	CC1-0033	Response provided by Call Center Staff.	North	
CC1-0036	1728279181	10200 Riverstone Place	Conditional Use Residential-10 (R-10-CU) with UWPOD and PDD	Planned Development (PD) with UWPOD	Agree with Proposed Zoning	Caller first expressed agreement with the rezoning based on the information on the postcard. I read the Base Zoning and the Overlay since caller was unable to access the website. Caller had more questions however indicated that phone was loosing power and disconnected. Caller asked that planning staff call back.		Emailed caller response, confirmed the regulations of the Falls River Planned Development would be retained, and for him to contact me if he has any further questions or concerns.	North	
CC1-0037	1729922464	10611 Friendly Neighbor Lane	Residential-4 (R-4) with UWPOD and PDD	Planned Development (PD) with UWPOD	Comment about Proposed Zoning District	I asked staff to confirm that no zoning changes were proposed. After providing this information, caller asked if the grandfathering in of impervious surface was affected. She said they fought for this 2 years ago. Informed her that planning staff would contact her about this.		Explained that the existing master plan will still be in effect and that the PDD overlay did not carry over to the UDO.	North	
CC1-0038	1725287102	3714 Greywood Drive	Residential-10 (R-10)	Residential-10 (R-10)	Comment about Proposed Zoning District	Caller received a card that property near her was going to be rezoned. I searched property and reassured her that her address had no change proposed. Caller did not have access to the internet, so I searched property within 100ft that is proposed to be rezoned, 3800 Greywood Dr. Caller had no other questions.		Response provided by Call Center Staff.	Atlantic	
CC1-0039	1725278949	3800 Greywood Drive	Industrial-1 (IND-1)	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Caller received a card that property near her was going to be rezoned. I searched property and reassured her that her address had no change proposed. Caller did not have access to the internet, so I searched property within 100ft that is proposed to be rezoned, 3800 Greywood Dr. Caller had no other questions.		Response provided by Call Center Staff.	Atlantic	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0040	1738310258	8610 Neuse Landing Lane	Conditional Use Thoroughfare District (CUD TD)	Residential Mixed Use (RX-) with Height up to 3 Stories with Parkway Frontage, Conditional Use	Agree with Proposed Zoning	Caller received postcard for non-residential property. He looked up property rezoning codes and would like a call back for a better understanding of the change for his property.		Called citizen and explained new zoning classification. Caller was curious about the proposed zoning affecting his rental property being proposed from TD CUD to RX-3. Was supportive of the proposed mapping change.	Forestville	
CC1-0041	1737287140	5426 Patuxent Drive	Conditional Use Thoroughfare District (CUD TD)	Residential-10 (R-10)	Comment about Proposed Zoning District	Caller has no access to internet. Wanted to know if her home was going to be taken. Told caller that her property was being rezoned as residential.		Response provided by Call Center Staff.	Forestville	
CC1-0042		News 14 Carolina			General Comment	She will email staff.		Response provided by Call Center Staff.		
CC1-0043	1726554602	4900 Avenida Del Sol	Residential-15 (R-15)	Residential Mixed Use (RX-) with Height up to 3 Stories	Comment about Proposed Zoning District	Caller asked about meaning of postcard. Walked caller through interactive viewer. He said he would take it from there.		Response provided by Call Center Staff.	Northeast	
CC1-0044	1738412606	5412 Neuse Forest Road	Conditional Use Thoroughfare District (CUD TD)	Residential-6 (R-6)	Agree with Proposed Zoning	Caller happy that his property is now rezoned for residental as well as nearby vacant property.		Response provided by Call Center Staff.	Forestville	
CC1-0045	1729223012	1500 Dunn Rd	Residential-4 (R-4) with UWPOD and PDD	Planned Development (PD) with UWPOD	Agree with Proposed Zoning	Caller wanted her name kept confidential in regards to her comment that she agrees with allowing Publix to be built in North Raleigh. Advised caller of Interactive website on Raleighudo.us		Response provided by Call Center Staff.	North	
CC1-0046	1704491744	2280 The Circle	Residential-6 (R-6)	Residential-6 (R-6)	Comment about Proposed Zoning District	Wanted to know if her property was being rezoned. Notified caller "no change proposed" for her property		Response provided by Call Center Staff.	Five Points	
CC1-0047	1737491319	5704 Clarks Fork Drive	Conditional Use Thoroughfare District (CUD TD)	Residential-6 (R-6)	Comment about Proposed Zoning District	Caller has home based business. Would like to know how the proposed rezoning affects the business.		Explained that the Live Work Special Use Permit would still allow for a home based business of that nature (cake baking) and the basic differences between TD and R-6 zoning.	Forestville	
CC1-0048	1724568145	3705 New Bern Avenue	Industrial-1 (IND-1)	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Caller is business owner and would like a call back. Wants to know how rezoning effects her business that is currently zoned for agriculture.		Called inquirer and explained rationale for choice of CX-3-PL for the nursery properties (CX-3 allows nurseries, FLUM is CX). She also had a question as to how proposed rezoning would affect their application for agricultural exemption for the properties. It will not.	Northeast	
CC1-0049	1724663706	3707 New Bern Avenue	Industrial-1 (IND-1)	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Caller is business owner and would like a call back. Wants to know how rezoning effects her business that is currently zoned for agriculture.	CC1-0048	Called inquirer and explained rationale for choice of CX-3-PL for the nursery properties (CX-3 allows nurseries, FLUM is CX). She also had a question as to how proposed rezoning would affect their application for agricultural exemption for the properties. It will not.	Northeast	
CC1-0050	1724667773	3709 New Bern Avenue	Industrial-1 (IND-1)	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Existing Land Use/Proposed Zoning Mismatch	Caller is business owner and would like a call back. Wants to know how rezoning effects her business that is currently zoned for agriculture.	CC1-0048	Called inquirer and explained rationale for choice of CX-3-PL for the nursery properties (CX-3 allows nurseries, FLUM is CX). She also had a question as to how proposed rezoning would affect their application for agricultural exemption for the properties. It will not.	Northeast	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0051	1716845169	2013 East Millbrook Road	Industrial-1 (IND-1)	Commercial Mixed Use (CX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Caller would like to know if a "planned review" is needed if property is to be developed. Also how the new zoning compares to the current zoning.		Explained the biggest change in CX and Industrial-1 is CX will allow residential uses. Told the caller with CX zoning the plan could be reviewed by city staff, not requiring a public hearing.	North	
CC1-0052	1715683211	3812 Tarheel Drive	Industrial-1 (IND-1)	Industrial Mixed Use (IX-) with Height up to 3 Stories	Comment about Proposed Zoning District	Caller would like to know if a "planned review" is needed if property is to be developed. Also how the new zoning compares to the current zoning.	CC1-0052	Told the caller with IX zoning the plan could be reviewed by city staff, not requring a public hearing.	Atlantic	
CC1-0053	1716861420	5512 Old Wake Forest Road	Industrial-1 (IND-1)	Industrial Mixed Use (IX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Question about taxes; provided caller with Wake County tax office information. Caller would like to rename her section of the road. It is a dead end.		Called citizen back. Left message. Also referred her contact info to GIS Dept as they handle street name changes.	North	
CC1-0054	1738601484	6005 San Marcos Way	Conditional Use Thoroughfare District (CUD TD)	Residential-10 (R-10)	Comment about Proposed Zoning District	Called wanted reassurance that R-10 was residential. Also directed caller to Wake County tax office for her tax inquiry.		Response provided by Call Center Staff.	Forestville	
CC1-0055	1724498120	3541 Piedmont Drive	R-6	R-6	Comment about Proposed Zoning District	Provided existing and proposed zoning to caller.		Response provided by Call Center Staff.	Northeast	
CC1-0056	1726304179	4200 Lake Ridge Drive	Buffer Commercial (BC)	Neighborhood Mixed Use (NX-) with Height up to 3 Stories	Comment about Proposed Zoning District	Provided existing and proposed zoning to caller.	CC1-0050	Response provided by Call Center Staff.	Atlantic	
CC1-0057	1726307563	4270 Lake Ridge Drive	R-10	R-10	Comment about Proposed Zoning District	Caller rec'd postcard; property near her address is being rezoned. I identified 2 addresses that were being rezoned. Caller is very concerned how this will affect accessibility in and out of her home.		Left voice mail. Never returned call.	Atlantic	
CC1-0058	1706562588	219 W Millbrook Road	Office and Institutional-1 (O&I-1)	Office Mixed Use (OX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	After reading the current and proposed rezoning description to the caller, he requested a mailed hard copy of the remapping information for addresses: 219 Millbrook Rd and 5041 Six Forks Rd.		Letter mailed stating: Speaking generally, the changes proposed for this property are minimal. Under existing conditions, it is zoned Office & Institution-1; it is proposed to be rezoned to Office Mixed Use, with a 3 story height limit, the most similar zoning district in the Unified Development Ordinance. This property is also recommended to have a Parking Limited frontage. This designation limits the amount of parking that can be located between the building and the street in order to promote walkability of future developments. This same recommendation is being made for many properties in the vicinity of the intersection of Millbrook & Six Forks roads. --Called back questioning PL impacts; mailed a more formal written explanation	Midtown	2
CC1-0059	1706544435	5041 Six Forks Road	Conditional Use Office and Institutional-1 (CUD O&I-1)	Office Mixed Use (OX-) with Height up to 3 Stories, Conditional Use	Existing Land Use/Proposed Zoning Mismatch	After reading the current and proposed rezoning description to the caller, he requested a mailed hard copy of the remapping information for addresses: 219 Millbrook Rd and 5041 Six Forks Rd.	CC1-0058	Letter mailed stating: Speaking generally, the changes proposed for this property are minimal. Under existing conditions, it is zoned Office & Institution-1; it is proposed to be rezoned to Office Mixed Use, with a 3 story height limit, the most similar zoning district in the Unified Development Ordinance. This property also has additional conditions related to the existing zoning, which will carry forward with this proposal. --called back with questions; mailed a more formal written explanation	Midtown	
CC1-0060	1705993237	4100 Windsor Place	R-4	R-4	Comment about Proposed Zoning District	Informed caller that "no change proposed" for her property. Property near 401 St Albans was being rezoned .		Response provided by Call Center Staff.	Midtown	
CC1-0061	1746349184	4930 Forestville Road	R-4	R-4	Comment about Proposed Zoning District	Walked caller through remapping and accessing 2 properties.		Response provided by Call Center Staff.	Forestville	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0062	0792352528	3016 Tryon Road	Conditional Use Office and Institutional-1 (CUD O&I-1) with SRPOD	Office Mixed Use (OX-) with Height up to 3 Stories with SRPOD, Conditional Use	Comment about Proposed Zoning District	Walked caller through remapping and accessing 2 properties.	CC1-0061	Response provided by Call Center Staff.	Southwest	
CC1-0063	1734146159	4704 Rhyne Court	Industrial-1 (IND-1)	Industrial Mixed Use (IX-) with Height up to 3 Stories	Comment about Proposed Zoning District	Caller said both properties are side by side with different addresses. Caller owns wrecker service and he has had a land use permit since 1976 to store abandoned cars, dismantled cars and junk cars on his property. He is asking for a better understanding of how the proposed zoning will affect property use.		Informed inquirer that staff will take inquirer's information under advisement (as Towing Yard is permitted as Special Use in IH only, district should be changed accordingly).	Southeast	3
CC1-0064	1734148254	4708 Rhyne Court	Industrial-1 (IND-1)	ndustrial Mixed Use (IX-) with Height up to 3 Stories	Comment about Proposed Zoning District	Caller said both properties are side by side with different addresses. Caller owns wrecker service and he has had a land use permit since 1976 to store abandoned cars, dismantled cars and junk cars on his property. He is asking for a better understanding of how the proposed zoning will effect property use.	CC1-0063	Informed inquirer that staff will take inquirer's information under advisement (as Towing Yard is permitted as Special Use in IH only, district should be changed accordingly).	Southeast	3
CC1-0065	1727054897	7223 Becky Circle	Industrial-1 (IND-1) with SHOD-2	Industrial Mixed Use (IX-) with Height up to 3 Stories with SHOD-2	Comment about Proposed Zoning District	Read current and proposed zoning to caller. No questions.		Response provided by Call Center Staff.	North	
CC1-0066	1706559358	5270 Six Forks Road	R-4	R-4	Agree with Proposed Zoning	Caller had many questions regarding what was going to be rezoned near her. I walked her through remapping and selecting properties near address. She had a question about rental property and asked for a call back.		Left voice mail. Never returned call.	Midtown	
CC1-0067	1714581011	2321 Crabtree Boulevard	Office and Institutional-1 (O&I-1)	Office Mixed Use (OX-) with Height up to 4 Stories with Urban Limited Frontage	Comment about Proposed Zoning District	Caller has 20 properties. I walked him thru accessing remapping while on the call. He is asking for more information and I tried to direct him to 'common district exchanges'. Caller is in need of additional information for his properties.		Returned phone call; had some general discussion. He will call back with a list of addresses for his properties and we will find the best way to get him the information.	East	
CC1-0068	1714251354	300 Plainview Avenue	R-10	R-10	Comment about Proposed Zoning District	Caller received postcard that property nearby was being rezoned. Found the property to be 1408 Brookside Drive.		Response provided by Call Center Staff.	East	
CC1-0069	1714157326	300 Plainview Avenue	O&I-1	RX-3	Comment about Proposed Zoning District	Caller received postcard that property nearby was being rezoned. Found the property to be 1408 Brookside Drive.	CC1-0068	Response provided by Call Center Staff.	East	
CC1-0070	1703852444	805 South Person Street	Residential-20 (R-20) with NCOD	Residential-10 (R-10) with NCOD	Comment about Proposed Zoning District	Walked caller thru viewing her property on the remapping website.		Response provided by Call Center Staff.	Central	
CC1-0071	1713156727	616 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Caller wanted to know if the zoning proposal would cause her to move.		Response provided by Call Center Staff.	South Central	
CC1-0072	1713485098	100 Lumpkin Street	R-10	R-10	Comment about Proposed Zoning District	Caller has questions about land near his property that is being rezoned: 1717 Poole Road and 1819 Poole Road. He wants to know why there are many different zoning codes for one block.		Emailed inquirer and explained that the proposed UDO zoning for the three properties reflects the existing zoning and land uses. UPDATE (8/1/14) - resent email response with correct email address. Original email address was incorrect.	Southeast	
CC1-0073	1713487441	1819 Poole Road	NB	CX-3	Comment about Proposed Zoning District	Caller has questions about land near his property that is being rezoned: 1717 Poole Road and 1819 Poole Road. He wants to know why there are many different zoning codes for one block.	CC1-0072	Emailed inquirer and explained that the proposed UDO zoning for the three properties reflects the existing zoning and land uses. UPDATE (8/1/14) - resent email response with correct email address. Original email address was incorrect.	East	
CC1-0074	1713581126	1717 Poole Road	R-20	RX-3	Comment about Proposed Zoning District	Caller has questions about land near his property that is being rezoned: 1717 Poole Road and 1819 Poole Road. He wants to know why there are many different zoning codes for one block.	CC1-0072	Emailed inquirer and explained that the proposed UDO zoning for the three properties reflects the existing zoning and land uses. UPDATE (8/1/14) - resent email response with correct email address. Original email address was incorrect.	East	
CC1-0075	1704548006	1035 North West Street	IND-2	IX-3	Comment about Proposed Zoning District	Caller is business owner and wanted to know the proposed zoning.		Response provided by Call Center Staff.	Mordecai	

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CC1-0076	0778407695	6010 Triangle Drive	IND-1	IX-3	Comment about Proposed Zoning District	Caller is business owner and wanted to know the proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC1-0077	0784065182	5201 Trinity Road	IND-1	IX-3-PL	Comment about Proposed Zoning District	Caller is business owner. He is very concerned that the proposed rezoning will put restrictions on his property. He stated that he already suffered a financial set back due to a stream running thru his property.		called and left message. Emailed response clarifying the key diff between IND-1 and IX-3-PL zoning districts.	West	
CC1-0078	1712772653	2112 Tee Dee Street	R-4	R-4	Comment about Proposed Zoning District	Caller asked for assistance accessing raleighudo.us.		Response provided by Call Center Staff.	South	
CC1-0079	1714417241	405 Colleton Road	R-10	R-6	Comment about Proposed Zoning District	Caller had no access to internet. Relayed to caller current and proposed zoning.		Response provided by Call Center Staff.	East	
CC1-0080	1714403434	1902 Oakwood Avenue	R-20	RX-3	Comment about Proposed Zoning District	Caller had no access to internet. Relayed to caller current and proposed zoning.		Response provided by Call Center Staff.	North Central	
CC1-0081	1703522426	24 Pantops Street	R-6	R-6	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0082	1703314253	1627 Montrose Street	R-6	R-6	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0083	1703314259	1623 Montrose Street	R-6	R-6	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0084	1703314159	1631 Montrose Street	R-6	R-6	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0085	1703520693	121 Prospect Avenue	R-6	R-6	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0086	1703319867	1508 South Saunders St	NB	NX-3-PL	Comment about Proposed Zoning District	No computer access. Relayed to caller current/proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC1-0087	1713033997	1111 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Caller has question about 1250 New Bern Avenue rezoning.		Response provided by Call Center Staff.	South Central	
CC1-0088	1713031981	1114 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Central	
CC1-0089	1713031981	1112 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Central	
CC1-0090	1713156825	612 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0091	1713157277	709 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0092	1713156300	710 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	

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CC1-0093	1713156300	712 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0094	1713156300	714 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0095	1713155290	724 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0096	1713155195	726 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0097	1713147767	751 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0098	1713147767	753 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0099	1713067991	802 Walser Place	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	South Central	
CC1-0100	1713394791	200 Hill Street	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	North Central	
CC1-0101	1703859580	504 Worth Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Central	
CC1-0102	1713635920	737 Grantland Drive	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Southeast	
CC1-0103	1713557301	408 Solar Drive	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Southeast	
CC1-0104	1713563325	514 Lansing Street	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	Southeast	
CC1-0105	1713391439	1303 Boyer Street	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning.	CC1-0087	Response provided by Call Center Staff.	North Central	
CC1-0106	1713289802	1250 New Bern Avenue	R-20	RX-3	Comment about Proposed Zoning District	Caller has questions about 1250 New Bern Avenue rezoning.	CC1-0087	Slow response due to temporary loss of contact info: now available - left message with name and number if he needed further assistance, as well as info as to pre and post map.	South Central	
CC1-0107	1704444429	741 Bishops Park Drive	O&I-1	RX-3	Comment about Proposed Zoning District	Returned caller's phone message; left message. Left 2nd message asking to call back if questions.		Response provided by Call Center Staff.	Five Points	
CC1-0108	0785746114	3000 Duraleigh Road	CUD O&I-1	OX-3-UL	Comment about Proposed Zoning District	Caller is business owner and has questions about usage under the proposed zoning.		Explained the Urban Limited frontage would exclude parking between the building and the street. The current O&I would allow parking between the building and the street.	Northwest	
CC1-0109	1727426462	6308 Capital Boulevard	SC w/SHOD-2	CX-3-PL	Comment about Proposed Zoning District	Caller is business owner and has questions about usage under the proposed zoning.	CC1-0108	Explained the SC district would not limit the parking to 2 bays which would be the case with the parking limited frontage.	Northeast	

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CC1-0110	1703491158	623 Hillsborough Street	NB w/DOD	DX-12-UG	Comment about Proposed Zoning District	Property on Hillsborough Street and caller has lots of questions.		Provided caller with information regarding allowed uses, height, and frontage requirements under proposed zoning category.	Hillsborough	
CC1-0111	1705194146	3901 Yadkin Drive	R-4	R-4	Comment about Proposed Zoning District	No change proposed; has question about his property on Hillsborough St.	CC1-0110	Provided caller with information regarding allowed uses, height, and frontage requirements under proposed zoning category.	Midtown	
CC1-0112	0795298648	4140 Parklake Avenue	CUD NB with PBOD	OX-7-UL-CU	Comment about Proposed Zoning District	Property near his address is proposed for rezoning: 4140 Parklake Avenue. Has questions about proposed zoning.		Informed inquirer proposed zoning is intended to reflect existing use/ form.	Northwest	
CC1-0113	1713192327	909 East Edenton	R-20 w/NCOD	RX-3 w/NCOD	Comment about Proposed Zoning District	Caller wants to know what her major concern should be about the proposed zoning in relation to her property.		Emailed response. Called for followup and left message. Spoke with and answered her questions. She is interested in selling this property.	North Central	
CC1-0114	1703380802	806 Hargett Street	NB w/SRPOD	NX-5-UL w/SRPOD	Comment about Proposed Zoning District	Caller is concerned that his property will get associated with the Hillsborough Street topic. Would like to speak with planning staff.		Provided caller with information regarding allowed uses, and confirmed that existing use can continue operation.	Hillsborough	
CC1-0115	1704125771	1847 Bellwood Drive	SC	RX-3	Comment about Proposed Zoning District	Answered questions about proposed zoning.		Response provided by Call Center Staff.	Hillsborough	
CC1-0116	1714841204	1209 Somerset Road	R-10	R-6	Agree with Proposed Zoning	Happy with proposed zoning for his property.		Response provided by Call Center Staff.	East	
CC1-0117	1703837785	412 Bragg Street	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning. She tore down structures and is interested in selling land. No questions.		Response provided by Call Center Staff.	Central	
CC1-0118	1703832700	1205 South Person Street	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning. She tore down structures and is interested in selling land. No questions.	CC1-0117	Response provided by Call Center Staff.	Central	
CC1-0119	1703747217	1101 South Blount Street	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning. She tore down structures and is interested in selling land. No questions.	CC1-0117	Response provided by Call Center Staff.	Central	
CC1-0120	1703742754	1001 South Wilmington St	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning. She tore down structures and is interested in selling land. No questions.	CC1-0117	Response provided by Call Center Staff.	Central	
CC1-0121	1703742649	1003 South Wilmington St	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning. She tore down structures and is interested in selling land. No questions.	CC1-0117	Response provided by Call Center Staff.	Central	
CC1-0122	1738114240	8730 Wadford Drive	CUD TD	IX-3-PK-CU	Comment about Proposed Zoning District	Caller wants to know if they need to change their landscaping to match the proposed zoning for business.		Called citizen and let him know that his current development on the property would not require retrofitting or reconfiguration due to the new zoning. The new zoning requirements would apply to any new or additional development on the property.	Forestville	
CC1-0123	1713245736	1113 Page Street	R-10	R-10	Comment about Proposed Zoning District	Relayed to caller proposed zoning information.		Response provided by Call Center Staff.	South Central	
CC1-0124	1713180711	807 Cotton Place	R-20	R-10	Comment about Proposed Zoning District	Caller would like to know exactly what can be built on this vacant property.	CC1-0123	Responded via email with allowed uses and residential density.	South Central	
CC1-0125	1713550754	1701 Martin King Blvd	R-6	R-6	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	Southeast	
CC1-0126	1713683283	104 Lord Anson Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	East	
CC1-0127	1712660528	2300 Reynard Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	South	

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CC1-0128	1712660379	2413 Reynard Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	South	
CC1-0129	1712660321	2417 Reynard Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	South	
CC1-0130	1725059176	3053 Huntleigh Drive	SC	OX-4	Comment about Proposed Zoning District	Provided caller with information on how to navigate map viewer tool.		Response provided by Call Center Staff.	Atlantic	
CC1-0131	1725098679	3920 Green Road	R-6	R-6	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed. A property within 100 ft is being rezoned.		Response provided by Call Center Staff.	Atlantic	
CC1-0132	1725094782	3987 Green Road	R-15	RX-3	Comment about Proposed Zoning District	Property being rezoned next to 3920 Green Road.		Response provided by Call Center Staff.	Atlantic	
CC1-0133	1703852231	301 Martin Luther King Jr Blvd	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Caller had questions about the UDO and how it governs screen porches and decks. This is an issue of concern for the Central CAC.		Called and clarified the standards. Also emailed specifying the code section.	Central	
CC1-0134	1713151811	715 Church Street	R-20	R-10	Comment about Proposed Zoning District	This is rental property. Caller said City of Raleigh has been buying property in the area and wants to know the status of his property for planning purposes. Should he continue to maintain property or is there a possibility of it being bought by the City.		Checked with CD staff first and called client and clarified his question that he has to maintain his property at city standards and city has no immediate plans to acquire his property.	South Central	
CC1-0135	1704009631	1615 Hillsborough Street	O&I-2 w/SRPOD	OX-5-GR w/SRPOD	Comment about Proposed Zoning District	Currently a parking lot. Caller would like to know how the proposed zoning relates to the use of the parking lot.		Provided caller with information regarding existing and proposed zoning, and noted that further research is needed. I will follow up again with the caller with confirmation. UPDATE- confirmed that existing use is allowed under proposed zoning.	Hillsborough	
CC1-0136	1712475586	1319 Foxrun Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	South	
CC1-0137	1713070973	211 South Swain Street	R-20	R-10	Comment about Proposed Zoning District	Read to caller proposed zoning for R-10.		Response provided by Call Center Staff.	South Central	
CC1-0138	1713480735	1511 Cross Street	R-20	RX-3	Comment about Proposed Zoning District	Read to caller proposed zoning for RX-3.		Response provided by Call Center Staff.	South Central	
CC1-0139	1703839954	1115 S East Street	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Read to caller proposed zoning for R-10 w/NCOD.		Response provided by Call Center Staff.	Central	
CC1-0140	1724012437	2760 Milburnie Road	R-6	R-6	Comment about Proposed Zoning District	Informed caller that no zoning change is proposed.		Response provided by Call Center Staff.	East	
CC1-0141	1724557412	3800 New Bern Avenue	IND-1	CX-3-PL	Comment about Proposed Zoning District	Informed caller of proposed zoning change to CX-3-PL.		Response provided by Call Center Staff.	Southeast	
CC1-0142	1723356277	637 Sunnybrook Road	CUD NB	NX-3-CU	Comment about Proposed Zoning District	Caller would like to know the perimeter street addresses in southeast Raleigh for the proposed zoning.		Spoke with at length on the phone, explaining the larger picture.	Southeast	
CC1-0143	1716662316	5151 Windy Hill Drive	R-10	R-10	Comment about Proposed Zoning District	Caller may purchase property at 5151 Windy Hill Dr and is interested in learning how the RX-3 properties around this address will affect the value. Caller is viewing www.raleighudo.us.		Discussed differences in pre and post. In this case, the proposed RX-3 was applied to exist. Development in much of the area will remain as is in regards to this change.	North	
CC1-0144	0774928721	0 Chapel Hill Road	R-4	R-4	Comment about Proposed Zoning District	Caller owned property 100ft from a proposed rezoning site. Walked caller through how to use the web map viewer.		Response provided by Call Center Staff.	West	

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CC1-0145	0774925605	6300 Chapel Hill Road	CUD O&I-1	OX-3-PL-CU	Comment about Proposed Zoning District	Caller owned property 100ft from a proposed rezoning site. Walked caller through how to use the web map viewer.		Response provided by Call Center Staff.	West	
CC1-0146	0783945442	3406 Avent Ferry Road	R-4 w/SRPOD	R-4 w/SRPOD	Comment about Proposed Zoning District	Caller received postcard due to property near her address being rezoned.		Response provided by Call Center Staff.	West	
CC1-0147	0783948071	3415 Avent Ferry Road	CUD SC w/SRPOD	NX-3-PL w/SRPOD	Comment about Proposed Zoning District	This is the property that is proposed to be rezoned near caller's property.		Response provided by Call Center Staff.	West	
CC1-0148	1706025750	4912 North Hills Drive	R-4	R-4	Comment about Proposed Zoning District	Caller received postcard due to property near his address being rezoned.		Response provided by Call Center Staff.	Midtown	
CC1-0149	1706033177	5113 North Hills Drive	R-4 w/PDD	PD	Comment about Proposed Zoning District	This is the property that is proposed to be rezoned near caller's property.	CC1-0148	Response provided by Call Center Staff.	Midtown	
CC1-0150	1704992414	1933 Bernard Street	R-10	R-10	Comment about Proposed Zoning District	Caller received postcard due to property near her address being rezoned.		Response provided by Call Center Staff.	Five Points	
CC1-0151	1704992512	532 Ledbetter Court	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	This is the property that is proposed to be rezoned near caller's property.	CC1-0150	Response provided by Call Center Staff.	Five Points	
CC1-0152	1714621270	2214 Milburnie Road	R-10	R-6	Comment about Proposed Zoning District	Explained to caller proposed change to R-6. Caller said she received a letter 3-4 wks ago regarding taking some of her property for a road. She would like to talk to staff.		Informed inquirer of planned City traffic calming project on her street; provided contact and phone number for further information.	East	
CC1-0153	1704557411	1444 Barton Place Drive	CUD R-20	RX-3-CU	Comment about Proposed Zoning District	Caller would like to know exactly how the proposed zoning coincides with the high speed rail that is rumored to be coming near her property. She received a mailing on the high speed rail last year and is concerned about her property value.		Discussed the differences in pre and post, and how her property being built out would not see a great deal of change-only new development. Provided high speed rail contact for specific questions on ongoing study. FYI - She complimented us on the size and readability of our postcards!	Five Points	
CC1-0154	1713293037	1221 New Bern Avenue	NB	NX-3-UL	Comment about Proposed Zoning District	Caller is business owner. Would like to know how her business on the property will be impacted by the proposed zoning.		Explained the Urban Limited frontage would exclude parking between the building and the street. We would not require existing uses to retrofit, only if the property is redeveloped.	North Central	
CC1-0155	1713295093	2 North Pettigrew Street	NB	NX-3-UL	Comment about Proposed Zoning District	Caller is business owner. Would like to know how her business on the property will be impacted by the proposed zoning.	CC1-0154	Explained the Urban Limited frontage would exclude parking between the building and the street. We would not require existing uses to retrofit, only if the property is redeveloped.	North Central	
CC1-0156	0794920586	2404 Clark Avenue	R-20 w/NCOD and SRPOD	RX-3 w/NCOD and SRPOD	Comment about Proposed Zoning District	Caller would like to know how the proposed zoning will impact developing or selling his property.		Emailed owner with information about RX-3 zoning and minimum lot size requirements under R-20 vs. RX-3 zoning categories.	Wade	
CC1-0157	0783178177	5207 Westpine Court	R-6	R-6	Comment about Proposed Zoning District	Caller is concerned that property scheduled for rezoning is going to increase traffic and cause a concern for public safety. He asked if a traffic study had been done. He mentioned how long it takes him now traveling to the firehouse.		Called and left message clarifying the question on traffic impacts for the 3 parcels referenced.	West	
CC1-0158	0783161325	608 Charleston Road	CUD O&I-2	OX-3-CU	Comment about Proposed Zoning District	Caller is concerned that property scheduled for rezoning is going to increase traffic and cause a concern for public safety. He asked if a traffic study had been done. He mentioned how long it takes him now traveling to the firehouse.	CC1-0157	Called and left message clarifying the question on traffic impacts for the 3 parcels referenced.	West	
CC1-0159	0783157699	616 Appleton Drive	CUD O&I-1	OX-5-CU	Comment about Proposed Zoning District	Caller is concerned that property scheduled for rezoning is going to increase traffic and cause a concern for public safety. He asked if a traffic study had been done. He mentioned how long it takes him now traveling to the firehouse.	CC1-0157	Called and left message clarifying the question on traffic impacts for the 3 parcels referenced.	West	
CC1-0160	0796525606	2535 Laurel Cherry Street	R-4	PD	Comment about Proposed Zoning District	Informed caller about proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC1-0161	0798337421	8260 Hempshire Place #106	R-10	R-10	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property. It is within 100ft of a proposed rezoning.		Response provided by Call Center Staff.	Northwest	

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CC1-0162	0768147163	10624 Tarton Field Circle	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property.		Response provided by Call Center Staff.	Northwest	
CC1-0163	0768139824	9012 Treesdale Lane	CUD-TD	R-4	Comment about Proposed Zoning District	This is the property that is proposed to be rezoned near caller's property.	CC1-0162	Response provided by Call Center Staff.	Northwest	
CC1-0164	0796458653	5200 Creedmoor Road	R-4	R-4	Comment about Proposed Zoning District	Inquiry about postcard. Informed caller no change is proposed for this property.		Response provided by Call Center Staff.	Northwest	
CC1-0165	0796728087	1804 Small Court	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property. It is within 100ft of a rezoned property.		Response provided by Call Center Staff.	Midtown	
CC1-0166	0796728189	1824 Wysong Court	R-4 w/PDD	PD	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property. It is within 100ft of a rezoned property.		Response provided by Call Center Staff.	Midtown	
CC1-0167	1736297139	5120 Six Point Trail	O&I-1 w/SHOD-1 SHOD-2	R-10 w/SHOD-1 SHOD-2	Comment about Proposed Zoning District	Caller is very concerned about the travel safety issues that the proposed rezoning may cause, specifically at Sinclair Dr. Said there is an accident every week and building high density would be too much traffic. Would like a call back from staff.		Spoke with caller. He had concerns about adjacent property going from SC - CX-3; Explained differences.	Northeast	
CC1-0168	1716632625	4928 Wyatt Brook Way	O&I-1	RX-3	Comment about Proposed Zoning District	Caller has lots of questions. She wants to know specifically how the proposed zoning will impact her property.		Left a lengthy message on callers answering machine addressing her question of how this remapping is going to affect her property. Left name and number for callback should she have any specific questions.	Atlantic	
CC1-0169	1729786205	13036 Townfield Drive	R-6-CU w/UWPOD	R-6 Cuw/UWPOD	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property.		Response provided by Call Center Staff.	North	
CC1-0170	0778746588	5608 Rush Springs Court	CUD TD w/SHOD-2	OX-3-CU w/SHOD-2	Comment about Proposed Zoning District	Caller wants to know why part of his residential property is OX-3-CU and the other half is R-6-CU. Also has questions about why areas are zoned for 'office mixed use' when Martin Marietta has quarry next to proposed OX.		Called and left message on 6/11; Bynum talked to Mr Ballard on 6/12/14. He is very upset about current and proposed zoning. He has asked for R-6 zoning on his entire parcel.	Northwest	11
CC1-0171	1705674833	340 Allister Drive	R-10-CU	R-10-CU	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property. It is within 100ft of a rezoned property. Caller has a few questions about what type of structures/height can be built near her residential area.		Spoke at length on June 9th. Explained the rezoning of property adjacent to hers.	Midtown	
CC1-0172	1705675908	3609 Rolston Drive	CUD R-30	RX-5-CU	Comment about Proposed Zoning District	Relayed to caller "no change proposed" for her property. Caller rec'd postcard since property near her address is being rezoned. Caller has a few questions about what type of structures/height can be built near her residential area	CC1-0171	Spoke at length on June 9th. Explained the rezoning of property adjacent to hers.	Midtown	
CC1-0173	1703863559	South Person Street	RB HOD-G DOD	DX-3-DE w/HOD-G	Comment about Proposed Zoning District	Caller wants to know if this proposed zoning will make her property more valuable.	CC2-0092 & CC2-0093	Spoke with Inquirer about 517 S Person Street. Explained the difference between RB and DX zoning and talked about other considerations for development of the property, including the HOD.	Central	
CC1-0174	0778203369	9021 Glenwood Avenue	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Comment about Proposed Zoning District	Assisted caller with website. He will review the summary online and call back if questions.		Response provided by Call Center Staff.	Northwest	
CC1-0175	0778204219	9013 Glenwood Avenue	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Comment about Proposed Zoning District	Assisted caller with website. He will review the summary online and call back if questions.		Response provided by Call Center Staff.	Northwest	
CC1-0176	0778203173	9009 Glenwood Avenue	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Comment about Proposed Zoning District	Assisted caller with website. He will review the summary online and call back if questions.		Response provided by Call Center Staff.	Northwest	
CC1-0177	0778205040	9005 Glenwood Avenue	TD w/AOD & MPOD	IX-3-PK w/AOD & MPOD	Comment about Proposed Zoning District	Assisted caller with website. He will review the summary online and call back if questions.		Response provided by Call Center Staff.	Northwest	
CC1-0178	0758881533	11011 Maplecroft Court	CUD TD	R-10	Comment about Proposed Zoning District	Caller has no access to internet. Relayed to caller current and proposed zoning.		Response provided by Call Center Staff.	Northwest	

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CC1-0179	0797449024	6521 Creedmoor Rd #102	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Caller is business owner. Would like to know how his building on the property will be impacted by the proposed zoning.		Explained to the caller that the remapping will not have an effect on existing buildings. If the building was demolished , then the OX development standards would apply.	Northwest	
CC1-0180	0784701299	1005 DeBoy Street	R-4	R-4	Comment about Proposed Zoning District	No change proposed for this property. 1110 Schaub Drive is within 100ft and is being rezoned.		Response provided by Call Center Staff.	West	
CC1-0181	0783792872	1110 Schaub Drive	R-15	RX-3	Comment about Proposed Zoning District	This property was identified as 100ft from caller's property at 1005 DeBoy St.		Response provided by Call Center Staff.	West	
CC1-0182	0758750438	11546 Auldbury Way	CUD TD	R-4	Comment about Proposed Zoning District	Caller would like to know how the proposed zoning will impact his home-based business.		Returned call and left a message.	Northwest	
CC1-0183	0658268401	10321 Sablewood Drive	CUD TD	PD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning information. Caller will review website and call back if questions.		Response provided by Call Center Staff.		
CC1-0184	0779019082	7210 Terregles Drive	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Assisted caller with website. Has questions how the surrounding area will be affected by the proposed zoning.		Called citizen and explained proposed zoning. She had questions about property located behind her lot, which is in Durham County and will not be affected with the UDO remapping. Callers property is in Durham County within the Annex Agreement Area. Explained the Raleigh/Durham Annexation Agreement Areas.	Northwest	
CC1-0185	1717856877	2117 Osprey Circle	R-4	R-4	Comment about Proposed Zoning District	No change proposed for caller's property. 7200 Circlebank Drive is the property within 100ft with proposed zoning. Caller is very concerned about the proposed zoning and what will be built near her home.		Spoke with; explained remapping process and why the apartments near her would no longer be zoned R-15.	North	
CC1-0186	1717955382	7200 Circlebank Dr	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	This property was identified as 100ft from caller's property at 2117 Osprey Circle. Caller is very concerned about the proposed zoning and what will be built near her home.	CC1-0185	Spoke with; explained remapping process and why the apartments near her would no longer be zoned R-15.	North	
CC1-0187	1725279637	3701 Capital Boulevard	IND-1	IX-3-PL	Comment about Proposed Zoning District	Caller would like a copy of the remapping for his addresses mailed to him. He would also like to speak with planning staff. He does not understand the verbiage under 'Frontage' and how this would impact his property.		Spoke with and answered questions about his properties on Capital Boulevard. Mailed hard copies of materials as requested. He called on August 4th and wants to have IH zoning because the property is currently used as a towing yard.	Atlantic	12
CC1-0188	1725277770	3637 Capital Boulevard	IND-1	IX-3-PL	Comment about Proposed Zoning District	Caller would like a copy of the remapping for his addresses mailed to him. He would also like to speak with planning staff. He does not understand the verbiage under 'Frontage' and how this would impact his property.	CC1-0187	Spoke with and answered questions about his properties on Capital Boulevard. Mailed hard copies of materials as requested. He called on August 4th and wants to have IH zoning because the property is currently used as a towing yard.	Atlantic	12
CC1-0189	1728884387	2305 Filigree Court	R-4 w/UWPOD and PDD	PD w/UWPOD	Comment about Proposed Zoning District	Relayed to caller information regarding her property for proposed zoning and also www.raleighudo.us tools. She asked how much weight the planning commission has on the outcome of the vote from the June North Raleigh CAC meeting regarding rezoning.		Returned call and left voicemail offering further assistance.	North	
CC1-0190	0797592794	7773 Falcon Rest Circle	R-10	R-10	Comment about Proposed Zoning District	Explained to caller that no change is proposed for her address. Provided to caller the address of 7400 Stonecliff Dr as the address within 100ft from her property that has a zoning change. Caller is extremely concerned regarding the areas around her that are proposed to be rezoned.		Current use is apartments; the proposed zoning would allow non residential uses. She would recommend a residential zoning.	North	
CC1-0191	0797599310	7400 Stone Cliff Dr	R-20	RX-3	Comment about Proposed Zoning District	Explained to caller that no change is proposed for her address. Provided to caller the address of 7400 Stonecliff Dr as the address within 100ft from her property that has a zoning change. Caller is extremely concerned regarding the areas around her that are proposed to be rezoned.	CC1-0190	Current use is apartments; the proposed zoning would allow non residential uses. She would recommend a residential zoning.	North	4
CC1-0192	0777556006	8708 Silverthorne Drive	R-2 w/MPOD	R-2 w/MPOD	Agree with Proposed Zoning	No change proposed for caller's property. 8009 Goldenrain Way was the property identified within 100ft with proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC1-0193	0777556474	8009 Goldenrain Way	TD	RX-3	Agree with Proposed Zoning	This was the property identified within 100ft of 8708 Silverthorne Drive up for proposed rezoning.	CC1-0192	Response provided by Call Center Staff.	Northwest	
CC1-0194	1718824142	8809 Litchford Way	R-4	R-4	Comment about Proposed Zoning District	Caller had 32 properties. I walked him through the tool for one of the properties. He will research the remaining and email if questions.		Response provided by Call Center Staff.	North	
CC1-0195	1717981265	2425 Lemuel Drive	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Caller read about UDO in newspaper; did not receive a postcard. I informed called that no change is proposed for his address.		Response provided by Call Center Staff.	North	

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CC1-0196	0795315858	3320 Thomas Road	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property.		Response provided by Call Center Staff.	Glenwood	
CC1-0197	1704981683	604 East Whitaker Mill Road	R-10	R-10	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property.		Response provided by Call Center Staff.	Five Points	
CC1-0198	1704897093	513 East Whitaker Mill Road	O&I-4	RX-4	Comment about Proposed Zoning District	Informed caller of proposed zoning change.		Response provided by Call Center Staff.	Five Points	
CC1-0199	1704992012	615 East Whitaker Mill Road	SC	CX-3	Comment about Proposed Zoning District	Informed caller of proposed zoning change.		Response provided by Call Center Staff.	Five Points	
CC1-0200	1704992224	1921 Bernard Street	R-10	R-10	Comment about Proposed Zoning District	Informed caller that no change is proposed for this property.		Response provided by Call Center Staff.	Five Points	
CC1-0201	1712966969	3026 Rock Quarry Road	R-6	R-6	Comment about Proposed Zoning District	Informed caller of existing and proposed zoning. Caller said he is getting older and wants to sell his land for the correct price. He would appreciate it if a city planner would call him back to discuss what can be developed on his property so that he is not taken advantage. He also asked about "grandfathering" regarding his properties. He also asked for our office address, he would like to meet face to face and discuss.		Spoke with at length morning of June 12. Explained the rationale for rezoning R-20 property to R-10. Put him in touch with our Real Estate Office because he wants to buy some City-owned land.	South	
CC1-0202	1713068502	512 Montague Lane	R-20	R-10	Comment about Proposed Zoning District	Informed caller of existing and proposed zoning. Caller said he is getting older and wants to sell his land for the correct price. He would appreciate it if a city planner would call him back to discuss what can be developed on his property so that he is not taken advantage. He also asked about "grandfathering" regarding his properties. He also asked for our office address, he would like to meet face to face and discuss.	CC1-0201	Spoke with at length morning of June 12. Explained the rationale for rezoning R-20 property to R-10. Put him in touch with our Real Estate Office because he wants to buy some City-owned land.	South Central	
CC1-0203	1713060829	575 East Cabarrus Street	R-20	R-10	Comment about Proposed Zoning District	Informed caller of existing and proposed zoning. Caller said he is getting older and wants to sell his land for the correct price. He would appreciate it if a city planner would call him back to discuss what can be developed on his property so that he is not taken advantage. He also asked about "grandfathering" regarding his properties. He also asked for our office address, he would like to meet face to face and discuss.	CC1-0201	Spoke with at length morning of June 12. Explained the rationale for rezoning R-20 property to R-10. Put him in touch with our Real Estate Office because he wants to buy some City-owned land.	South Central	
CC1-0204	1713356618	1505 Joe Louis Avenue	R-10	R-10	Comment about Proposed Zoning District	Informed caller of existing and proposed zoning. Caller said he is getting older and wants to sell his land for the correct price. He would appreciate it if a city planner would call him back to discuss what can be developed on his property so that he is not taken advantage. He also asked about "grandfathering" regarding his properties. He also asked for our office address, he would like to meet face to face and discuss.	CC1-0201	Spoke with at length morning of June 12. Explained the rationale for rezoning R-20 property to R-10. Put him in touch with our Real Estate Office because he wants to buy some City-owned land.	South Central	
CC1-0205	1712968467	0 Rock Quarry Road	R-4	R-4	Comment about Proposed Zoning District	Informed caller of existing and proposed zoning. Caller said he is getting older and wants to sell his land for the correct price. He would appreciate it if a city planner would call him back to discuss what can be developed on his property so that he is not taken advantage. He also asked about "grandfathering" regarding his properties. He also asked for our office address, he would like to meet face to face and discuss.	CC1-0201	Spoke with at length morning of June 12. Explained the rationale for rezoning R-20 property to R-10. Put him in touch with our Real Estate Office because he wants to buy some City-owned land.	South	
CC1-0206	1704897093	513 East Whitaker Mill Road	O&I-1	RX-4	Comment about Proposed Zoning District	Caller's company owns property at 513 East Whitaker Mill Road. Her company wants to buy 615 East Whitaker Mill Road and behind 615 E Whitaker Mill Rd is 1921 Bernard Street. She would like to know how this zoning impacts the building of: Nursing Home, Independent Living or Skilled Nursing facility on these properties.		Called property owner/potential buyer and explained the different processes for each use in the diffferent zoning districts. Caller was primarily interested in the expansion of a current nursing home land use on 513 E Whitaker.	Five Points	
CC1-0207	1704992012	615 East Whitaker Mill Road	SC	CX-3	Comment about Proposed Zoning District	Caller's company owns property at 513 East Whitaker Mill Road. Her company wants to buy 615 East Whitaker Mill Road and behind 615 E Whitaker Mill Rd is 1921 Bernard Street. She would like to know how this zoning impacts the building of: Nursing Home, Independent Living or Skilled Nursing facility on these properties.	CC1-0206	Called property owner/potential buyer and explained the different processes for each use in the diffferent zoning districts. Caller was primarily interested in the expansion of a current nursing home land use on 513 E Whitaker.	Five Points	
CC1-0208	1704992224	1921 Bernard Street	R-10	R-10	Comment about Proposed Zoning District	Caller's company owns property at 513 East Whitaker Mill Road. Her company wants to buy 615 East Whitaker Mill Road and behind 615 E Whitaker Mill Rd is 1921 Bernard Street. She would like to know how this zoning impacts the building of: Nursing Home, Independent Living or Skilled Nursing facility on these properties.	CC1-0206	Called property owner/potential buyer and explained the different processes for each use in the diffferent zoning districts. Caller was primarily interested in the expansion of a current nursing home land use on 513 E Whitaker.	Five Points	

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CC1-0209	1733416667	5609 Poole Road	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Notified caller that no change is proposed for this property.		Response provided by Call Center Staff.	Southeast	
CC1-0210	1702024601	733 Summer Music Lane	IND-1 w/SWPOD PDD	PD w/SWPOD	Comment about Proposed Zoning District	Relayed to caller proposed zoning information		Response provided by Call Center Staff.	Southwest	
CC1-0211	1721996272	4114 Pearl Road	R-4	R-4	Comment about Proposed Zoning District	Notified caller that no change is proposed for this property.		Response provided by Call Center Staff.	South	
CC1-0212	1713044004	1105 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller proposed zoning information		Response provided by Call Center Staff.	South Central	
CC1-0213	1703933172	1301 Garner Road	R-20	R-10	Comment about Proposed Zoning District	Relayed to caller proposed zoning information. Caller will view the website and call back if questions		Response provided by Call Center Staff.	South Central	
CC1-0214	0786371127	4806 Black Mountain Path	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	Relayed to caller proposed zoning information. Caller will view the website and call back if questions		Response provided by Call Center Staff.	Northwest	
CC1-0215	0798467487	8812 Stage Ford Road			General Comment	Caller not in City of Raleigh.		Response provided by Call Center Staff.		
CC1-0216	1703842205	1101 South Person Street	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Caller said North Person Street is developing rapidly. She would like to know how the new zoning will increase development of South Person Street.		Provided caller with information on UDO project, nature of development in Peace/Person area and how zoning impacts redevelopment generally.	Central	
CC1-0217	0794595464	3052 Lewis Farm Road	R-4	R-4	Comment about Proposed Zoning District	No change is proposed for caller's property. 3053 Medlin Dr was identified as the property being rezoned 100ft from caller's property. Caller is extremely concerned about the proposed rezoning as it is directly behind her property. She is concerned about bigger and higher construction and more congestion.		Wrong number entered when I called on 6/18/14. I was notified the number was entered incorrectly and was given the correct number. Once this information was given to me on 6/23/14 I called that day. Described the different uses allowed in the current zoning (NB) vs. NX-3. Told her there is smaller scale retail designation in the UDO, RX. NOTE: Meade referred her to me for further explanation of what RX means. I clarified by phone why RX was not recommended and the nature of the mixed use intensity potential on such a small area zoned NX- (less than 2.5 acres total NX- bisected by a street all backed up to residential with land-gobbling transitions. --DB	Glenwood	
CC1-0218	0794598605	3053 Medlin Drive	NB	NX-3	Comment about Proposed Zoning District	No change is proposed for caller's property. 3053 Medlin Dr was identified as property being rezoned 100ft from caller's property. Caller is extremely concerned about the proposed rezoning as it is directly behind her property. She is concerned about bigger and higher construction and more congestion.	CC1-0217	Wrong number entered when I called on 6/18/14. I was notified the number was entered incorrectly and was given the correct number. Once this information was given to me on 6/23/14 I called that day. Described the different uses allowed in the current zoning (NB) vs. NX-3. Told her there is smaller scale retail designation in the UDO, RX. NOTE: Meade referred her to me for further explanation of what RX means. I clarified by phone why RX was not recommended and the nature of the mixed use intensity potential on such a small area zoned NX- (less than 2.5 acres total NX- bisected by a street all backed up to residential with land-gobbling transitions. --DB	Glenwood	
CC1-0219	1707617943	6608 Six Forks Road	O&1-3	OX-3-PL	Comment about Proposed Zoning District	Caller owns business at this address. Will review website and call back if questions	CC1-0215	Response provided by Call Center Staff.	North	
CC1-0220	0785493992	4419 Rockwood Drive	R-4	R-4	Comment about Proposed Zoning District	Informed caller that no changes is proposed for her property. Property 100ft from her address, 4004 Grand Manor Ct, is being rezoned.		Response provided by Call Center Staff.	Northwest	
CC1-0221	0785497291	4004 Grand Manor Court	O&I-1	RX-3	Comment about Proposed Zoning District	Informed caller that no changes is proposed for her property. Property 100ft from her address, 4004 Grand Manor Ct, is being rezoned.		Response provided by Call Center Staff.	Northwest	
CC1-0222	1703678106	421 S Salisbury Street	BUS w/DOD	DX-20-SH	Comment about Proposed Zoning District	Calling on behalf of business owner. I walked caller through raleighudo.us. He is sending an email with questions.		Response provided by Call Center Staff.	Central	
CC1-0223	0763165181	503 Carriage Lane			General Comment	Address not in city of Raleigh.		Response provided by Call Center Staff.		

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CC1-0224	1726013414	4606 Ravi Road	CUD R-15	RX-3	Comment about Proposed Zoning District	Caller would like to know the impact of the proposed zoning. She would also like to hear about the "vision" for this particular area.	CC1-223	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in detail. Noted area is zoned to be and foreseen as remaining residential.	Atlantic	
CC1-0225	0774519640	6713 Hillsborough Street	R-4 w/SHOD-1	R-4 w/SRPOD	Comment about Proposed Zoning District	No change is proposed for caller's address. 6715 Hillsborough Street is the property 100ft from caller's address that is being rezoned.		Response provided by Call Center Staff.	West	
CC1-0226	0774519940	6715 Hillsborough Street	R-4 w/SHOD-1	NX-3-PL w/SRPOD 1	Comment about Proposed Zoning District	No change is proposed for caller's address. 6715 Hillsborough Street is the property 100ft from caller's address that is being rezoned.	CC1-0225	Response provided by Call Center Staff.	West	
CC1-0227	1704136471	907B St. Mary's Street	R-15	RX-3	Comment about Proposed Zoning District	Informed caller of zoning change for her property.		Response provided by Call Center Staff.	Hillsborough	
CC1-0228	1725134813	2821 Trawick Road	IND-1	IX-3	Comment about Proposed Zoning District	2821 Trawick Rd has a house on the property used as an office. 2815 Trawick Rd has a quonset hut on-site. She would like to know how the rezoning will impact the house use as a rental. Address 2821 has 3 different PIN numbers		Left voicemail. Never returned call.	Northeast	
CC1-0229	1725134679	2815 Trawick Road	IND-1	IX-3	Comment about Proposed Zoning District	2821 Trawick Rd has a house on the property used as an office. 2815 Trawick Rd has a quonset hut on-site. She would like to know how the rezoning will impact the house use as a rental. Address 2821 has 3 different PIN numbers	CC1-0228	Left voicemail. Never returned call.	Northeast	
CC1-0230	1725134990	2821 Trawick Road	IND-1	IX-3	Comment about Proposed Zoning District	2821 Trawick Rd has a house on the property used as an office. 2815 Trawick Rd has a quonset hut on-site. She would like to know how the rezoning will impact the house use as a rental. Address 2821 has 3 different PIN numbers.	CC1-0228	Left voicemail. Never returned call.	Northeast	
CC1-0231	1725136827	2821 Trawick Road	IND-1	IX-3	Comment about Proposed Zoning District	2821 Trawick Rd has a house on the property used as an office. 2815 Trawick Rd has a quonset hut on-site. She would like to know how the rezoning will impact the house use as a rental. Address 2821 has 3 different PIN numbers	CC1-0228	Left voicemail. Never returned call.	Northeast	
CC1-0232	1703860945	219 East Cabarrus Street	RB	DX-3-UG	Comment about Proposed Zoning District	Caller received a voice message from planning staff. She would like to talk with the person that left the message. She does not understand the restriction of 3 stories when all around her are 4-6 stories.	CC5-0124	Returned phone call; owner is in disagreement about the 3 story limit and feels that 4 stories would be a more appropriate height limit given the likelihood of redevelopment in her block.	Central	5
CC1-0233	1715781482	3900 Electronics Drive	IND-1	IH	Comment about Proposed Zoning District	Caller has 3 questions: What are the setbacks, can the land be divided and will the proposed zoning allow a school to be built?		Called citizen and gave information she requested on the proposed IH zoning. Let her know schools are not a permitted use in IH.	Atlantic	
CC1-0234	1714730628	2321 Glascock Street	R-10	R-10	Comment about Proposed Zoning District	No change is proposed for caller's property. 1031 N King Charles Rd was identified as property within 100ft being rezoned.		Response provided by Call Center Staff.	East	
CC1-0235	1714549416	1031 N King Charles	SC	CX-3	Comment about Proposed Zoning District	No change is proposed for caller's property. 1031 N King Charles Rd was identified as property within 100ft being rezoned.	CC1-0234	Response provided by Call Center Staff.	East	
CC1-0236	1704412869	618 N Boylan Avenue	NB w/PBOD and PDD	PD	Comment about Proposed Zoning District	Caller able to access website. Has questions that pertain to the future of PD zoning with the overlays being removed.		Explained how PDD will carry forward into new code and become base zoning district instead of an overlay.	Hillsborough	
CC1-0237	1713156309	702 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Informed caller of proposed zoning for her property.		Response provided by Call Center Staff.	South Central	
CC1-0238	1713156510	628 Quarry Street	R-20	R-10	Comment about Proposed Zoning District	Informed caller of proposed zoning for this property. She would like to speak with planning staff. This address is a church that is owned by her family. They have plans to renovate and provide childcare in the basement. She would like to know how the proposed zoning impacts this business plan.	CC1-0237	Called and left a detailed message.	South Central	
CC1-0239	0796388203	2301 West Millbrook Rd	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Calling on behalf of the church on this property. Caller read existing and proposed zoning. Would like someone to call him so that he can ensure he has a full understanding of the proposed zoning.		Informed inquirer of proposed zoning in detail. Noted parcel will continue to be Conditional Use. Provided overview of pertinent UDO sections.	Northwest	
CC1-0240	1702571636	218 Pecan Road	R-10	R-10	Comment about Proposed Zoning District	No change is proposed for 209 or 218 Pecan Road. Caller received postcard for 2537 S Saunders St, property 100ft from Pecan Rd addresses.		Response provided by Call Center Staff.	Southwest	

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CC1-0241	1702572420	209 Pecan Road	R-10	R-10	Comment about Proposed Zoning District	No change is proposed for 209 or 218 Pecan Road. Caller received postcard for 2537 S Saunders St, property 100ft from Pecan Rd addresses.		Response provided by Call Center Staff.	Southwest	
CC1-0242	1702487225	2537 S Saunders Street	IND-1	CX-3-PL	Comment about Proposed Zoning District	No change is proposed for 209 or 218 Pecan Road. Caller received postcard for 2537 S Saunders St, property 100ft from Pecan Rd addresses.		Response provided by Call Center Staff.	Southwest	
CC1-0243	1703984074	220 Woodsborough Place	CUD O&I-2	RX-3-CU	Agree with Proposed Zoning	Relayed to caller proposed zoning for his property.		Response provided by Call Center Staff.	South Central	
CC1-0244	0787038599	7009 Wheat Mill Place	O&I-1	RX-3	Comment about Proposed Zoning District	Caller unable to access website. Read to caller proposed zoning and also provided county tax department phone number.		Response provided by Call Center Staff.	Northwest	
CC1-0245	0795871025	1229 Blenheim Drive	R-4	R-4	Comment about Proposed Zoning District	Walked caller through viewing his property on website. Caller is very concerned regarding property he sees as proposed zoning surrounding his property. He spoke of agreement with city attorney's office regarding surrounding properties. I suggested to caller he use the feedback button but he wanted to speak with someone.	GEN-0106	Spoke with caller regarding his concerns and questions. Told him I would research the agreement he mentioned and follow up with him, though it is not a conditional use case. He asked how he could voice his concerns. I mentioned that his concerns and comments would be forwarded to the Planning Commission. 8/20/14 BW called and left voicemail to follow up on any outstanding questions he might still have.	Glenwood	
CC2-0001	0785576513	3902 Burwell Rollins Cir	R-6	R-6	Comment about Proposed Height	Are there any height restrictions? Read what was provided on the UDO/Rezonning screen regarding current & future zone.		Replied via email that the height limit in R-6 is 40 feet and 3 stories. Also included link to Chapter 2 of UDO.	Northwest	
CC2-0002	1737626810	7316 Ivy League Ln	O&I-1	R-10	General Comment	Is the property across the street in wet lands ?		Informed inquirer subject property is within 100-year floodplain.	Forestville	
CC2-0003	1733338560	5513 Tanglewood Pine Ln	R-4	R-4	Comment about Proposed Zoning District	Read description of property zone & advised that property was remaining the same. Would like a more detailed explanation of zoning R-4.		Replied via phone. Explained the meaning of R-4 zoning and the change of zoning of property to the north from IND-1 to IX-3.	Southeast	
CC2-0004	1733336741	5060 Trademark Dr	IND-1	IX-3	General Comment	How will this affect my taxes ? Gave him phone number for Wake County Revenue		Response provided by Call Center Staff.	Southeast	
CC2-0005	1738116994	4900 Thornton Rd	CUD-TD	IX-3-PK-CU	General Comment	How will this affect my taxes ? Gave him phone number for Wake County Revenue.		Response provided by Call Center Staff.	Forestville	
CC2-0006	1732766724	2520 Barwell Rd	R-4	R-4	Comment about Proposed Zoning District	Wanted to know how his property would be rezoned. Info given.		Response provided by Call Center Staff.	Southeast	
CC2-0007	1724770138	1517 Beacon Valley Dr	TD	R-10	Agree with Proposed Zoning	Not concerned about new zoning		Response provided by Call Center Staff.	Northeast	
CC2-0008	1735415347	2153 Thornblade Dr	R-10 w/PDD	PD	Comment about Proposed Zoning District	Wanted to know how his property would be rezoned. Info given.		Response provided by Call Center Staff.	Northeast	
CC2-0009	1747732876	4216 Willow Haven Ct	R-10 w/PDD	PD	Comment about Proposed Zoning District	Advised that property zone was remaining the same		Response provided by Call Center Staff.	Forestville	
CC2-0010			N/A	N/A	Existing Land Use/Proposed Zoning Mismatch	Started looking at property to purchase & has questions about zoning. He has viewed the online website.		Had general questions regarding self-service storage in UDO districts. Went over relevant regulations and provided section numbers for UDO.		
CC2-0011	1702329034	3401 S Wilmington	IND-1	IX-3-PL	Existing Land Use/Proposed Zoning Mismatch	Not concerned about new zoning		Response provided by Call Center Staff.	Southwest	
CC2-0012	1729223012	Dunn Rd & Falls of Neuse			Comment about Proposed Zoning District	Had questions regarding proposed Publix - transferred call to Staff		Response provided by Call Center Staff.	North	
CC2-0013	1717053471	7000 Harps Mill Rd	O&I-3	OX-3	Existing Land Use/Proposed Zoning Mismatch	Tax question - referred him to Wake County Revenue. Had multiple in depth questions on new zoning.		Returned call and left voicemail	North	
CC2-0014	1728163910	1412 Savannah Oaks Way	R-4 w/UWPOD	R-4/UWPOD	General Comment	Why did they receive the card. Explanation given		Response provided by Call Center Staff.	North	
CC2-0015					General Comment	Directed to the UDO website. Advised him to call back if he had any further questions.		Response provided by Call Center Staff.		

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CC2-0016	1728799821	10723 Pendragon Pl	R-4 W/UWPOD & PDD	PD W/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Why did they receive the card. Explanation given & customer directed to the UDO website. Had no further questions.		Response provided by Call Center Staff.	North	
CC2-0017	1725478862	3815 Bison Hill	CUD O&I-1	R-10-CU	Existing Land Use/Proposed Zoning Mismatch	Why did they receive the card. Explanation given & customer directed to the UDO website. Had no further questions.		Response provided by Call Center Staff.	Northeast	
CC2-0018	1729946144	10730 Edmundson Ave	R-4	PD	General Comment	Why did they receive the card. No further questions.		Response provided by Call Center Staff.	North	
CC2-0019	1716658001	1721 Tiffany Bay Ct	O&I-1	RX-3	General Comment	Why did they receive the card. No further questions.		Response provided by Call Center Staff.	North	
CC2-0020	1715833719	3113 Ward Rd	R-6	R-6	Comment about Proposed Zoning District	Caller received card for property 100 ft from address. 2912 Highwoods Blvd changing from IND-1 to OP-3		Response provided by Call Center Staff.	Atlantic	
CC2-0021	1737385748	8245 Haines Creek Ln	CUD TD	R-6	Agree with Proposed Zoning	Walked customer thru inter active viewer - no issues		Response provided by Call Center Staff.	Forestville	
CC2-0022	1737385748	8245 Haines Creek Ln	CUD TD	R-6	General Comment	Customer Called back - would like to know if Perry Creek Rd is going to be enlarged.		Inquirer noted she was concerned postcard she received was related to future widening; informed inquirer that was not the case, but did note that the road is designated as 4-lanes / divided.	Forestville	
CC2-0023	1707394162	8041 Allyns Landing Way	R-6	R-6	General Comment	Customer wanted to know if the zip code was going to change.		Response provided by Call Center Staff.	North	
CC2-0024	1738223392	8823 Thornton Town Pl	CUD O&I-2	R-10 CU	Agree with Proposed Zoning	No issues.		Response provided by Call Center Staff.	Forestville	
CC2-0025	0794203815	3808 Western Blvd	NB	NX-3	General Comment	Has multiple commercial property in city limits but only received 1 card. I could only locate 1 property with the name given.		Called and left message. Talked to the client and clarified that all commercially zoned properties will be remapped.	West	
CC2-0026	1726556598	4907 Hollenden Dr	R-15	RX-3	Existing Land Use/Proposed Zoning Mismatch	Wanted more information on "mixed use." Also wanted to know if taxes would increase - gave number to Wake County Revenue.		Concerned about how this would affect her situation. Very little if any on existing multifamily development.	Northeast	
CC2-0027	1738602674	8329 Glenwood Springs Ct	CUD TD	R-10	Agree with Proposed Zoning	Walked customer thru inter active viewer - no issues		Response provided by Call Center Staff.	Forestville	
CC2-0028	1731086402	4313 Pearl Rd	R-4	R-4	General Comment	Walked customer thru inter active viewer - will comment thru site via email.		Response provided by Call Center Staff.	South	
CC2-0029	1702575420	2600 S Wilmington St	NB	CX-3	Agree with Proposed Zoning	No issues.		Response provided by Call Center Staff.	Southwest	
CC2-0030	1702574451	2601 Renfrow Rd	NB	CX-3	Agree with Proposed Zoning	No issues.		Response provided by Call Center Staff.	Southwest	
CC2-0031	0792746985	2016 Tryon Rd	R-10	R-10	Agree with Proposed Zoning	No issues.		Response provided by Call Center Staff.	Southwest	
CC2-0032	1721471380	4200 Virtuous St	CUD IND-1	IX-3-CU	General Comment	Initially could not locate property on UDO site. Wanted to know what was going on w/land. Hung up		Called and left message advising current and proposed zoning. Left my name and number so that he could call back with any additional questions.	South	
CC2-0033	1716833943	2108 E Millbrook Rd	IND-1	IX-3-PL	Existing Land Use/Proposed Zoning Mismatch	Wanted to make sure property would be conforming to new proposed zoning.		Response provided by Call Center Staff.	Atlantic	
CC2-0034	1738008885	8500 Capital Blvd	TD	CX-3-PK	Existing Land Use/Proposed Zoning Mismatch	Wanted to make sure property would be conforming to new proposed zoning.		Response provided by Call Center Staff.	Forestville	
CC2-0035	1718217156	8309 Falls of Neuse Rd	SC	CX-3-PL	Existing Land Use/Proposed Zoning Mismatch	Wanted to make sure property would be conforming to new proposed zoning.		Response provided by Call Center Staff.	North	
CC2-0036	1727154485	2820 Rowland Rd	IND-1	IX-3	Comment about Proposed Frontage	Realtor calling on behalf of client who may purchase property. Wants to know the exact set backs.		Called citizen and gave her the IX setback standards for her client.	North	
CC2-0037	0795880039	3712 Dade St	R-4	R-4	General Comment	Customer wanted to know what the new proposed zoning would be. Also needed the phone number for Bldg Permits. Info was provided to customer.		Response provided by Call Center Staff.	Glenwood	

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CC2-0038	1702319626	3509 S Wilmington St	IND-1	IX-3-PL	Comment about Proposed Zoning District	Property is currently leased for a used car dealership - will this business conform to new proposed zoning.		Informed inquirer that Vehicle Sales/ Rental is Limited Use in IX; noted Use Standards, inquirer felt present use met those criteria.	Southwest	
CC2-0039	0778121630	6331 Limousine Dr	TD	IX-3-PK	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be. Info provided & customer directed to UDO site.		Response provided by Call Center Staff.	Northwest	
CC2-0040	1729939707	3427 Van Hessen Dr	R-4	PD	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be. Info provided & customer directed to UDO site.		Response provided by Call Center Staff.	North	
CC2-0041	1729710125	10904 Farmville Rd	R-10	R-10	Comment about Proposed Zoning District	Wanted to know the zoning for property across the street. Information provided to customer.		Response provided by Call Center Staff.	North	
CC2-0042	1830541322	14433 Hamletville St	CUD TD	R-10	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be. Info provided & customer directed to UDO site.		Response provided by Call Center Staff.	North	
CC2-0043	1713134945	1133 South State St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be. Info provided & customer directed to UDO site.		Response provided by Call Center Staff.	South Central	
CC2-0044	1703931611	1229 Magnum St	R-20	R-10	Existing Land Use/Proposed Zoning Mismatch	Customer wanted to know what the new proposed zoning would be - info provided. Wants to know if they are re-vamping that area to make it more attractive.		Called citizen and further explained the proposed zoning change; also that the remapping process would be changing the zoning only. Will not implement any beautification or improvements, just rezone the property.	Central	
CC2-0045	1704018566	205 Woodburn Rd	R-6	R-6	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be. No change in zoning.	CC2-0046	Response provided by Call Center Staff.	Hillsborough	
CC2-0046	1704018566	117 Woodburn Rd	CUD-R-15	RX-3-CU	Comment about Proposed Zoning District	Concerned about this possible change. Would like more information.	CC2-0045	Called and left message.	Hillsborough	
CC2-0047	0794650942	704 Dixie Trail	R-6	R-6	Comment about Proposed Zoning District	Customer wanted to know about proposed new zoning.	CC2-0048	Response provided by Call Center Staff.	Wade	
CC2-0048	0794650942	3010 Spanish Ct	CUD-R-15	RX-3-CU	Comment about Proposed Zoning District	Would like to know how this will impact the area. Was concerned about overall higher density.	CC2-0047	Contacted inquirer and explained differences between R-15 and RX-3. Also described conditions associated with the zoning case (Z-93-96). Inquirer had to cut short our phone call and will contact me to discuss further.	Wade	
CC2-0049	1703956994	614 East South St	R-20	R-10	Comment about Proposed Zoning District	Does not understand the proposed change. Advised that the city has a lien on the property for 15 years for a loan she can't pay back.		Called and explained the rezoning. She had confused the rezoning with a loan made by the City for property improvement.	South Central	
CC2-0050	1703861761	510 South Person St	RB	DX-3-DE	Comment about Proposed Zoning District	Would like to know how this will impact her property. She is planning for future renovations.		Spoke with property owner regarding current and proposed zoning requirements and impact on 2 story addition.	Central	
CC2-0051	1703197728	109 Ashe Ave	R-20	R-10	Existing Land Use/Proposed Zoning Mismatch	How will this change affect his property.		Confirmed that existing single family home is an allowable use under proposed R-10 zoning.	Hillsborough	
CC2-0052	0794819756	2306 Hillsborough St	CUD SC	NX-4-SH-CU	Existing Land Use/Proposed Zoning Mismatch	Property is leased by another party - would like to know if this change will affect the current use.		Confirmed that existing surface parking lot can remain in operation.	Wade	
CC2-0053	1718405708	1509 Barley Place	R-4	R-4	Comment about Proposed Zoning District	Customer wanted to know about proposed new zoning.		Response provided by Call Center Staff.	North	
CC2-0054	1729316256	1521 Whittington Dr	R-4	R-4	Comment about Proposed Zoning District	Customer wanted to know about proposed new zoning.		Response provided by Call Center Staff.	North	

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CC2-0055	1714513263	408 N King Charles Rd	R-10	R-6	Comment about Proposed Zoning District	Concerned about this possible change. Would like more information and a call from a city planner.		Spoke with caller. She is okay with the change.	East	
CC2-0056	1713084194	708 E Hargett St	R-20	R-10	Comment about Proposed Zoning District	Would like more info about the proposed changes from a city planner.		She had general questions about the rezoning in her area. She had trouble working the viewer so I walked her through that.	South Central	
CC2-0057	1713134930	1135 S State St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	South Central	
CC2-0058	1714068178	1501 Wake Forest Rd	IND-2	IX-3	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Mordecai	
CC2-0059	1734594848	1968 Shadow Glen Dr	R-10	PD	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Northeast	
CC2-0060	1713085327	705 E Hargett St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	South Central	
CC2-0061	0794039839	3020 Richward Pl	IND-2	IX-3	Comment about Proposed Zoning District	Has a few comments/questions regarding possible changes.		Discussed new IX district and development standards comparing it to old IND-2 district. Provided caller with link to website for additonal information and descriptions and offered contact info for future questions .	West	
CC2-0062	1714760465	2219 Rumson Rd	R-10	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	East	
CC2-0063	1714767248	1521 N King Charles Rd	R-10	R-6	Comment about Proposed Zoning District	Customer would like to know if anymore roads are being proposed for this neighborhood.		Called her, she called me back, when I called her back no answer. She doesn't have an answering machine but must be able to tell the phone number if someone calls in her absence. Called again on Wednesday but couldn't leave a message.	East	
CC2-0064	1729500621	2246 Dunlin Ln	R-4	PD	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.	CC2-0065	Response provided by Call Center Staff.	North	
CC2-0065	1729612614	1901 Falls Landing Dr	CUD-R-15	RX-3-CU	Comment about Proposed Height	Customer would like a call back about 1901 Falls Landing Dr. Concerned with proposed new zoning. Would like more info.	CC2-0064	Returned call and left voicemail (twice).	North	
CC2-0066	1708402471	8356 Six Forks Rd	CUD-O&I-1	OX-3-PL-CU	Comment about Proposed Zoning District	Customer would like more info about the new proposed zoning.		Left voice mail. Never returned call.	North	
CC2-0067	0783888919	1304 Lorimar Road	R-4	R-4	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	West	
CC2-0068	1703961106	611 S East St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Central	
CC2-0069	1703831086	1315 S Person St	R-20	R-10	Comment about Proposed Zoning District	Would like to know if this property can become an office space under the proposed new zoning.		Office use not allowable under pre or post zoning. However (6.7.1 D) does allow for in home occupations under certain conditions.	Central	
CC2-0070	0795200106	3425 Horton St	R-4	R-4	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.	CC2-0071	Response provided by Call Center Staff.	Glenwood	
CC2-0071	0795211105	3500 Horton St	CUD R-15	RX-4-CU	Comment about Proposed Zoning District	Customer concerned about new proposed zoning for this site location. Needs a city planner to call her.	CC2-0070	Spoke with caller. She is concerned about an apartment complex being built near her house.	Glenwood	
CC2-0072	0785700679	2301 Blue Ridge Rd	O&I-1	OX-5-UL	Agree with Proposed Zoning	Happy with proposed new zoning.		Response provided by Call Center Staff.	Northwest	

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CC2-0073	1725059176	3077 Huntleigh Dr	SC	OX-4	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Atlantic	
CC2-0074	1713193599	111 N State St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	North Central	
CC2-0075	1714080174	731 Pershing St	IND-2	IX-3	Comment about Proposed Zoning District	Would like to know if he would be able to add a 2nd story under new proposed zoning.		Called citizen and let them know that the remapping would not have an effect on their ability to expand. This is a separate process that would go through Development Services and likely require a site plan if required parking increases based on the size of the expansion.	Five Points	
CC2-0076	1703979607	302 S Swain St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	South Central	
CC2-0077	1703998266	552 E Edenton St	O&I-2	OX-3-DE	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning. Will look at the UDO website.		Response provided by Call Center Staff.	North Central	
CC2-0078	0774842068	1021 Nowell Rd	TD	RX-3	Comment about Proposed Zoning District	Customer would like to know how the new proposed zoning will affect him.		Current zoning TD - UDO remapping to RX-3. RX-3 not compatible to TD. Property owner said that he wants site rezoned to CX district because it's more like TD	West	6
CC2-0079	0793096158	1220 Kent Rd	R-10	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	West	
CC2-0080	0793180624	1317 Kent Rd	R-15	RX-3	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	West	
CC2-0081	1704049530	705 Daniels St	R-20	RX-3	Comment about Proposed Zoning District	Customer does not understand what this change is about.	CC2-0082	Called property owner and gave more information on the remapping process and her current/proposed zoning.	Hillsborough	
CC2-0082	1704049530	635 Daniels St	R-20	RX-3	Comment about Proposed Zoning District	Customer does not understand what this change is about.	CC2-0081	Called property owner and gave more information on the remapping process and her current/proposed zoning.	Hillsborough	
CC2-0083	0784433812	214 Grand Avenue	R-6	R-6	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	West	
CC2-0084	0784449935	4900 Hillsborough St	IND-2	IX-3-GR	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	West	
CC2-0085	1707399383	202 Bon Marche Ln	R-10 CU	R-10 CU	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.	CC2-0086	Response provided by Call Center Staff.	North	
CC2-0086		General area of Waterford Park Ln	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Customer has concerns about traffic related issues.	CC2-0085	Returned call and left voicemail with contact information for the Transportation Operations Division.	North	
CC2-0087	1714725662	2345 Milburnie Road	R-10	R-6	Comment about Proposed Zoning District	Wanted info about proposed new zoning. Was concerned about taxes - phone number provided for Wake Revenue.		Response provided by Call Center Staff.	East	
CC2-0088	0777794461	8421 Header Stone Dr	CUD TD	R-10	Comment about Proposed Zoning District	Customer would like to know how the new proposed zoning will affect them.		Called and explained the purposes and effects of the rezoning for her property and the surrounding properties.	Northwest	
CC2-0089	0778718363	8964 Camden Park Dr	CUD-O&I-2	R-10-CU	Agree with Proposed Zoning	Happy with proposed new zoning.		Response provided by Call Center Staff.	Northwest	
CC2-0090	0787005408	6112 Westborough Dr	R-4	R-4	Agree with Proposed Zoning	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Northwest	

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CC2-0091	0787008319	8001 Thomasville Ct	TD	R-4	Comment about Proposed Zoning District	Customer has a question regarding Thomasville Ct & Tuxford Dr. I could not locate Tuxford on the map. [Tuxford Dr is across Westborough just south of Thomasville Ct. --DB]		Spoke with and explained what the remapping project means for him…he lives in one of those areas that was mass-zoned TD.	Northwest	
CC2-0092	1713591133	1911 New Bern Ave	R-10	R-6	Comment about Proposed Zoning District	Customer would like to know how this proposed change will affect them.	CC2-0093 CC1-0173	Contacted inquirer by phone and asked if she had specific questions. She asked more specific questions, including two I will need to research and follow up on. Followed up by email 6/20/14.	East	
CC2-0093	1713340839	814 Rock Quarry Rd	R-10	R-10	Comment about Proposed Zoning District	Customer asked what the proposed new zoning would be for this site location.	CC2-0092	Response provided by Call Center Staff.	South Central	
CC2-0094	1715746398	3205 Ward Rd	R-6	R-6	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Atlantic	
CC2-0095	1715742099	3012 Highwoods Blvd	IND-1	OP-3	Comment about Proposed Zoning District	Concerned with this new proposed zoning for this area. Would like to speak with a city planner to express her concerns.		Talked with and explained the limits of OP-3. She was concerned about use and height; explained that both would be comparable if not more restrictive.	Atlantic	
CC2-0096	0796468218	5306 Creedmoor Rd	R-4	R-4	Comment about Proposed Zoning District	Provided customer with zoning information.		Response provided by Call Center Staff.	Northwest	
CC2-0097	0796465162	5303 Creedmoor Rd	CUD-O&I-1	RX-4-CU	Comment about Proposed Zoning District	Customer asked what the proposed new zoning would be for this site location.		Response provided by Call Center Staff.	Northwest	
CC2-0098	1713061767	592 E Cabarrus St	R-20	R-10	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	South Central	
CC2-0099	0778387461	8712 Erinsbrook Dr	R-4	R-4	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC2-0100	0778382107	0 Englehardt Dr	TD	IX-3-PK	Comment about Proposed Zoning District	Customer would like a planner to call back regarding this site location.		Explained IX-3. Assured Remapping will not affect adjacent recorded parks and rec easement. Chatted about the parks and rec process, and possibilities of future uses allowed post change.	Northwest	
CC2-0101	0796525606	2535 Laurelcherry St	R-4	PD	Comment about Proposed Zoning District	Customer wanted info about new proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC2-0102	0777488261	8741 Glenwood Ave	TD	IX-3	Comment about Proposed Zoning District	Would like to know how this will impact him directly.		Explained differences between TD and IX-3.	Northwest	
CC2-0103	0774835476	6501 Lincolnville Rd	R-4	R-4	Comment about Proposed Zoning District	Wanted to know about proposed zoning for Nowell Pointe. Was concerned taxes would increase - provided phone number for Wake Revenue.		Response provided by Call Center Staff.	West	
CC2-0104	0796364757	5700 Crooked Stick Trail	R-4	R-4	Comment about Proposed Zoning District	Wanted to know what the proposed new zoning would be for 5603 Creedmoor Rd. Info provided.		Response provided by Call Center Staff.	Northwest	
CC2-0105	1714513152	402 N King Charles Rd	R-10	R-6	Comment about Proposed Zoning District	Customer wanted to know what the proposed change would mean to her.		Response provided by Call Center Staff.	East	
CC2-0106	1704341512	1061 Wirewood Dr	O&I-1	RX-3	Comment about Proposed Zoning District	Customer wanted to know what the proposed change would mean to him.		Response provided by Call Center Staff.	Five Points	
CC2-0107	0786254863	5321 Echo Ridge Rd	CUD-R-15	RX-3-CU	Comment about Proposed Zoning District	Would like to know how this proposed change will impact her directly.		Left detailed response to her question on her machine, as to pre and post and how her existing built out property would be impacted. Also left direct phone # should she have further questions.	Northwest	

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CC2-0108	0777461489	8001 Brownleigh Dr	TD	IX-3	Comment about Proposed Zoning District	Not concerned about new zoning.		Response provided by Call Center Staff.	Northwest	
CC2-0109	1704547412	1220 Pierce St	IND-2	R-10	Comment about Proposed Zoning District	Not happy with the new proposed zoning for this area. Will be commenting directly on the UDO website.	GEN-0081	Response provided by Call Center Staff.	Five Points	
CC2-0110	0758654154	9911 Jerome Ct	CUD TD	R-10	Comment about Proposed Zoning District	Customer wanted to know what the proposed change would mean to him.		Response provided by Call Center Staff.	Northwest	
CC2-0111	1608201783	1704 Pagan Rd	N/A	N/A	Comment about Proposed Zoning District	Property outside Raleigh jurisdiction in Wake county		Response provided by Call Center Staff.		
CC2-0112	0774931664	909 Cedar Downs	R-4	R-4	Comment about Proposed Zoning District	Realtor calling on behalf of client who may purchase property.		Response provided by Call Center Staff.	West	
CC2-0113	0758973991	10857 Round Brook Circle	CUD TD	R-4	Comment about Proposed Zoning District	Very happy about the new proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC2-0114	1726463610	5100 Capital Blvd	IND-1	CX-3-PL	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.		Called and left messages.	Northeast	
CC2-0115	0794339499	3411 Hillsborough St	NB	NX-3-UL	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Wade	
CC2-0116	1725031568	2929 Capital Blvd	NB	CX-3-PL	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Atlantic	
CC2-0117	1702469448	2826 S Wilmington St	NB	CX-3	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Southwest	
CC2-0118	0786681528	6712 Glenwood Ave	IND-1	CX-3-PL	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Northwest	
CC2-0119	1704325085	624 Saint Marys St	NB	NX-3-UG	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Hillsborough	
CC2-0120	1708385412	10005 Six Forks Rd	N/A	N/A	Comment about Proposed Zoning District	Property outside Raleigh jurisdiction in Wake county	CC2-0114	Response provided by Call Center Staff.		
CC2-0121	0795698823	4123 Glenwood Ave	NB	CX-3-PL	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Glenwood	
CC2-0122	0787423539	6700 Hilburn Dr	TD	CX-3-PK	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Northwest	
CC2-0123	1733038500	801 S New Hope Rd	TD	CX-3-PK	Comment about Proposed Zoning District	Has concerns how the proposed changes will affect multiple businesses.	CC2-0114	Called and left messages.	Southeast	
CC2-0124	0799277612	13044 Norwood Rd	N/A	N/A	Comment about Proposed Zoning District	Property outside Raleigh jurisdiction in Wake county	CC2-0114	Response provided by Call Center Staff.		

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CC2-0125	0768633485	0 Lumley Rd	CUD TD	IX-3-PK	Comment about Proposed Zoning District	Would like limitations, restrictions, & uses for all categories to be sent via email.		Response provided by Call Center Staff.	Northwest	
CC2-0126	0768732844	6700 Mt Herman Rd	TD	IX-3-PK	Comment about Proposed Zoning District	Would like limitations, restrictions, & uses for all categories to be sent via email.	CC2-0127, CC2-0128	Please see Chapter 6 of the Unified Development Ordinance (UDO). The table in Section 6.1.4 shows the list of permitted uses. There is no way to adequately summarize the information you have requested for every possibility so you would need to be more specific with your questions or review the regulations on your own. If you do have more focused questions, I would be happy to assist you.	Northwest	
CC2-0127	1737427690	7101 Louisburg Rd	SC	CX-3-PK	Comment about Proposed Zoning District	Would like limitations, restrictions, & uses for all categories to be sent via email.	CC2-0126, CC2-0128	Please see Chapter 6 of the Unified Development Ordinance (UDO). The table in Section 6.1.4 shows the list of permitted uses. There is no way to adequately summarize the information you have requested for every possibility so you would need to be more specific with your questions or review the regulations on your own. If you do have more focused questions, I would be happy to assist you.	Forestville	
CC2-0128	1737425072	7001 Louisburg Rd	SC	CX-3-PK	Comment about Proposed Zoning District	Would like limitations, restrictions, & uses for all categories to be sent via email.	CC2-0126,CC2-0127	Please see Chapter 6 of the Unified Development Ordinance (UDO). The table in Section 6.1.4 shows the list of permitted uses. There is no way to adequately summarize the information you have requested for every possibility so you would need to be more specific with your questions or review the regulations on your own. If you do have more focused questions, I would be happy to assist you.	Forestville	
CC2-0129	1713384573	1402 Poole Rd	R-20	RX-3	Comment about Proposed Zoning District	Provided customer with zoning information.		Response provided by Call Center Staff.	South Central	
CC2-0130	1713386494	1502 Poole Rd	R-20	RX-3	Comment about Proposed Zoning District	Provided customer with zoning information.		Response provided by Call Center Staff.	South Central	
CC2-0131	0758797065	9514 Lost Key Court	CUD TD	R-10	Comment about Proposed Zoning District	Provided customer with zoning information.		Response provided by Call Center Staff.	Northwest	
CC2-0132	0796561202	2700 Sherborne Pl	R-4	R-4	Comment about Proposed Zoning District	Provided customer with zoning information.		Response provided by Call Center Staff.	Northwest	
CC2-0133	0796479103	5550 Creedmore Rd	CUD SC	CX-3-CU	Comment about Proposed Zoning District	Customer wanted proposed zoning for this property.		Response provided by Call Center Staff.	Northwest	
CC2-0134	0796450978	5301 Creedmore Rd	R-10-CU	RX-4-CU	Comment about Proposed Zoning District	Customer wanted proposed zoning for this property.		Response provided by Call Center Staff.	Northwest	
CC2-0135	0778065480	7331 Acc Blvd	TD	IX-3-PK	Comment about Proposed Zoning District	Customer wanted proposed zoning for this property.	CC2-0144	Response provided by Call Center Staff.	Northwest	
CC2-0136	1703868708	501 S Bloodworth St	CUD RB	NX-3-DE-CU	Comment about Proposed Zoning District	Would like to know what the density would be for this location.		Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	
CC2-0137	1703867782	507 S Bloodworth St	CUD RB	NX-3-DE-CU	Comment about Proposed Zoning District	Could condos be built here?		Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	
CC2-0138	1703868607	511 S Bloodworth St	CUD RB	NX-3-DE-CU	Comment about Proposed Zoning District	Could condos be built here?	CC2-0137	Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	
CC2-0139	1703867692	513 S Bloodworth St	CUD RB	NX-3-DE-CU	Comment about Proposed Zoning District	Could condos be built here?	CC2-0137	Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	
CC2-0140	1703868593	518 S East St	R-20	R-10	Comment about Proposed Zoning District	Could condos be built here?	CC2-0137	Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	

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CC2-0141	1703868597	516 S East St	R-20	R-10	Comment about Proposed Zoning District	Could condos be built here?	CC2-0137	Provided caller with information on restrictions pertaining to demolition in zoning conditions, as well as contact information for Community Development and rezoning.	Central	
CC2-0142	1713169281	844 E Lenoir St	R-20	R-10	Comment about Proposed Zoning District	Provided customer with proposed new zoning.		Response provided by Call Center Staff.	South Central	
CC2-0143	1714658539	2312 Millbank St	R-10	R-6	Comment about Proposed Zoning District	Provided customer with proposed new zoning.		Response provided by Call Center Staff.	East	
CC2-0144	0778065480	7331 Acc Blvd	TD	IX-3-PK	Comment about Proposed Zoning District	Would like to know the exact height of 3 stories. Would like a more detailed explanation of parkway frontage.	CC2-0135; GEN-0131	Talked to the customer and clarified his questions. He is unhappy with the current 3 story/50 foot height restriction. Is requesting a change to 5 stories. Notes that there are height restrictions that currently apply through the Airport Overlay District. He will be sending an email requesting this change. May want the review team to look into this request.	Northwest	7
CC2-0145	0758731820	9913 Marni Ct	CUD TD	R-10-CU	Comment about Proposed Zoning District	Wanted to know how the proposed change would affect him.		Response provided by Call Center Staff.	Northwest	
CC2-0146	0758735619	11700 Arnold Palmer Dr	CUD TD	RX-4-PK-CU	Comment about Proposed Zoning District	Wanted to know the proposed zoning for this area.		Response provided by Call Center Staff.	Northwest	
CC2-0147	0792380315	1900 Trailwood Heights Ln	R-6	R-6	Comment about Proposed Zoning District	Advised that property zone was remaining the same		Response provided by Call Center Staff.	Southwest	
CC2-0148	0793521758	1001 Capability Dr	CUD TD	OX-5-CU	Comment about Proposed Zoning District	Customer wanted to know what the proposed change was for this site location. Has property near this area.		Response provided by Call Center Staff.	Southwest	
CC2-0149		"Highland Creek Area"			General Comment	Has property at 3120 Taylors Ridge Rd (this is in Wake Cnty) but she is hearing rumors that "Highland Creek" is becoming part of "the City of Raleigh" & would like to know if this is true.	CC2-0150	Informed inquirer any annexation would be voluntary; further outlined City's remapping initiative.		
CC2-0150	1748145018	3120 Taylors Ridge Rd	N/A	N/A	Comment about Proposed Zoning District	Property outside Raleigh jurisdiction in Wake county	CC2-0149	Response provided by Call Center Staff.		
CC2-0151	0787326930	3811 Lunceston Way	O&I-1	RX-3	Comment about Proposed Zoning District	Wanted to know what the proposed new zoning would be.		Response provided by Call Center Staff.	Northwest	
CC2-0152	0787436507	7100 Hilburn Dr	R-10	R-10	Comment about Proposed Zoning District	Wanted to know about the proposed zoning for this location. Advised that this zone would remain the same.		Response provided by Call Center Staff.	Northwest	
CC2-0153	0787030371	6812 Lake Anne Dr	R-4	R-4	Comment about Proposed Zoning District	Owner would like this to be zoned commercial.	CC2-0154	Called and spoke with. Residential property is not being considered for rezoning as part of the remapping process. He would like to pursue rezoning for his property; Will be followed up with on pursuing standard rezoning process. Subsequently scheduled pre-application conference.	Northwest	
CC2-0154	0787030176	6808 Lake Anne Dr	R-4	R-4	Comment about Proposed Zoning District	Owner would like this to be zoned commercial.	CC2-0153	Called and spoke with. Residential property is not being considered for rezoning as part of the remapping process. He would like to pursue rezoning for his property; Will be followed up with on pursuing standard rezoning process. Subsequently scheduled pre-application conference.	Northwest	
CC2-0155	0787521578	6704 Pleasant Pines Dr	R-4	R-4	Agree with Proposed Zoning	Happy that zoning for this site will remain the same.		Response provided by Call Center Staff.	Northwest	
CC2-0156	0787425677	3721 Lynn Rd	CUD TD	NX-3-CU	Comment about Proposed Zoning District	Wanted to know the proposed zoning for this area.		Response provided by Call Center Staff.	Northwest	
CC2-0157	0787423539	6700 Hilburn Dr	TD	CX-3-PK	Comment about Proposed Zoning District	Wanted to know the proposed zoning for this area.		Response provided by Call Center Staff.	Northwest	

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CC2-0158	0787328425	4840 Grove Barton Rd	TD	CX-3-PK	Comment about Proposed Zoning District	Wanted to know the proposed zoning for this area.		Response provided by Call Center Staff.	Northwest	
CC2-0159	1704807455	321 E Lane St	R-10	R-10	Comment about Proposed Zoning District	Wanted to know if this location was being re-zoned.	CC2-0160,CC2-0161	Response provided by Call Center Staff.	North Central	
CC2-0160	1704807259	320 E Lane St	NB	NX-3-UL	Comment about Proposed Zoning District	Customer would like an explanation about the changes.	CC20159,CC2-0161	Provided inquirer with additional details regarding existing and proposed zoning.	North Central	
CC2-0161	1704802526	226 E North St	O&I-2	PD	Comment about Proposed Zoning District	Customer would like an explanation about the changes.	CC2-0159, CC2-0160	Provided inquirer with additional details regarding existing and proposed zoning.	North Central	
CC2-0162	1703984164	206 Woodsborough Pl	CUD O&I-2	RX-3-CU	Comment about Proposed Zoning District	Does not understand the terminology - would like the new proposed zoning explained in simpler terms.		Explained the reason for the rezoning project and implications for her property and neighborhood.	South Central	
CC2-0163	1708207421	8410 Old Lead Mine Rd	CUD O&I-1	OX-4-CU	Comment about Proposed Zoning District	Customer wanted to know what the new proposed zoning would be.		Response provided by Call Center Staff.	North	
CC2-0164	0775805009	1552 Rodessa Run	CUD O&I-2	PD	Comment about Proposed Zoning District	Customer could not locate property on the viewer. Provided customer with current & proposed new zoning but would like this information to be sent to her via email. (Inside Wade)		Requested information emailed.	West	
CC2-0165	1704344251	1031 Nicholwood Dr	O&I-1	RX-3	Agree with Proposed Zoning	Agrees with new proposed zoning but concerned with the thought of a tax increase. Provided the phone number to Wake County Revenue.		Response provided by Call Center Staff.	Five Points	
CC3-0001	0782587111	4320 TRYON RD	R-1	R-1	General Comment	Inquired about why she was receiving the letter. I explained that the shopping center nearby and the industrial zone were being changed to Industial mixed use. She thought that her property was being rezoned and stated that she had heard that the zoning was being changed from square miles to square feet.		Response provided by Call Center Staff.	West	
CC3-0002	1723838343	4405 OLD POOLE RD	R-6	R-6	General Comment	Caller wanted to know why she received a postcard. I explained that multiple commercial and industrial areas nearby were being rezoned. She expressed concern about a trailer park near her home and wondered if we could do anything about it. I explained that it was under the discretion of the property owner.		Response provided by Call Center Staff.	Southeast	
CC3-0003	1747298600	8150 COHOSH COURT	CUD NB	R-6	Agree with Proposed Zoning	Wanted to know what rezoning meant and what the zoning category was for this property.		Response provided by Call Center Staff.	Forestville	
CC3-0004	1747590207	7549 BRIGHTON HILL LN	R-6-CU	R-6-CU	Agree with Proposed Zoning	Wanted to know why he received the postcard. I explained the changes of zoning of nearby properties for him.		Response provided by Call Center Staff.	Forestville	
CC3-0005	1733477168	320 GILMAN LN	R-4 PDD	PD SHOD-1	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her property.		Response provided by Call Center Staff.	Southeast	
CC3-0006	1726502097	4309 BATTS RD	R-6	R-6	Agree with Proposed Zoning	Had questions about rezoning and how it affects his property. Had no issues.		Response provided by Call Center Staff.	Northeast	
CC3-0007	1736363839	5800 LOUISBURG RD	R-4	R-4	Agree with Proposed Zoning	Had questions about rezoning and how it affects his property. Had no issues.	CC3-0006	Response provided by Call Center Staff.	Northeast	
CC3-0008	1702017753	684 CUPOLA DR	IND-1 SWPOD PDD	PD SWPOD	Agree with Proposed Zoning	Had questions about postcard and rezoning. I directed her to the website and encouraged feedback.		Response provided by Call Center Staff.	Southwest	
CC3-0009	1718624385	8604 Greenway st	R-4	R-4	Agree with Proposed Zoning	Wanted to understand what rezoning was and how if affected the properties around her. Had trouble understanding the descriptions on the website.		Response provided by Call Center Staff.	North	
CC3-0010	1707396710	221 WATERFORD PARK LN	CUD O&I-1	OX-3-CU	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her property.		Response provided by Call Center Staff.	North	
CC3-0011	1715889731	3716 BRENTWOOD RD	R-6	R-6	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.		Response provided by Call Center Staff.	Atlantic	
CC3-0012	1712112299	3727 BURTON BARN ST	R-10	R-10	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	South	

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CC3-0013	1725426589	3504 HERNDON OAKS WAY	R-10-CU	R-10-CU	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	Northeast	
CC3-0014	1707437791	7120 LONGSTREET DR	R-10	RX-3	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	North	
CC3-0015	1726562288	5009 CASA DEL REY DR	R-10	R-10	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	Northeast	
CC3-0016	1725175031	3512 GREYWOOD DR	R-6	R-6	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	Atlantic	
CC3-0017	1714901007	2421 CALVERT DR	R-4	R-4	Agree with Proposed Zoning	Wanted to understand what rezoning meant and how it affects her properties. All were residential; explained that no changes were proposed.	CC3-0011	Response provided by Call Center Staff.	East	
CC3-0018	1706629460	4535 REVERE DR	R-4	R-4	Agree with Proposed Zoning	Inquired about the property nearby being rezoned from Office Institutional to Office Mixed use.		Response provided by Call Center Staff.	Midtown	
CC3-0019	1707617943	6604 SIX FORKS RD	O&I-3	OX-3-PL	Agree with Proposed Zoning	Wanted to sknow what the rezoning meant for her property.		Response provided by Call Center Staff.	North	
CC3-0020	1729335960	11616 FALLS OF NEUSE RD	CUD O&I-1	OX-3-CU	Agree with Proposed Zoning	Wanted to sknow what the rezoning meant for her property.	CC3-0019	Response provided by Call Center Staff.	North	
CC3-0021	0798936387	1420 QUARTER PT	R-4	R-4	Agree with Proposed Zoning	Wanted to sknow what the rezoning meant for her property.	CC3-019	Response provided by Call Center Staff.	North	
CC3-0022	1724273393	3249 LAKE WOODARD RD	R-6	R-6	Comment about Proposed Zoning District	Does not agree with the proposed zoning or the current use of the Industial property across the street from her home. I encouraged her to make comment and subscribe to MyRaleigh subscriptions so that she could provide feedback.		Response provided by Call Center Staff.	Northeast	
CC3-0023	1715381729	3712 BENSON DR	O&I-3	OX-3	Agree with Proposed Zoning	Wanted to know what properties were being rezoned and how it affected his company.		Response provided by Call Center Staff.	Midtown	
CC3-0024	1725033194	2926 CAPITAL BLVD	IND-2	CX-3-PL	Agree with Proposed Zoning			Response provided by Call Center Staff.	Northeast	
CC3-0025	1705022013	2801 GLENWOOD GARDENS LN	o&i-1	RX-4	Agree with Proposed Zoning		CC3-0024	Response provided by Call Center Staff.	Wade	
CC3-0026	1715545819	1610 WOLFPACK LN	IND-1	IX-3	Agree with Proposed Zoning	Had questions about the proposed zoning change.		Response provided by Call Center Staff.	Atlantic	
CC3-0027	1703951580	518 WORTH ST	R-20	R-10	Agree with Proposed Zoning	Wanted to know if there would be any forced changes to her home.		Response provided by Call Center Staff.	Central	
CC3-0028	1705519901	2513 ANDERSON DR	R-4	R-4	Agree with Proposed Zoning	Called about postcard. There were no proposed changes to her property.		Response provided by Call Center Staff.	Glenwood	
CC3-0029	1725388162	3622 OATES DR	R-4	R-4	Agree with Proposed Zoning	Asked about her personal property and issues with a nearby business.		Response provided by Call Center Staff.	Northeast	
CC3-0030	1737594599	8200 MANATEE CT	CUD TD	R-6	Agree with Proposed Zoning	Wanted to know why the rezoning was happening and how it would affect his property.		Response provided by Call Center Staff.	Forestville	
CC3-0031	1703440642	1018 S. SAUNDERS ST	IND-2	IX-3	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.		Response provided by Call Center Staff.	Southwest	
CC3-0032	1703441629	1022 S. SAUNDERS ST	IND-2	IX-3	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.		Response provided by Call Center Staff.	Southwest	
CC3-0033	1714191797	2030 WAKE FOREST RD	R-10	R-10	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.	CC3-0032	Response provided by Call Center Staff.	Five Points	
CC3-0034	1715008884	2228 WAKE FOREST RD	R-10	R-10	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.	CC3-0032	Response provided by Call Center Staff.	Five Points	
CC3-0035	1703443170	1116 GREEN ST	IND-1	IX-3	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.	CC3-0032	Response provided by Call Center Staff.	Southwest	

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CC3-0036	0794104411	3923 WESTERN BLVD	NB	NX-3	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.	CC3-0032	Response provided by Call Center Staff.	West	
CC3-0037	0794104310	3921 WESTERN BLVD	NB	NX-3	Agree with Proposed Zoning	Received postcards and wanted more information about rezoning and what it meant specifically for his property.	CC3-0032	Response provided by Call Center Staff.	West	
CC3-0038	1703764221	101 EAST SOUTH ST	NB	CX-4-UG	Agree with Proposed Zoning	Inquired about the reason for the rezoning. Also inquired about meetings for the rezoning and about access to the interactive viewer.		Response provided by Call Center Staff.	Central	
CC3-0039	1724272353	3241 LAKE WOODARD DR	R-6	R-6	Existing Land Use/Proposed Zoning Mismatch	Caller had questions and concerns about a nearby property (across Lake Woodard, north of Beltline) that is proposed to be zoned Industrial (IH). Caller is convinced that someone has placed a bid for the area to be zoned as such and is concerned about the future land use. He also wants to know why a zone that clearly states "not compatible with nearby residential" when it is within 200ft of a residential area.	GEN-059	We are reaching out to the owner of the property in question to discuss our proposal and your concerns with them. We will get back to you when we have more information. Have been calling someone who works at facility that is mailing address for this property; 2 messages week of 7/28, ongoing phone tag week of 8/11. Have talked with someone who works at facility and encouraged to comment; have not yet heard from. This comment and any future comment will be forwarded to PC for consideration with no staff recommendation.	Northeast	13
CC3-0040	1714765360	1418 MARLBOROUGH RD	R-10	R-6	Agree with Proposed Zoning	Wanted some general information about her property and the rezoning. She had some issues using the interactive viewer.		Response provided by Call Center Staff.	East	
CC3-0041	0794006176	1108 KENT RD	R-10	R-10	Agree with Proposed Zoning			Response provided by Call Center Staff.	West	
CC3-0042	0794002253	4201 WESTERN BLVD	R-10	R-10	Comment about Proposed Zoning District	Caller would like to know how he would go about requesting for his property to be zoned Neigborhood mixed use along with the property next door.		Called and left messages.	West	
CC3-0043	1718332073	940 OAK CREEK RD	R-10	R-10	Agree with Proposed Zoning	Wanted to know why the rezoning was happening and how it would affect his property.		Response provided by Call Center Staff.		
CC3-0044	1706292247	6308 DIXON DR	R-4	R-4	Agree with Proposed Zoning	Asked basic questions about the rezoning and why it was happening.		Response provided by Call Center Staff.	North	
CC3-0045	1703193400	211 ASHE AVE	O&I-2 w/ SRPOD	RX-3 W/ SRPOD	Agree with Proposed Zoning	Asked basic questions about the rezoning and why it was happening.		Response provided by Call Center Staff.	Hillsborough	
CC3-0046	1726779432	4321 MARDELA SPRING DR	R-10-CU	R-10-CU	Comment about Proposed Zoning District	Wants to know how the conditions for her property (1995) 554 ZC 358 (Z-86-94) affect the easment of Somerset Springs that borders Fox Rd. Caller also wants to know if there is a traffic light proposed for the entrances to the new developments on Fox Rd.		Addressed questions. Mainly concerned with newly proposed apartments north of her subdivision, and the traffic. Provided contact in Transportation Operations regarding signal, and contact for CAC in her area as per her request.	Northeast	
CC3-0047	0794624441	2812 HILLSBOROUGH ST	NB	NX-4-SH	Agree with Proposed Zoning	Had questions pertaining to public hearings; forwarded her contact information to planning staff.		Response provided by Call Center Staff.	Wade	
CC3-0048	0794624551	6 BAGWELL AVE	R-6	R-6	Agree with Proposed Zoning	Had questions pertaining to public hearings; forwarded her contact information to planning staff.	CC3-047	Response provided by Call Center Staff.	Wade	
CC3-0049	0784208493	5563 WESTERN BLVD	SC	CX-3-GR	Agree with Proposed Zoning	Inquired about rezoning and what it meant for her commercial property.		Response provided by Call Center Staff.	West	
CC3-0050	1736306340	4429 SNOWCREST LN	R-1 PDD	PD	Agree with Proposed Zoning	Wanted general information about zoning for two properties.		Response provided by Call Center Staff.	Northeast	
CC3-0051	1738319258	8620 NEUSE STONE DR	CUD TD PDD	R-6	Agree with Proposed Zoning	Wanted general information about zoning for two properties.	CC3-0050	Response provided by Call Center Staff.	Forestville	
CC3-0052	1715127084	600 CREEKSIDE DR	IND-1	CX-3	General Comment	Caller asked about previous rezoning applications; referred to planning staff.		I had her email address so I emailed her with explanations of the existing and proposed zoning for the three properties she cited. I asked her to call or email me back if she had any other questions. We met with her last December about redeveloping this property for housing so the proposed zoning is to her benefit.	Atlantic	
CC3-0053	0793275222	1701 GORMAN ST	CUD R-30	RX-3-CU	General Comment	Caller asked about previous rezoning applications; referred to planning staff.	CC3-0052	I had her email address so I emailed her with explanations of the existing and proposed zoning for the three properties she cited. I asked her to call or email me back if she had any other questions. She is interested in redeveloping this property and once I have researched the old zoning case that applies to the property, will call her to set up a meeting.	West	
CC3-0054	0793266693	1711 SIMPKINS ST	CUD R-30	RX-3-CU	General Comment	Caller asked about previous rezoning applications; referred to planning staff.	CC3-0052	I had her email address so I emailed her with explanations of the existing and proposed zoning for the three properties she cited. I asked her to call or email me back if she had any other questions. She is okay with the proposed zoning on this property.	West	

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CC3-0055	0785555568	3326 MILL RUN	R-10	R-10	Agree with Proposed Zoning	Wanted to double check that his property would not be rezoned; confirmed.		Response provided by Call Center Staff.	Northwest	
CC3-0056	1715427022	901 CANENAUGH DR	O&I-2	RX-3	Agree with Proposed Zoning	Called on behalf of Sen. Allran inquiring about his property and what it was being rezoned to.		Response provided by Call Center Staff.	Atlantic	
CC3-0057	1704427773	802 GLENWOOD AVE	SP R-30	R-10	Agree with Proposed Zoning	Had general questions about the rezoning and what it means for his property.		Response provided by Call Center Staff.	Five Points	
CC3-0058	1714363797	200 QUAIL DR	R-10	R-10	Agree with Proposed Zoning	Inquired about rezoning of nearby properties.		Response provided by Call Center Staff.	East	
CC3-0059	1704049530	829 DANIELS ST	R-20	RX-3	Agree with Proposed Zoning	Had trouble navigating the website. Asked me to explain what changes were being proposed.		Response provided by Call Center Staff.	Hillsborough	
CC3-0060	1703493932	619 W JONES ST	O&I-1-NCOD	OX-3-NCOD	Agree with Proposed Zoning	Had difficulty with the website and called for assistance.	CC3-0061&62; GEN-0079-80	Response provided by Call Center Staff.	Hillsborough	
CC3-0061	1703492984	621 W JONES ST	O&I-1-NCOD	OX-3-NCOD	Agree with Proposed Zoning	Had difficulty with the website and called for assistance.	CC3-0060; GEN-0079-80	Response provided by Call Center Staff.	Hillsborough	
CC3-0062	1703491891	120 N BOYLAN AVE	O&I-1-NCOD	OX-3-NCOD	Agree with Proposed Zoning	Had difficulty with the website and called for assistance.	CC3-0060; GEN-0079-80	Response provided by Call Center Staff.	Hillsborough	
CC3-0063	0796932012	4703 HIGHLAND GLEN CT	R-4 PDD	PD	Agree with Proposed Zoning	Had general questions about the rezoning and what it means for her property.		Response provided by Call Center Staff.	Midtown	
CC3-0064	1704823402	707 N PERSON ST	R-30	NX-3-SH	Agree with Proposed Zoning	Had general questions about the rezoning and what it means for her property.		Response provided by Call Center Staff.	Mordecai	
CC3-0065	1704822346	217 PACE ST	R-30	RX-3-DE	Agree with Proposed Zoning	Had general questions about the rezoning and what it means for her property.	CC3-0064	Response provided by Call Center Staff.	Mordecai	
CC3-0066	0768151664	9204 CLUB HILL DR	CUD TD	R-4	Agree with Proposed Zoning	Inquired about her property and nearby properties and the proposed zoning changes.		Response provided by Call Center Staff.	Northwest	
CC3-0067	0758738993	11720 DELLCAIN CT	CUD TD	R-4	Agree with Proposed Zoning	Inquired about the proposed rezoining of his property and other properties nearby.		Response provided by Call Center Staff.	Northwest	
CC3-0068	0784832243	541 PYLON DR	IND-2-SRPOD	IS-3-SRPOD	Agree with Proposed Zoning	Wanted to know what his property was being rezoned to.		Response provided by Call Center Staff.	West	
CC3-0069	0758329153	3601 PAGE RD	CUD TD	IX-3-CU	Comment about Proposed Zoning District	Caller wanted more information on how the UDO/nearby development impact fees required to develop property into a storage facility? Referred to planning staff.		The Unified Development Ordinance doesn't contain any of the City's fees. Those are part of the City's Fee Schedule and would apply to your project whether rezoned or not. If you have any additional questions about the fee schedule, you should contact the City's Development Services Customer Service Center.	Northwest	
CC3-0070	1715493113	4010 WAKE FOREST RD	O&I-1	OX-3-PL	General Comment	Inquired about the process he would have to undertake to move his business from IND zoning to O&I. Referred to planning staff.		Yes, if they were using the property as just a front office then locating in an O&I or proposed OX district would be fine. However, if there was any chance of trucks being on site there with chemicals or any transference of chemicals on the property then they may be rendered non-conforming. There were also questions of if the company might be concerned with losing flexibility of being able to bring chemicals on-site at any point in the future if they needed to for any reason. Lastly, they might experience difficulties with that, since our people will see "Exterminator" and likely assume that as the use.	Atlantic	
CC3-0071	0795870928	3708 DADE ST	R-4	R-4	Agree with Proposed Zoning	She said that she had called yesterday and someone had told her that the park across the street from her home was being rezoned. I clarified that the property behind her was being rezoned.		Response provided by Call Center Staff.	Glenwood	
CC3-0072	1725137731	2901 TRAWICK RD	IND-1	IX-3	Agree with Proposed Zoning	Just wanted to know how his property was being rezoned. Also inquired about how to have the rezoning information relayed to the renters for the property. I referred him the the Wake County Property management office.		Response provided by Call Center Staff.	Northeast	
CC3-0073	1702235770	1100 ILEAGNES RD	IND-1 PDD	PD	Agree with Proposed Zoning	She could not understand the meaning of planned development from the descriptions given on the website; provided further clarification.		Response provided by Call Center Staff.	Southwest	
CC3-0074	0768171877	9128 PALM BAY CIR	CUD-TD	R-4	Agree with Proposed Zoning	Inquired about the proposed rezoning of multiple properties near his in the Brier Creek thuroughfare district.		Response provided by Call Center Staff.	Northwest	

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CC3-0075	1723351472	601 COOPER RD	R-6	R-6	Agree with Proposed Zoning	Inquired about rezoning of properties nearby hers.		Response provided by Call Center Staff.	Southeast	
CC3-0076	1714845049	2504 REMINGTON RD	R-10	R-6	Agree with Proposed Zoning	Wanted to know what the rezoning meant for her property.		Response provided by Call Center Staff.	East	
CC3-0077	0758743044	9804 BLACKWELL DR	CUD TD	R-10	Agree with Proposed Zoning	Wanted to understand what the rezoning was and whether or not it would affect her property taxes.		Response provided by Call Center Staff.	Northwest	
CC3-0078	1703771745	301 FAYETTEVILLE ST	BUS-DOD	DX-40-SH	Agree with Proposed Zoning	Inquired about the rezoning, what it meant, and why it was happening.		Response provided by Call Center Staff.	Central	
CC3-0079	1704941123	1115 WAKE FOREST RD	R-10-CU	R-10-CU	Agree with Proposed Zoning	Wanted to know what the rezoning meant for her property.		Response provided by Call Center Staff.	Mordecai	
CC3-0080	1704136471	1053 NICHOLS DR	R-15	RX-3	Agree with Proposed Zoning	Wanted to know what the rezoning meant for her property.	CC3-0079	Response provided by Call Center Staff.	Hillsborough	
CC3-0081	1734999718	1601 OLD MILBURNIE RD	R-4	R-4	Agree with Proposed Zoning	Wanted to know about properties nearby being rezoned.		Response provided by Call Center Staff.	Northeast	
CC3-0082	1744190553	1700 OLD MILBURNIE RD	R-4	R-4	Agree with Proposed Zoning	Wanted to know about properties nearby being rezoned.	CC3-0081	Response provided by Call Center Staff.	Northeast	
CC3-0083	0778271173	7311 ACC BLVD	TD	IX-3-PK	General Comment	Wants to know if ACC Blvd is still scheduled to be connected to Leesville Rd and what's happening with the road extension.		Returned phone call; left message that ACC Blvd extension still on Streets Map, but not scheduled or funded.	Northwest	
CC3-0084	0784418154	5215 WESTERN BLVD	O&I-1	OX-3	Agree with Proposed Zoning			Response provided by Call Center Staff.	West	
CC3-0085	0784419124	5213 WESTERN BLVD	O&I-1	OX-3	Agree with Proposed Zoning		CC3-0084	Response provided by Call Center Staff.	West	
CC3-0086	0784419012	505 HEATHER DR	R-6	R-6	General Comment	Caller's family owns multiple properties along Western Blvd. Some are zoned office and institutional and others residential. She would like information on how they can apply for their residential property to be rezoned to office mixed use in the future.	CC3-0084	She wants to have some properties she owns with her sister zoned through the zoning remapping project to allow offices. She will call back with the addresses of the properties. Officially asked that 5301 Western Blvd. and 505 Heather Drive be rezoned to OX-3. Her family owns a cluster of contiguous properties and to have them all zoned the same would facilitate redevelopment.	West	8
CC3-0087	0783792872	1277 SCHAUB DR	R-10	RX-3	Agree with Proposed Zoning	Just wanted to know what rezoning was and what it meant for her property.		Response provided by Call Center Staff.	West	
CC3-0088	0786254642	5430 ECHO RIDGE RD	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	Caller says that her property that is to be rezoned RX-3-CU is composed of townhomes. She wants to know if it is possible for a property owner to turn one of the townhomes into a small business or service business because it is now zoned RX.		Attempted to return phone call multiple times; unable to leave voice message.	Northwest	
CC3-0089	1723357792	3303 POOLE RD	CUD SC	CX-3-CU	Agree with Proposed Zoning	This citizen wanted to know if there were any differences in what he could and couldn't do with his property under the new UDO.		Response provided by Call Center Staff.	Southeast	
CC3-0090	1713152156	820 SOUTH STATE ST	R-20	R-10	General Comment	Wanted to know what the rezoning meant and how it affected family member's property. I put her on hold to consult with planning staff but call was disconnected before I could give her an answer. I called back and left my number for her to contact me with any further questions.		Response provided by Call Center Staff.	South Central	
CC3-0091	0794833769	2616 KILGORE AVE	R-10	R-10	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.		Response provided by Call Center Staff.	Wade	
CC3-0092	0794834788	2608 KILGORE AVE	R-10	R-10	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.	CC3-0091	Response provided by Call Center Staff.	Wade	
CC3-0093	1704422355	706 NORTH BOYLAN AVE	CUD R-30	RX-3-UG-CU	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.	CC3-0091	Response provided by Call Center Staff.	Five Points	
CC3-0094	1704577474	306 DUNCAN ST	R-10	R-10	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.	CC3-0091	Response provided by Call Center Staff.	Five Points	
CC3-0095	1704770667	102 WEST AYCOCK ST	R-10	R-10	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.	CC3-0091	Response provided by Call Center Staff.	Five Points	
CC3-0096	1704425325	601 HINSDALE ST	CUD R-30	RX-3-UG-CU	Agree with Proposed Zoning	Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.	CC3-0091	Response provided by Call Center Staff.	Five Points	

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CC3-0097	1713192448	105 HECK ST	R-10	R-10	Existing Land Use/Proposed Zoning Mismatch	This citizen has a permitted 4 unit building that was built in the 50's and does not conform to the current/proposed zoning. He's worried because the zoning of the property keeps him from expanding/improving. If it's damaged he can't restore it and the property value is diminished because it doesn't conform. He wants to know how he would go about getting his property zoned to the nearby RX-3 so that his property would conform. Referred to planning staff.		Spoke to and emailed inquirer. Told him Staff would not support the rezoning of his property to RX-3 as part of this process. Informed him of his option to file a rezoning request on his own. Also mentioned we would forwarding his request to PC in October. He indicated he planned to get back in touch with information to support his request.	North Central	9
CC3-0098	1737067941	8121 FARMLEA CIR	R-6	R-6	Agree with Proposed Zoning	Inquired about property nearby that is being rezoned from IND-1 to IX-3.		Response provided by Call Center Staff.	Forestville	
CC3-0099	1704826036	311 N BOUNDARY ST	R-10	R-10	Comment about Proposed Zoning District	Wants to know how to go about getting the property changed to the nearby NX-3-SH because she feels the local business made the property difficult for residential-only development.		Called and left message.	Mordecai	
CC3-0100	0785851079	4021 BOOKER OAK CIR	CUD R-15	RX-3-CU	Agree with Proposed Zoning	Wanted to know what the rezoning meant for his property.		Response provided by Call Center Staff.	Northwest	
CC3-0101	1728696934	10623 PEPPERMILL DR	R-4 PDD UWPOD	PD UWPOD	Agree with Proposed Zoning	Wanted to know how her property was being rezoned.		Response provided by Call Center Staff.	North	
CC3-0102	1734756402	5600 LOCH RAVEN PKWY	NB	NX-3	Agree with Proposed Zoning	Gentleman is doing a foundation assesment and needed help identifying the new zoning for the property.		Response provided by Call Center Staff.	Northeast	
CC3-0103	0777589715	8315 DECKBAR PL	CUD NB	RX-3-CU	Comment about Proposed Zoning District	Heard that there were issues with the proposed zoning of properties near his community and wanted to find a way to check the status of the rezoning process. I informed him that the UDO is in place and we are currently taking feedback from the public until september 30th. He did not seem satisfied but assured me he'd call back if he needed further assistance.		Response provided by Call Center Staff.	Northwest	
CC4-0001	0678729498	4608 Spring Crest			General Comment	Was wondering why she had recived the PC placing her on hold to try to find out why she got the card we later then found that the PC was her neighbors.		Response provided by Call Center Staff.		
CC4-0002	1702848716	504 Rush St	R-10	R-10	Comment about Proposed Zoning District	She wanted to know if this changed her property advised her that she was fine and had nothing to worry about.		Response provided by Call Center Staff.	Central	
CC4-0003	1733333459	5401 Tanglewood Pine Ln	R-4	R-4	Comment about Proposed Zoning District	(AREA NEAR HIM IS GETTING REZONED 5000 TRADEMARK DR {IND-1 to IX-3}) He is concerned that this will affect the value of the owners homes. He wants to make sure that the City Of Raleigh keep up the appearance of the buildings surrounding the homes. He also would like for them to follow the rules and not allow overnight parking by just anyone on the city own streets. He also would like the police to monitor the streets and the traffic coming through. Lastly he would like for them to obey the noise policy that they city has in place		Emailed response that we don't anticipate a change in value related to this proposal since his property is not subject to rezoning. Made suggestions on appropriate City contacts for other concerns. Also left voicemail on 5/21/14.	Southeast	
CC4-0004	1736741131	6324 Sparking Brook De	CUD O&I-1	R-4	General Comment	Concerned about what they are able to build back behind her on Buffaloe Rd.		Called and spoke to the client. Explained the proposed zoning and conditions of the parcels in question, and other UDO regulations that apply to the potential development of the site.	Northeast	
CC4-0005	1724762903	1416 Beacon Valley Dr	TD	R-10	General Comment	Stated that the website was not user friendly. She also was wondering if we were rezoning her out of Raleigh advised her that we were just zoning for use so that no one could put up a store right in between the houses.		Response provided by Call Center Staff.	Northeast	
CC4-0006	0792288984	3000 Trailwood Pines Ln	R-10	R-10	General Comment	Wanting to know what rezoning meant.		Response provided by Call Center Staff.	Southwest	
CC4-0007	1724777345	4256 Beacon Heights Dr	TD	R-10	General Comment	She wanted to know if anything was happening to her home. Advised her that her home was safe we are just proposing to make it strictly Residential.		Response provided by Call Center Staff.	Northeast	
CC4-0008	1712114627	3710 Horseshoe Farm St	R-10	R-10	General Comment	wanted to see if this meant she was getting a new address or zip code.		Response provided by Call Center Staff.	South	
CC4-0009	1702460835	2642 South Saunders	NB	CX-3-PL	General Comment	Wanted to know if his property in durham was being relocated. Advised him that it was only within Raleigh city limits. Found his property in Raleigh and walked him through to the site so that he could look at the info I gave him about the proposed rezoning.		Response provided by Call Center Staff.	Southwest	
CC4-0010	1733336570	5501 Tanglewood Pines Ln	R-4	R-4	General Comment	Wanted to know if we were changing his address and advised him that this was only USE REZONING		Response provided by Call Center Staff.	Southeast	
CC4-0011	1716547657	1601 East Millbrook Rd.	O&I-1	Ox-3-PL	General Comment	Wanted to know the proposed zoning		Response provided by Call Center Staff.	North	
CC4-0012	1729841201	3610 Silver Forrest Ln	R-4	PD	General Comment	Wanted to know what was being changed advised her nothing was being changed in entitlements		Response provided by Call Center Staff.	North	
CC4-0013	1708405744	400 Six Forks Rd.	CUD O&I-1	Ox-3-PL-CU	General Comment	Wanted to know what he was being rezoned to		Response provided by Call Center Staff.	North	

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CC4-0014					General Comment	Media wanted to ask some questions forwarded her # to Staff.		Response provided by Call Center Staff.		
CC4-0015	0799332045	1401 Ridge Side Pl	R-4	R-4	General Comment	Wanted to know if anything was changing advised her that her zoning is staying the same. She also stated that up the street from her they had cleared some land and she wanted to know if we knew what was being built there advised her that she would have to talk to that construction company.		Spoke with and addressed questions unrelated to the rezoning.		
CC4-0016	1735166216	3809 Southall Rd	R-2	R-2	General Comment	wanted to see if this property was being rezoned advised no		Response provided by Call Center Staff.	Northeast	
CC4-0017	1735165474	3811 Southall Rd	R-2	R-2	General Comment	wanted to see if this property was being rezoned advised no		Response provided by Call Center Staff.	Northeast	
CC4-0018	1716890178	2224 Dixie Forest Rd.	CUD	CX-3-PL-CU	General Comment	Wanted to know what he was being rezoned to		Response provided by Call Center Staff.	North	
CC4-0019	1729740185	2715 Hidden Waters Cir	R-4	PD	General Comment	Advised that there would be no change.		Response provided by Call Center Staff.	North	
CC4-0020	1737697938	8305 Hardeth Way	CUD TD	R-6	General Comment	Advised that we were not changing her school or voting districts.		Response provided by Call Center Staff.	Forestville	
CC4-0021	1738225119	8834 THORNTON TOWN PL	CUD SC	CX-3-CU	General Comment	Wanted to know that if the rezoning goes through as shown since Thornton Rd is state owned will it now become a city road. She is also going to read through the materials off the site and will ask anymore questions if she has any.		Emailed response on May 29th that Thornton Road is a state road and that the remapping will not change that.	Forestville	
CC4-0022	1714623435	2225 Millburnie RD	R-10	R-6	General Comment	Wanted to know what she was being rezoned to		Response provided by Call Center Staff.	East	
CC4-0023	1714523656	5304 Big Bass Drive	R-4	PD	General Comment	Wanted to know what she was being rezoned to		Response provided by Call Center Staff.	East	
CC4-0024	1739072005	3061 Berks Way	CUD SC	CX-3	General Comment	Wanted to know what she was being rezoned to		Response provided by Call Center Staff.	North	
CC4-0025	1714523656	705 Hartford Rd	R-10	R-6	General Comment	Wanted to know what she was being rezoned to		Response provided by Call Center Staff.	East	
CC4-0026	1713158296	800 Coleman St	R-20	R-10	General Comment	Wanting to know what rezoning meant.		Response provided by Call Center Staff.	South Central	
CC4-0027	1703961745	506 East Cabarrus St	R-20	R-10	General Comment	Wanting to know what rezoning meant.		Response provided by Call Center Staff.	South Central	
CC4-0028	1713123308	1330 South State St.	R-20	R-10	General Comment	Wanting to know what rezoning meant.		Response provided by Call Center Staff.	South Central	
CC4-0029	1704329322	709 Hinsdale	SP R-30	R-10	General Comment	Wanted to get info about what might be going on around his home. He would like to see if we could get the rezoning info mailed to him because he does not use a computer. He also stated that he thought he was grandfathered in and would not have to worry about a big business being built behind him.		Provided inquirer with additional details regarding existing and proposed zoning, including note of the 3-story height cap proposed for the NX properties to the south. Sent follow-up hardcopy materials by mail.	Five Points	
CC4-0030	1703422666	211 Prospect Ave.	CUD BUS	CX-3-PL-CU	General Comment	Wanted the conditions sent to him. Sent them in an attachment via email.	GEN-0061	Response provided by Call Center Staff.	Southwest	
CC4-0031	1713344597	918 Rock Quarry Rd	CUD O&I-1	OX-3-CU	General Comment	Wanted to know how he would be able to get 909 Rock Quarry Rd added to the same proposed zoning as his since they are right across the street because he wants to buy that too. He would like an email response.		Called and spoke to the client. Explained the proposed zoning and the property across the street. The property across the street is zoned R-10 so is already a UDO district. Rezoning this property would necessitate a separate rezoning petition. Being R-10, it is not part of the remapping process.	South Central	
CC4-0032	1702411693	301 Circle Ln	IND-1	IX-3	General Comment	Wanted to know what he was being rezoned to		Response provided by Call Center Staff.	Southwest	
CC4-0033	1704805719	400 N. Persons St	R-10	R-10	General Comment	Wanted to know every address that was being rezoned in Raleigh. Once he realized it wasn't just in his area he decided that he was going to go online for himself and look them up.		Response provided by Call Center Staff.	North Central	
CC4-0034	0784008299	5703 Waycross St	R-10	R-10	General Comment	Wanted to know that since they are rezoning the area will any of the state streets become city streets? And if they are going to lay city of raleigh water and sewage down in the area because they use wells.		Called citizen and was hung up on immediately.	West	
CC4-0035	1737329344	6909 carlton dr	R-4	R-4	General Comment	Wanted to know if she was being rezoned advised her no but somone around you is.		Response provided by Call Center Staff.	Forestville	
CC4-0036	0768240289	9005 shellwood court	r-4	r-4	General Comment	Wanted to know what she was being rezoned to		Response provided by Call Center Staff.	Northwest	
CC4-0037	1704992905	521 Mills St	R-4	R4	General Comment	Wanted to say that this proposal will destroy the historic value of the neighborhood		Response provided by Call Center Staff.	Five Points	
CC4-0038	0793286512	1400-1402 gorman st	R-30	RX-3	General Comment	Wanted to know if he could still have his 30 dwelling once the rezone was approved. Checked with a planner and was advised to tell the caller that he could have his 30 dwellings as long as he did not go over 3 stories.		Response provided by Call Center Staff.	West	
CC4-0039	0777844144	8344 niayah way	TD	R-10	General Comment	Wanted to know what rezoning meant.		Response provided by Call Center Staff.	Northwest	
CC4-0040	1714744903	1308 N kind charles rd	R-6	R-10	General Comment	Wanted to know what we were rezoning.		Response provided by Call Center Staff.	East	

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CC5-0001	0794109890	3900 Western Blvd	NB	NX-3	Comment about Proposed Zoning District	Caller wanted to know if the entire complex is proposed for rezoning. I looked up the address of the business beside her, which has the same proposed zoning.		Response provided by Call Center Staff.	West	
CC5-0002	1706556026	5121 Six Forks Road	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Caller asked me to check her other property and give her the new zoning code. I did and refered her to the website so that she can view it for herself.		Response provided by Call Center Staff.	Midtown	
CC5-0003	1737521465	6409 Virgilia Court	R-15	R-10	General Comment	Wanted to know the proposed zoning code.		Response provided by Call Center Staff.	Forestville	
CC5-0004	1737624222	6716 Virgilia Court	R-15	R-10	Comment about Proposed Zoning District	Concerned about her property. Wanted to know what Rezoning means.		Response provided by Call Center Staff.	Forestville	
CC5-0005	1702183774	2225 Springhill Avenue	R-10-CU	R-10-CU	General Comment	Suggested that the verbage on the flyer should explain exactly what the proposed zoning for her address. Wanted me to explain rezoning. She was concerned that the City was trying to bring a major road near her house.		Response provided by Call Center Staff.	Southwest	
CC5-0006	1702137401	1316 Palace Garden Way	IND-1 w/PDD	PD	Comment about Proposed Zoning District	Wanted to know the new proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC5-0007	1734468692	1401 Carp Road	R-4	R-4	General Comment	Asked will she lose her home. I explained that no change is proposed for her address.		Response provided by Call Center Staff.	Northeast	
CC5-0008	1702476269	226 Parkland Road	R-10	R-10	Comment about Proposed Zoning District	Wanted to know the new proposed zoning.		Response provided by Call Center Staff.	Southwest	
CC5-0009	1702146671	961 Palace Garden Way	IND-1 w/PDD	PD	Comment about Proposed Zoning District	Would like to be kept up to date of upcoming meetings and announcements. Advised her to subscribe on website. Would like to know more information concerning new zoning.		Informed inquirer that zoning standards in place under present PDD Master Plan would remain in place under UDO.	Southwest	
CC5-0010	1702749692	2926 Old Mill Stream Ct	R-20	RX-3	Comment about Proposed Zoning District	Wanted to know the new proposed zoning.		Response provided by Call Center Staff.	Central	
CC5-0011	1737329344	6909 Carlton Drive	R-4	R-4	Comment about Proposed Zoning District	Wanted to know the new proposed zoning; does not have a computer.		Response provided by Call Center Staff.	Forestville	
CC5-0012	1735325067	5236 Pinehall Wynd	R-4	R-4	Comment about Proposed Zoning District	Want to know the difference between an R-4 and R-6. What will be the ultimate impact to her neighborhood.		Explanation of differences in pre and post districts. Also inquiry of the status of intersection of New Hope and Buffaloe Roads-at present zoned residentially.	Northeast	
CC5-0013	1712187364	855 Hadley Road	R-6	R-6	Comment about Proposed Zoning District	Want to know the ultimate impact of her neighborhood.	CC5-0012	Explanation of differences in pre and post districts. Also inquiry of the status of intersection of New Hope and Buffaloe Roads-at present zoned residentially.	South	
CC5-0014	1728892044	2425 Brighthaven Drive	R-4	PD w/ UWPOD	Comment about Proposed Zoning District	Wanted to know the new proposed zoning. Will be going on website for further information.		Response provided by Call Center Staff.	North	
CC5-0015	1718714216	8713 Colesbury Drive	R-4	PD	Comment about Proposed Zoning District	Wanted to know the new proposed zoning and if anything was scheduled for his home in particular.		Response provided by Call Center Staff.	North	
CC5-0016	1739165608	3116 Queensland Road	CUD-TD	R-6	Comment about Proposed Zoning District	Concerned with the changes that have been occuring in the area. She stated when she first purchased the property it was zoned for residential usage only. There is now a YMCA and a mini ampitheater near her home. She wants a return call to explain step by step what is going to take place; what area in particular near her house and surrounding areas that will be rezoned. I refered her to the interactive viewer. She did not understand the website and felt that there is more the City has planned. I explained that the area is in the proposal stage; the City is not planning to take her home.		Returned call and explained the concepts of zoning, land use, development etc.	North	
CC5-0017	1728794024	2305 Dunn Road	R-4	PD	General Comment	Will Dunn Road be extended to Durant Road or will there be any extension at all to Dunn Road?		Informed inquirer that long-term plans are to connect existing dead-end in Falls River to Durant Road.	North	
CC5-0018	0794044194	4025 Beryl Rd.	IND-2	IH	Comment about Proposed Zoning District	Does this zoning plan have anything to do with the NCDOT plan to make the 4 lane highway a six lane highway (Road widening project)? Would like to know more information about the new zoning code. Has logged onto the website but wants more information.		Exchanged emails with caller.	West	

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CC5-0019	1729613462	1823 Barngate Way	R-10	R-10	Comment about Proposed Zoning District	Has signed a petition against Publix being built near his home was this in reference to Publix? No.		Response provided by Call Center Staff.	North	
CC5-0020	1830278098	12343 Basketweave Dr	CUD TD	R-6	Comment about Proposed Zoning District	Would like to know what the future plans are for the area near his house. He believes more is being planned and would like to speak to a planner. I explained the purpose of the rezoning but he thinks more is going to happen.		Called inquirer and explained that we are proposing to zone a portion of his subdivision and ROW for NC 98 from TD CUD to a single family residential district (R-6) since TD does not exist in the UDO and to bring the area more in line with the existing land uses in the area.	North	
CC5-0021	1735169745	3900 Southall Drive	R-1	R-1	Comment about Proposed Zoning District	Was unable to look up the information on the website; wanted to know the new proposed zone.		Response provided by Call Center Staff.	Northeast	
CC5-0022	1725046502	2925 Huntleigh Drive	IND-1	IX-3	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0023	1725041342	3100 Long Bow	CM	CM	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0024	1725047225	0 Huntleigh	no code	no code	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0025	1725046306	0 Huntleigh Drive	no code	no code	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0026	1725242456	3116 Capital Blvd	IND-1	IX-3-PL	Comment about Proposed Height	Wanted to know proposed zone. May call back to complain. She wants to sell this property to a hotel, which will require more than 3 story restriction.		Response provided by Call Center Staff.	Northeast	
CC5-0027	1725244859	3104 Starmount Drive	IND-1	IX-3-PL	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Northeast	
CC5-0028	1725246746	3108 Starmount Drive	IND-1	IX-3	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Northeast	
CC5-0029	1725049430	3033 Capital Blvd	IND-1	IX-3	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0030	1739125499	3208 Canoe Brook Pkwy	R-4	PD	Comment about Proposed Zoning District	Could not view the description of the proposed zoning; I emailed him the website with the address in question's proposed zoning descrtiption.		Response provided by Call Center Staff.	North	
CC5-0031	1706770730	5710 Six Forks Road	O&I-1	OX-3	Comment about Proposed Zoning District	Wanted to know proposed zone. Complained website not working.		Called to follow up and explained that OX-3 is our most direct translation from O&I-1, with minimal changes in entitlements, and serves as a transition to the neighborhoods along Six Forks Road.	North	
CC5-0032	1739090003	2701 Wakefield Pines Drive	CUD SC	NX-3	Comment about Proposed Zoning District	This land is currently under contract. He is planning to build a senior living complex on this property and would like to know if the proposed zoning will interfere with his future cunstruction plans. Would like to know more information about the proposed zoning for this address.		Had concerns about the current zoning allowing Senior Living vs. UDO proposed zoning of NX. I explained to him Congregate Care is a limited use in the NX zoning district.	North	
CC5-0033	1725277142	3601 Capital Blvd	IND-1	CX-3-PL	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Atlantic	
CC5-0034	1736062202	5529 SilverAsh Drive	R-10-CU	R-10-CU	Comment about Proposed Zoning District	Will this affect her property?		Response provided by Call Center Staff.	Northeast	
CC5-0035	1736403593	5331 Glenmorgan Ln	R-1 w/ PDD	PD	Comment about Proposed Zoning District	Wants to know why his neighborhood is turning into a PD and there are other neighborhoods around him staying a R-1?		Called and explained the situation that we are cleaning up the base districts and retaining the existing PD conditions. No change impacting his property as the remapping retains the PD Master Plan conditions. He was concerned about impacts to property tax, which should be unaffected. Also emailing him the Master plan document.	Northeast	

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CC5-0036	1706705178	130 Dartmouth Road	R-4	R-4	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Midtown	
CC5-0037	0768095264	2710 Godley Lane	CUD TD	CX-3-PK	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Northwest	
CC5-0038	1739153487	3324 Queensland Road	CUD TP w/ UWPOD	R-6 w/ UWPOD	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	North	
CC5-0039	1707394162	8031 Allyns Landing Way	R-6	R-6	Comment about Proposed Zoning District	Wanted to know what property near her was being rezoned and why.		Response provided by Call Center Staff.	North	
CC5-0040	1718619704	2011 Falls Valley Drive	R-4 with PDD	PD	Comment about Proposed Zoning District	Want to know if there are any future plans of additional usage. Can he change his sign now to meet the allowed sign modifications of PD Zone? They are currently 6ft and would like to go up 2ft?		Inquiry comes from the developer. Interested in possibilities post rezoning, as well as process. Response - depends upon request, limitations of existing Master Plan guidelines, and Planned Development standards. Offered direct number for follow up questions.	North	
CC5-0041	1708405744	8402 Six Forks Road	CUD O&I-1	OX-3-PL-CU	Comment about Proposed Zoning District	Would like to know why her building is being proposed for rezoning and not the entire complex.		Responded via email on May 30. Included in the email a screen shot of the viewer, showing that there are several buildings/properties recommended for a change to OX-3-PL-CU, not just one building. Also attached the conditions established by Z-35-95.	North	
CC5-0042	1727179018	2807 Gresham Lake Rd	CUD IND-1	IX-3-CU	Comment about Proposed Zoning District	Would like to discuss the list of acceptable usage for proposed zone. Would like the ordinance references.		Replied via email on May 30th. Provided some general information on the IX zoning category and provided links to Chapter 6 of the UDO. Attached the conditions on the property and the adopting ordinance for the UDO.	North	
CC5-0043	1707071522	907 Bridge Way	R-6	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	North	
CC5-0044	1707474629	109 Yorkchester Way	R-6	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	North	
CC5-0045	1714631365	2225 Sheffield Road	R-10	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	East	
CC5-0046	1714581363	2400 Crabtree Blvd	IND-1	CX-4-UL	Comment about Proposed Zoning District	Asked does he need to vacate the premises. I explained this is only a code change, no need to vacate.		Response provided by Call Center Staff.	East	
CC5-0047	0783033442	1204 Vick Charles Drive	O&I-1	OX-3	Comment about Proposed Zoning District	Wanted to know the new zone code and if there was a company moving in that is requesting this change or is this a City wide change. I answered a City wide change.		Response provided by Call Center Staff.	West	
CC5-0048	1704062513	1304 Cameron View Ct	CUD R-15	RX-3	Comment about Proposed Zoning District	Wanted to know the proposed code for his address and surrounding area of Wade Ave.		Response provided by Call Center Staff.	Wade	
CC5-0049	1713037637	702 Bragg Str	R-20	R-10	Comment about Proposed Zoning District	Called to find out what was being rezoned and the proposed code.		Response provided by Call Center Staff.	South Central	
CC5-0050	0784707672	4617 Western Blvd	O&I-1	OX-3	General Comment	Wanted to know proposed zone code. I gave that to him. He does not have a problem with the UDO, but would like for someone to come and speak to him along with a group of developers concerning the UDO and upcoming changes concerning zoning in Raleigh. The only problem that he has is that there is not a point of contact with the City of Raleigh. When he does business with the town of Cary there is only one person he deals with to get the information he needs.		Sent email to begin setting up a time to meet with the group. Doug handled this as I was out of town on the date of their meeting.	West	
CC5-0051	0793463218	848 Lake Raleigh Road	R-10	R-10	Comment about Proposed Zoning District	Wanted the proposed zone code for his home and neighborhood. Neighbor had a card and he did not.		Response provided by Call Center Staff.	Southwest	

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CC5-0052	1713031046	744 McMakin Street	R-20	RX-3	Comment about Proposed Zoning District	The owner has plans to build a church on this property; can this be done under the proposed zone code?		Told her that religious land uses are permitted in RX.	South Central	
CC5-0053	1704105336	1415 Hillsborough Street	O&I-1	OX-3-DE	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Hillsborough	
CC5-0054	1704439045	510 Tilden Street	R-30	RX-3	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Five Points	
CC5-0055	0794923743	312 Chamberlain	R-20	RX-3	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Wade	
CC5-0056	1703223861	1244 Daladams St	R-6	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Southwest	
CC5-0057	1703239829	1333 Lake Wheeleer Road	R-6	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Southwest	
CC5-0058	1713033834	1119 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	South Central	
CC5-0059	1713271859	210 Lincoln Court	R-4	R-4	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	South Central	
CC5-0060	1703413440	1616 Green Street	R-6	R-6	Comment about Proposed Zoning District	Wanted to know proposed zone.		Response provided by Call Center Staff.	Southwest	
CC5-0061	1732220625	3716 Barwell Road	R-4	R-4	Comment about Proposed Zoning District	Received the post card about proposal to changes for address. She is concerned because she is not a part of Raleigh, nor would she like to be a part of Raleigh. Her address is considered Wake County. Wants to know if the City of Raleigh is planning to annex her property into the City limits.		Informed inquirer that R-4 zoning would remain in effect (per property's location within ETJ); no pending plans for annexation.	Southeast	
CC5-0062	0783130595	1118 Jones Franklin	O&I-1	OX-3	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	West	
CC5-0063	1703498428	15 North West Street	IND-2	DX-12-SH	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	North Central	
CC5-0064	1703591761	114 North West Street	IND-2	DX-12-SH	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	North Central	
CC5-0065	1703591558	410 West Edenton Street	IND-2	DX-12-SH	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	North Central	
CC5-0066	1714151294	615 Harding Street	R-10	R-10	Comment about Proposed Zoning District	Wanted to know new proposed zoning code. Voiced opposition to changes for 1301 Brookside Drive.		Response provided by Call Center Staff.	Mordecai	
CC5-0067	1714765241	1412 Marlborough Road	R-10	R-6	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	East	
CC5-0068	0783956150	827 Merrie Road	R-4	R-4	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	West	

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CC5-0069	1713141344	1108 S. State St	R-20	R-10	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	South Central	
CC5-0070	1736363839	5800 Louisburg Rd	R-4	R-4	Comment about Proposed Zoning District	Previously requested to be rezoned as R-1. Believes City approved the request. Why is it now an R-4?		Explained that Z-45-03 only incorporated one of the owners 3 parcels and that he had both R-1 and R-4 properties. Further explained that there was no zoning issue with having lots bigger than the zoning district's requirements.	Northeast	
CC5-0071	1713168493	508 Coleman	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.		Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0072	1703831690	1211 S. Person	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	Central	
CC5-0073	1703834983	1120 S. Bloodworth	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	Central	
CC5-0074	1703858655	724 S. East Street	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	Central	
CC5-0075	1703976024	417 Watson Street	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0076	1713152781	722 S. State Street	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0077	1713152054	828 S. State Street	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0078	0794036145	3111 Woods Place	R-4	R-4	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	West	
CC5-0079	1732541205	3209 Barwell Road	R-4	R-4	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Response provided by Call Center Staff.	Southeast	
CC5-0080	1703925833	1418 Sawyer Rd	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0081	1703926896	1416 Sawyer Rd	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0082	1703923894	1405 Garner Rd	R-20	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	South Central	
CC5-0083	1713391717	1503 E. Jones Street	R-10	R-10	Comment about Proposed Zoning District	Would like to know why the zone is changed from R-20 to R-10.	CC5-0071	Spoke with and explained in detail the changes in zoning, particularly relating to R-20. He said that his properties are not large enough for apartment buildings so R-10 zoning would be okay.	North Central	
CC5-0084	1715423694	2631 Oldgate Drive	CUD R-20	RX-3-CU	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	Atlantic	
CC5-0085	0794272497	920 Marilyn Dr	R-6	R-6	Comment about Proposed Zoning District	Concerned about the rezoning near him on Ridge Road. Would like to know why the Ridge Road area will be able to have a height of 3 stories. Wonders if a developer is involved with the changes in the rezoning. I explained this change is translating existing entitlements. Concerned change may eventually affect his property taxes.		Citizen was very concerned about rezoning of the O&I-1 property adjacent. Described both pre and post, and the difference in standards. Reassured him that this was a city wide effort. He had specific recommendations/comments but not ready to provide. Offered Rezoning email as resource.	Glenwood	

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CC5-0086	1714622516	720 Brighton Road	R-10	R-6	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	East	
CC5-0087	1713936826	908 Friar Tuck Road	R-6	R-6	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	Southeast	
CC5-0088	1714232613	706 Glascock St	R-10	R-10	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	North Central	
CC5-0089	1715934353	2817 Capital Blvd	NB	CX-3-PL	Comment about Proposed Zoning District	Would like to know why property is not going to be zoned as a CX-5-PL-CU like his neighbor. He is concerned because if someone wants to buy the old Holiday Inn and wants to buy his property as well it will affect him from selling because of the new zone code. Would like to be zoned as CX-5-PL-CU.		The three story height limit recommended for the property is the default recommendation for all properties that do not have existing structures more than 3 stories. The adjacent property at 2815 Capital Blvd is proposed to be rezoned to a 5 story limit because existing construction on the property is five stories. While 2817 Capital Blvd may be rezoned in the future to allow for greater height, that decision should be made as part of the public process of a privately initiated rezoning.	Atlantic	10
CC5-0090	1717049711	6900 Holly Drive	R-4	R-4	Comment about Proposed Zoning District	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	North	
CC5-0091	0785555568	3308 Mill Run	R-10	R-10	Comment about Proposed Zoning District	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	Northwest	
CC5-0092	0793366570	2606 Avent Ferry Rd	R-10	R-10	Comment about Proposed Zoning District	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	West	
CC5-0093	0798762018	10521 Charmford Way	R-1	R-1	Comment about Proposed Zoning District	Wanted to know proposed changes in the neighborhood. And are there any new restrictions to his address?		Response provided by Call Center Staff.	North	
CC5-0094	1703462102	607 West South	NB	NX-3-UL	Agree with Proposed Zoning	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	Central	
CC5-0095	1703461141	609 West South Street	NB	NX-3-UL	Agree with Proposed Zoning	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	Central	
CC5-0096	1733222753	4801 Tanglewood oaks	R-4	R-4	Comment about Proposed Zoning District	Wanted to know proposed changes in the neighborhood.		Response provided by Call Center Staff.	Southeast	
CC5-0097	0794337401	3415 Hillsborough Street	NB	NX-3-UL	Agree with Proposed Zoning	Wanted to know if the rezoning was for a project on Hillsborough street; if so she is "for it", if not she "is not for it". I explained that the City is proposing to rezone more than Hillsborough Street. I am not confident that she understood it was more than just Hillsborough Street.		Response provided by Call Center Staff.	Wade	
CC5-0098	1704749796	Vicinity of 1165 N. Blount Street			Comment about Proposed Zoning District	Referred to Staff		Took warm transfer of call and described zoning changes in vicinity of N. Blount and Cedar streets intersection. Caller adamant about not leaving name or phone number. CallerID indicated call placed from WTVD but in response to question said it was personal call and not a media inquiry.	Mordecai	
CC5-0099	1713048433	1009 Gregg Street	R-20	R-10	Comment about Proposed Zoning District	Wanted to know why his area was being rezoned. I explained it is City wide, not just his address.		Response provided by Call Center Staff.	South Central	
CC5-0100	1714933466	1000 Chatham Ln	R-10	R-6	Comment about Proposed Zoning District	Doesn't have a computer. Wanted to know the proposed zone code.		Response provided by Call Center Staff.	East	
CC5-0101	1714493080	2220 Capital Blvd	IND-1	IX-3	Comment about Proposed Zoning District	Would like to know if self storage can operate on this property. I explained that it is intended to provide for light industrial and manufacturing uses while allowing for retail, service, and commercial activity.		Self-service storage is a limited use in IX-3. It is permitted as long as standards of Sec. 6.5.5 can be met.	East	

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CC5-0102	1725495328	4020 Capital Blvd	IND-1	CX-3-PL	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	Northeast	
CC5-0103	0796052535	5204 Rembert Drive	R-4	R-4	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	Northwest	
CC5-0104	1705775957	3819 Six Forks Rd	R-4	R-4	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	Midtown	
CC5-0105	1703765797	128 E. Cabarrus Street	BUS w/ DOD	DX-7-UG	Comment about Proposed Zoning District	Asked does this make her taxes go up. I explained that taxes are a county issue. The City is proposing new zoning codes.		Response provided by Call Center Staff.	Central	
CC5-0106	1735408837	2021 Thornblade Dr	R-10	PD	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	Northeast	
CC5-0107	0787131785	7021 Valerie Anne Drive	O&I-1	RX-3	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	Northwest	
CC5-0108	0779918683	5026 Red Cedar Rd	Out of Jurisdiction		Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.		
CC5-0109	1713485821	105 Star St	NB	RX-3	Comment about Proposed Zoning District	Wanted to know new proposed zone code.		Response provided by Call Center Staff.	South Central	
CC5-0110	0798419506	2209 Lodestar Dr	R-4	R-4	Comment about Proposed Zoning District	Wanted to know the zoning changes for 8020 Creedmoor Road.		Response provided by Call Center Staff.	North	
CC5-0111	0779602088	11701 Stannary	R-6	R-6	Comment about Proposed Zoning District	Wanted to know what is being rezoned near her.		Response provided by Call Center Staff.	Northwest	
CC5-0112	1712097932	1909 Bates Street	R-6	R-6	Comment about Proposed Zoning District	Wanted to know what is being rezoned near her.		Response provided by Call Center Staff.	South	
CC5-0113	0768157184	8925 Winged Thistle	CUD TC	R-4	Comment about Proposed Zoning District	Would like to know if there are any future proposed changes to the golf course behind his house. Is there any possibility that someone could come and request that the golf course be rezoned. The golf course is the reason he purchased the home.		Explained that the rezoning would only better support his concerns and that legally anyone could request a rezoning on the property in the future but that isn't being affected by this action.	Northwest	
CC5-0114	0778388479	8704 Erinsbrook Dr	R-4	R-4	Comment about Proposed Zoning District	Wanted to know what is being rezoned near him.		Response provided by Call Center Staff.	Northwest	
CC5-0115	0784626370	620 Gannett Street	R-10	R-10	Comment about Proposed Zoning District	Wanted to know what is being rezoned near her.		Response provided by Call Center Staff.	West	
CC5-0116	0795870928	3708 Dade Street	R-4	R-4	Comment about Proposed Zoning District	Wants to know why 3939 Glenwood Ave. is proposed to have a height up to 12 stories. "This would ruin the look of the neighborhood".		Someone had already answered her question. Supplied phone number for parks maintenance (unrelated to mapping).	Glenwood	
CC5-0117	1705014611	2700 Cartier Dr	R-6	R-6	Comment about Proposed Zoning District	Wanted to know what is being rezoned near her.		Response provided by Call Center Staff.	Wade	
CC5-0118	1705012499	2708 Cartier Dr	R-6	R-6	Comment about Proposed Zoning District	Wanted to know what is being rezoned near her.		Response provided by Call Center Staff.	Wade	

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CC5-0119	1713193658	1012 E. Jones	R-20	R-10	Comment about Proposed Zoning District	Wanted to know the property proposed zone code.		Response provided by Call Center Staff.	North Central	
CC5-0120	1714930872	1105 Chatham Lane	R-10	R-6	Comment about Proposed Zoning District	Wanted to know the property proposed zone code.		Response provided by Call Center Staff.	East	
CC5-0121	1703492349	618 Hillsborough	BUS w/ DOD	NX-7-UL	Agree with Proposed Zoning	Wanted to know the property proposed zone code. ****Has no problem with the change.		Response provided by Call Center Staff.	Hillsborough	
CC5-0122	0778713249	8840 Camden Park	CUD O&1-2	R-10-CU	Comment about Proposed Zoning District	Wanted to know the property proposed zone code.		Response provided by Call Center Staff.	Northwest	
CC5-0123	0758425783	3411 Page Road	CUD TD	IX-3-PK-CU	Comment about Proposed Zoning District	Lives at 3411 Page Road, Morrisville. She received the postcard saying her property is proposed to be rezoned. She is concerned that her propoerty is attached to 10900 World Trade Blvd. She is not, nor would she like to be in the City limits.		Called on 6/10 and left a detailed message that the post card does not indicate that her property is going to be forcibly annexed.	Northwest	
CC5-0124	1703860945	219 E. Cabarrus St	RB	DX-3-UG	Comment about Proposed Zoning District	Commented this area is currently permitted to be more than 3 stories tall based on the highest point on Fayetteville St; will this change?		Explained rationale for 3 story height limit (context, HOD), noted property owner's objection and preference for a 4+ story height limit.	Central	5
CC5-0125	1702464381	129 Ileagnes Road	NB	CX-3	Agree with Proposed Zoning	Would love to have his property rezoned to Commercial Mixed use		Response provided by Call Center Staff.	Southwest	
CC5-0126	0758812729	9207 Giralda Walk	CUD TD	PD	Comment about Proposed Zoning District	She said she does not have a description of the zone displaying on her computer. She asked what did the different colors mean. Suggested that it would be easier if there was a color key to explain the different colors on the remapping website.		Response provided by Call Center Staff.	Northwest	
CC5-0127	0794520438	6 Rosemary Street	RB	OX-3	Comment about Proposed Height	Currently has an electrical contracting business that he was told would be grandfather in as an (i2). Please confirm that he will be able to continue to operate his business in the proposed zone code.		Emailed to confirm that his use is an existing nonconformity and how the UDO addresses them.	Wade	
CC5-0128	0786854932	6001 Glenwood Ave	SC	CX-3-PL	Comment about Proposed Zoning District	Wanted assistance with website.		Response provided by Call Center Staff.	Northwest	
CC5-0129	0786559230	5519 Sharpe Dr.	R-10	R-10	Comment about Proposed Zoning District	Wanted assistance with website.		Response provided by Call Center Staff.	Northwest	
CC5-0130	0786557222	5606 Darrow Dr	R-10	R-10	Comment about Proposed Zoning District	Wanted assistance with website.		Response provided by Call Center Staff.	Northwest	
CC5-0131	0786559222	5521 Sharp Dr	R-10	R-10	Comment about Proposed Zoning District	Wanted assistance with website.		Response provided by Call Center Staff.	Northwest	
CC5-0132	1704444429	741 Bishops Park Drive #302	O&I-1	RX-3	Comment about Proposed Zoning District	Will my taxes be effected by new zoning code? I explained that is a Wake County issue. They are reevaluating property values.		Response provided by Call Center Staff.	Five Points	
CC5-0133	1726427978	4500 Capital Blvd	SC	CX-3-PL	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	Northeast	
CC5-0134	1726436986	4600 Capital Blvd	SC	CX-3-PL	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	Northeast	
CC5-0135	1729632702	2213 Summer Elms Ct	R-4	PD	Comment about Proposed Zoning District	Wanted to know the new proposed zone code.		Response provided by Call Center Staff.	North	
CC5-0136	1705022013	2813 Market Bridge	O&I-1	RX-4	Comment about Proposed Zoning District	Wanted to know the new proposed zone code. She asked if there was a zoning meeting tomorrow (6/14/2014). I asked staff and then answered no.		Response provided by Call Center Staff.	Wade	

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CC5-0137	0783593816	703 Powell Drive	R-4	R-4	Comment about Proposed Zoning District	Want to know proposed zone changes near her home.		Response provided by Call Center Staff.	West	
CC5-0138	1723923014	1304 Eva Mae	R-6	R-6	Comment about Proposed Zoning District	Needed assistance using the Interactive Viewer.		Response provided by Call Center Staff.	Southeast	
CC5-0139	1726021235	4717 Matt Drive	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know what is proposed to be rezoned near her address. I explained that Parkville Dr., Presley Ct. is proposed to change. She is concerned that her property taxes are going to rise. I explained that the City is only proposing to change the zoning codes; Wake County handles taxes. She was also concerned about Green Road park. I explained that there will be no change to the park. She does not have a computer nor internet. She would like for a planner to call her so that she can express her disagreement concerning the proposed zone codes.		Talked to customer and clarified her questions.	Atlantic	
CC5-0140	0768789040	7828 Spungold Street	CUD TD	R-10-CU	Comment about Proposed Zoning District	Wanted to know more about UDO. Wanted to know what her property and property near proposed changes.		Response provided by Call Center Staff.	Northwest	
CC5-0141	0768089551	9248 Palm Bay Circle	CUD TD	R-6-CU	Comment about Proposed Zoning District	Needed Conditional use defined.		Response provided by Call Center Staff.	Northwest	
CC5-0142	1702253844	814 Ileagnes Rd	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0143	1702253719	818 Ileagnes Rd	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0144	1702252509	822 Ileagnes Rd	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0145	1702261085	806 Ileagnes Rd	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0146	1702253980	810 Ileagnes Rd	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0147	1702263362	802 Ileagnes Rd	R-20	RX-3	Comment about Proposed Zoning District	Requested the proposed and current zoning codes for this property.		Response provided by Call Center Staff.	Southwest	
CC5-0148	0758889432	9404 Centerwood	R-4	R-4	Comment about Proposed Zoning District	Requested to know the property near him that is being proposed to change.		Response provided by Call Center Staff.	Northwest	
CC5-0149	1702466454	2743 Renfrow Road	NB	CX-3	Comment about Proposed Zoning District	Requesting a return call to get more in depth information concerning what her lots can be used for (CX-3). She is interested in changing lot into a parking lot.		Left detailed message with return number should she have further questions. Described in detail CX, and the possibility of a commercial parking lot on the property. It is an allowable use with the proper permits. Referenced 6.1.4, 6.4.7 b, and 6.4.7 c .	Southwest	
CC5-0150	1702359838	2714 S. Saunders	R-10	R-10	Comment about Proposed Zoning District	Is this lot proposed for change? Answer: No.		Response provided by Call Center Staff.	Southwest	
CC5-0151	1702466454	114 Ileagnes Road	NB	CX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0152	1702466454	116 Ileagnes Road	NB	CX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	

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CC5-0153	1702464359	131 Ileagnes Road	NB	CX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0154	1702450868	2712 South Saunders	NB	CX-3-PL	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0155	1702451717	2716 South Saunders	NB	CX-3-PL	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0156	1702450773	502 Fenwick Drive	CUD NB	CX-3-CU	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0157	1717045389	820 Van Thomas	R-4	R-4	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	North	
CC5-0158	0792698355	2317 Lawrence Drive	R-4	R-4	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	Southwest	
CC5-0159	0787639117	6713 Glandower Road	R-6	R-6	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	Northwest	
CC5-0160	1715427335	801 Moratuck	O&I-2	RX-3	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	Atlantic	
CC5-0161	0787707007	4205 Sunscape Lane	R-6	R-6	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	Northwest	
CC5-0162	1704888052	517 Pershing Road	IND-2	IX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Five Points	
CC5-0163	1704887065	513 Pershing	IND-2	IX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Five Points	
CC5-0164	0796532881	4820 Crestmore Rd	R-10-CU	R-10-CU	Comment about Proposed Zoning District	Requested the location of the property near him that is being proposed to change.		Response provided by Call Center Staff.	Northwest	
CC5-0165	0793378387	3513-302 Ivy Commons Dr	R-20	RX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	West	
CC5-0166	1712025389	3309 Garner Road	R-10	R-10	Comment about Proposed Zoning District	Would like to use 3309 1/2 as an art gallery. Need more information on what he can and can not do on the property.		Called and left a message noting that the R-10 zoning would only allow an art gallery as part of a live-work development and would require a special use permit from the BOA. I left my contact information for him to call back if he was interested in finding out more about that process and the restrictions associated therewith.	South	
CC5-0167	0793295157	3710 Greenleaf St	R-10 w/SRPOD	R-10 w/SRPOD	General Comment	Works for a management company that manages over 1,000 properties. Wants to check the proposed zone code for the properties. He went online to the viewer and received an "under construction coming soon network solutions" message. Internet issues on his end. He will shut down & try again later.		Response provided by Call Center Staff.	West	
CC5-0168	0793188405	1402 Stovall Drive	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	West	
CC5-0169	1702689947	2201 South Wilmington St	IND-2	IX-3-PL	Comment about Proposed Zoning District	Wanted to know will the current zoning be grandfathered in. Customer asked to be transferred to my supervisor to ask more questions. Call transferred to staff.		Broker for tenants; advised that tenants' current use would not be affected by change to IX.	Southwest	

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CC5-0170	1705487279	408 May Court	R-4	R-4	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Midtown	
CC5-0171	1705974372	4021 Barrett Drive	O&I-1	OX-3	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Midtown	
CC5-0172	1702412445	328 Tryon Road	IND-1	IX-3-PL	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Southwest	
CC5-0173	0796379957	2215 West Millbrook	CUD o&I-1	OX-3-CU	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Northwest	
CC5-0174	0777860846	8514 Bright Loop	CUD TD	RX-3-PK	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	Northwest	
CC5-0175	0784100886	5669 Western Blvd	NB	NX-3-GR	Comment about Proposed Zoning District	Requested new proposed zone code.		Response provided by Call Center Staff.	West	
CC5-0176	0787245225	4060 Barton Park Place	O&I-1	RX-5	Comment about Proposed Zoning District	Requested new proposed zone code. She is under contract to purchase this property.		Response provided by Call Center Staff.	Northwest	
CC5-0177	0758990749	2511 T.W.Alexander Drive	CUD TD	R-10	Comment about Proposed Zoning District	Ms. Rogers would like to request that no changes be made to the zoning code. She currently has the property listed for sale and she believes the property is more suited for commercial rather than residential. There is no question but would like for someone to call her about keeping the current zoning code.	GEN-0392	Spoke to inquirer and let her know keeping the existing zoning (TD) would not be an option. Explained rationale for proposed zoning (R-10). She would like to have the property zoned commercially as the current zoning would allow. I told her I would bring her request forward to the Review Team for consideration. Review team recommends NX-3-PK as consistent with nearby recommendations. UPDATE - left message to discuss the proposed change.	Northwest	14
CC5-0178	1729901392	11224 Lofty Heights Place	R-4 w/ UWPOD and PDD	PD w/ UWPOD	Comment about Proposed Zoning District	Wanted to know will property taxes go up, and that nothing will change concerning the property current useage		Response provided by Call Center Staff.	North	
CC6-0001	0678752466	5456 brushy meadows Fuquay Varina			General Comment	Neighbor received post card; called to inquire why she was the only person to receive a post card. Informed her the post card was to inform of possible zoning change of properties located in Raleigh. Suggested her neighbor may own a property in Raleigh.		Response provided by Call Center Staff.		
CC6-0002	1703193400	211 Ashe Ave	O&I-2	RX-3	Comment about Proposed Zoning District	Now that postcard notice was received and property subject to change identified, wanted to know what was the next step. Informed caller if they had challenges with the zone change share them with us to see if there could be a resolution.	CC1-0004	Response provided by Call Center Staff.	Hillsborough	
CC6-0003	0792068257	3405 Tryon Rd	R-1	R-1	Comment about Proposed Zoning District	Caller stated she did not have a computer and wanted to know if there would be any zoning changes in her area. Informed caller her address would not be changing.		Response provided by Call Center Staff.	Southwest	
CC6-0004	1734485115	5112 Dornoch Dr.	R-6	R-6	Agree with Proposed Zoning	Caller saw on website the golf course beside her house was changing from R-10 to PD. Was concerned if that meant the golf course would be removed. Shared with caller the PD zone change will not change the land use, and the golf course would not be in jeopardy due to the change.		Response provided by Call Center Staff.	Northeast	
CC6-0005	1702567747	2724 Knowles	R10	R10	Agree with Proposed Zoning	Caller would like somone to address her concern about re-zoning creating thru traffic from Wilminton Street to Hammond Road. On one side of her the area is changing from NB to CX-3, and the other side it is changing from IND-1 to IX-3		Emailed a response asking her to contact me to discuss in detail. Spoke with her on the phone as a follow up.	Southwest	
CC6-0006	1733238498	5205 Tanglewood Ln	R-4	R-4	Comment about Proposed Zoning District	Customer received a post card, called to inquire why. I shared with caller the postcard was a notification of proposed rezoning; and her property would not be effected by the rezoning.		Response provided by Call Center Staff.	Southeast	
CC6-0007	1736570060	0 Granite Ridge Trail	R-6 : R-4	R-6 : R-4	Agree with Proposed Zoning	Caller called to confirm she understood information she read on website regarding the property her family holds in a Trust. I confirmed her property has a split zoning, and the remapping will not change their property zoning.		Response provided by Call Center Staff.	Northeast	

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CC6-0008	1706472152	408 Snelling Rd	R-4	R-4	Comment about Proposed Zoning District	Caller received post card wanted to know if his property would be changed by remapping. Informed caller his property would not be changed.		Response provided by Call Center Staff.	North	
CC6-0009	1728697252	10505 Cokesbury	R-4	PD	Comment about Proposed Zoning District	Caller having challenges using her tablet device. Can not access the "learn more" only gets a grey screen. Also getting a grey screen when she attempts to access the UDO ordinance screen. Would like more explanation of PD Zoning. She was able to access the maps and the rezoning appears to be causing some splits to property. Not clear with some of the "planning jargon" on website. Caller stated she lives in area where the new Publix is proposed. Concerned whether new zoning will pave way for approval. Caller also hesitant about sharing email address. Requested my notes state she would not like email address shared with anyone. Would only like to be contacted by City Planning staff member in regards to her property remapping.		Spoke with caller about why the UDO ordinance wasn't showing up...seemed to be related to an older iOS version. Spoke about PD zoning, explaining that the PD was simply a change from the PDD Overlay District becoming the base zoning district, and that the controls of the Falls River master plan remain in place. Concerns were expressed that the PD didn't seem to follow the boundaries of the actual development. I explained that the PD didn't necessarily apply to the entire development because the original developers may have been able to accomplish some of what they wanted under the existing zoning at the time. Emailed copy of Falls River master plan.	North	
CC6-0010	1726319409	4418 Lake Ridge Dr	R-10	R-10	Comment about Proposed Zoning District	Caller received post card wanted to know if his property would be changed by remapping. Informed caller her property would not be changed.		Response provided by Call Center Staff.	Atlantic	
CC6-0011	1706793419	100 Killington Dr	R-4	R-4	Comment about Proposed Height	Concerned with the the zoning change for lot across Six Forks Rd. Would like to speak with someone regarding proposed height limits.		She has concerns about the OX Distict allowing gas stations. I recommended she should make a case the property be mapped OP due to current use is entire offices.	North	
CC6-0012	1729714572	2110 Piney Brook	cud R15	RX-3-CU	Comment about Proposed Zoning District	Caller received post card and wanted to know what that meant for her property. Informed her property is proposed for a zone change from CUD R-15 to RX-3-CU. Wanted to know if that meant she had to lose her home. Informed caller the zoning change only refers to the land use.		Spoke with property owner. Reassured her that she would not be required to redevelop, and explained difference in pre and post zoning. All ok.	North	
CC6-0013	1738229238	8871 Thornton town PL	CUD SC	RX-3-CU	Comment about Proposed Zoning District	Caller wanted to know if her zone was changed. Told yes it was and shared the change with caller.		Response provided by Call Center Staff.	Forestville	
CC6-0014	1728260001	11006 Louson PL	CUD R-15	PD	Comment about Proposed Zoning District	Caller wanted to know if her zone was changed; explained the change to caller.		Response provided by Call Center Staff.	North	
CC6-0015	1737388516	8204 Haines Creek LN	CUD TD	R-6	Comment about Proposed Zoning District	Caller wanted to know if his zone was changed. Told yes it was and shared the change with caller.		Response provided by Call Center Staff.	Forestville	
CC6-0016	1716937011	4668 Grinding Stone Dr.	R-6	R-6	Comment about Proposed Zoning District	Caller had questions about zoning change in her area. Wanted to know if that would mean more apartments. I stated her property was not changing but the property adjacent to her was changing to neighborhood mixed use, with height up to 3 stories. It could possibly mean more apartments with that zoning.		Response provided by Call Center Staff.	Atlantic	
CC6-0017	1701592246	3948 Durham Dr	O&I-1	OX-3	Comment about Proposed Zoning District	Caller does not understand why her property is not zoned Residential. Would like someone to call regarding her current zoning; she thought she was in a residential zone, and how she can be zoned residential.		Called and talked to on 5/27. Concerned that she be allowed to continue her use of her home (or her children) or sale of her home for single family use. I confirmed that these would all be allowed.	Southwest	
CC6-0018	1716897886	6215 Litchford Road	CUD O&I-1	OX-3_PL-CU	Comment about Proposed Zoning District	Caller wanted to know which of her properties would experience a zone change.		Response provided by Call Center Staff.	North	
CC6-0019	1727063989	2600 Gresham Lake Road	R-4	R-4	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0020	1717494738	7913 Haymarket Ln	R-4	R-4	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0021	1728264898	1311 Durlain Drive	CUD R-15	PD	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0022	1704266557	1621 St Marys	R-6	R-6	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	Hillsborough	

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CC6-0023	1728323166	8809 Bluff Pointe CT	R-6	R-6	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0024	1723356160	645 Sunnybrook Rd	R-6	R-6	Comment about Proposed Zoning District	Caller wanted to speak with a staff member regarding his current use of land and how to change it to other uses		Called and left messages.	Southeast	
CC6-0025	1717476681	7500 Haymarket Ln	R-6	R-6	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0026	1717942277	7019 Litchford Rd	R-4	R-4	Comment about Proposed Zoning District	Wanted to know if remapping would change zone for property. Informed caller it would not.		Response provided by Call Center Staff.	North	
CC6-0027	1715477268	3528 Apache Drive	R-6	R-6	Comment about Proposed Zoning District	Caller received post card and wanted to know what property near her was being rezoned and what the new zone would be. I shared her zone would be remaining the same. The area across from her is proposed to change from IND-1, Industrial, to IX-3, Industrial Mixed use.		Response provided by Call Center Staff.	Atlantic	
CC6-0028	1733477148	320 Gilman Lane	R-4	PD	Comment about Proposed Zoning District	Caller wanted to know how the remapping would affect her property. Informed caller she would not experience any change with her property since her zone was R-4 w/PDD and changing to PD.		Response provided by Call Center Staff.	Southeast	
CC6-0029	1716339695	1208 Country Ridge Dr	R-4	R-4	Comment about Proposed Zoning District	Caller wanted to know what the remapping was and how it would affect her property. Read remapping info to caller from FAQ. Shared with caller her property zone would not change but several plots in her area would experience change and shared them with her.		Response provided by Call Center Staff.	Midtown	
CC6-0030	1716530488	4910 Memory road	O&I-1	OX-3PL	Comment about Proposed Zoning District	Caller had 3 properties; was not able to populate two of them during phone call to see proposed remapping. Would like a planner to call and share changes. Was able to identify them after phone call. [identifiable in iMAPS but does not register in interactive viewer -- DB]		Outlined proposed mapping changes to inquirer.	Atlantic	
CC6-0031	1719878858	1925 Pendelton Dr			General Comment	Caller had 3 properties; was not able to populate two of them during phone call to see proposed remapping. Would like a planner to call and share changes. Was able to identify them after phone call. [OUTSIDE JURISDICTION -- DB]		Inquirer noted she also owns 3109 Mayflower Drive; outlined remapping proposed for adjacent properties there.		
CC6-0032	1716530481	4906 Memory road	O&I-1	OX-3PL	Comment about Proposed Zoning District	Caller had 3 properties; was not able to populate two of them during phone call to see proposed remapping. Would like a planner to call and share changes. Was able to identify them after phone call.	CC6-0030	Outlined proposed mapping changes to inquirer.	Atlantic	
CC6-0033	1739006511	2933 Settle in LN	R-4	PD	Comment about Proposed Zoning District	Caller wanted to know if the new Publix was the cause of the remapping. I shared the FAQ information on What is remapping and why the city is doing the remapping.		Response provided by Call Center Staff.	North	
CC6-0034	1714393386	1859 Capital Blvd	IND-2	IH	Comment about Proposed Zoning District	Caller would like zoning staff member to call him regarding changing current use of property. Would like to know if plans for use met new zoning.		Spoke with property owner on Monday; he will call later to set up appointment to discuss the development potential of this land as he might sell it. He was not particularly interested in the UDO change. Spoke with another family member/property owner on Tuesday; he said that they want commercial rather than industrial zoning.	East	32
CC6-0035	1703858761	722 S East Street	R-20	R-10	Comment about Proposed Zoning District	Called to see if her property zone would be changing due to the remapping and whether she needed to do anything.		Response provided by Call Center Staff.	Central	
CC6-0036	1713395285	5 Maple Street	R-10	R-10	Comment about Proposed Zoning District	Called to see if property would be changing due to remapping. Told caller zone would not be changing.		Response provided by Call Center Staff.	North Central	
CC6-0037	0794624441	2812 Hillsborough St	NB	NX-4-SH	Comment about Proposed Zoning District	Caller wanted to know what the remapping would do to her use of the property. Informed caller she would have more flexibilty with how she could use the property.		Response provided by Call Center Staff.	Wade	
CC6-0038	0794374997	3442 Bradley	R-4	R-4	Comment about Proposed Zoning District	Caller wanted to know what area near him was having zoning change. Informed caller shopping center near his home is proposed for remapping.		Response provided by Call Center Staff.	Glenwood	
CC6-0039	1704997020	1805 Ridley St	R-10	R-10	Comment about Proposed Zoning District	Caller wanted know what area would be changing due to remapping. Informed caller the shopping center across from her is proposed for rezoning.		Response provided by Call Center Staff.	Five Points	

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CC6-0040	1714151765	1509 Brookside drive	IND-2	NX-3-UL	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	Mordecai	
CC6-0041	1714150810	1500 Wake forest Rd	CUD NB	NX-3-UL	Comment about Proposed Zoning District	Customer could not navigate website. Unable to walk customer through. Would like a call to assist accessing website to view remapping.		Called and explained that the server was down this morning. Client will try to access the information and call back if there are further questions.	Mordecai	
CC6-0042	1714059993	1506 Wake Forest	NB	NX-3-UL	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	Mordecai	
CC6-0043	1714153617	1511 Brookside Dr	IND-2	NX-3-UL	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	Mordecai	
CC6-0044	0798457629	8708 Stage Ford Road			Comment about Proposed Zoning District	Unable to populate address on the UDO Zoning Remapping page. Caller would like to know what the current zone is and the proposed.		Called and left message informing that the subject property is located outside of city's ETJ limits and the proposed remapping will not impact it. The property will continue with its Wake County zoning.		
CC6-0045	1705858956	3372 Six forks Road	O&I-3	OX-3-GR	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	Midtown	
CC6-0046	1712643455	2720 Big Oak St	R-10	R-10	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	South	
CC6-0047	1712646574	2800 Dillmark CT	R-6	R-6	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	South	
CC6-0048	1703747220	1105 S Blount St	R-20	R-10	Comment about Proposed Zoning District	In 2007 the property was zoned "zero lot boundary" and caller was unable to build on the property. Will remapping allow him to build on the property?		Emailed that property had not been rezoned in 2007 and that a house can be built on the lot if it meets the setback requirements. The lot is very narrow so without a sideyard variance the house could only be 12 feet wide.	Central	
CC6-0049	1713151811	715 Church st	R-20	R-10	Comment about Proposed Zoning District	Customer wanted to know what new zone would be.		Response provided by Call Center Staff.	South Central	
CC6-0050	1703924322	1433 Garner Rd	R-20	R-10	Comment about Proposed Zoning District	Are there any grants available for long term residents with special financial needs to upgrade property?		Sent inquirer link to CD's housing rehabilitation program.	South Central	
CC6-0051	0792470537	2420 Laurel Falls Lane	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know if his zone was changing. Told him no it was not.		Response provided by Call Center Staff.	Southwest	
CC6-0052	0793581267	2328 Champion Ct	O&I-1	OX-3	Comment about Proposed Zoning District	Caller wanted to know if his zone was changing. Shared new proposed remapping for his areaa		Response provided by Call Center Staff.	Southwest	
CC6-0053	1717068089	7104 Falls of Nuese Rd	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know whether the remapping would change his property zoning. Told him no it would not. I shared the area near him that would be experiencing a change.		Response provided by Call Center Staff.	North	
CC6-0054	1716703724	2100 Harrod	IND-1	IX-3	Comment about Proposed Zoning District	Caller wanted to know what the changes to the zoning would mean to current use. Informed caller there would be no change unless they wished to change what they were currently using the property for. If they decided to change must abide by new zoning requirements.		Response provided by Call Center Staff.	Atlantic	
CC6-0055	1713252141	708 cumberland	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know if property zoning would change due to remapping. Informed no it would not.		Response provided by Call Center Staff.	South Central	
CC6-0056	1723232680	904 cooper Rd	R-6	R-6	General Comment	Caller wanted to know if property zoning would change due to remapping. Informed no it would not.		Response provided by Call Center Staff.	Southeast	
CC6-0057	1704166046	1322 Williamson Dr	R-6	R-6	Comment about Proposed Zoning District	Caller wanted to know what area near him was having zoning change. Informed caller area across from her would be changing from Office and institutional to Office mixed use.		Response provided by Call Center Staff.	Hillsborough	

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CC6-0058	1726922733	4800 Kyle Dr	R-1	R-1	Comment about Proposed Zoning District	Caller wanted to know what area near him was having zoning change. Shared changes in area.		Response provided by Call Center Staff.	Northeast	
CC6-0059	0774912321	6007 Hillsborough St	SC	NX-3-GR	Comment about Proposed Zoning District	Caller wanted to know what changes rezoning would do to her property. Informed caller of zone change from SC to NX-3-GR.		Response provided by Call Center Staff.	West	
CC6-0060	0784433014	5308 Hillsborough St	IND-1	NX-3-PL	Comment about Proposed Zoning District	Caller wanted to know what changes rezoning would do to her property. Informed caller of zone change from IND-1 to NX-3-PL		Response provided by Call Center Staff.	West	
CC6-0061	0784432338	5304 Dorcus St	R-6	R-6	Comment about Proposed Zoning District	Caller wanted to know if the remapping would change her zone. Informed caller she is R-6 and would not change.		Response provided by Call Center Staff.	West	
CC6-0062	0795354633	1521 Village Glenn Dr.	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know if the remapping would change her zone. Informed caller she is R-10 and would not change.		Response provided by Call Center Staff.	Northwest	
CC6-0063	1704250910	1317 Williamson Drive	R-6	R-6	Comment about Proposed Zoning District	What would the development be for R-10? Caller is looking at 1809 Arlington and is wondering what type of residential structures would qualify under R-10.		Left Message. Never returned call.	Hillsborough	
CC6-0064	1735316410	2101 Shadow Creek dr	R-10	PD	Comment about Proposed Zoning District	Caller would like more explanation regarding zone codes; specifically CX-3.		Explained to her OX and CX zoning. I also explained to her that the entire construction of South Hall Road would be completed once a development plan is submitted on the property that currently has two ends of South Hall stubbing into the property.	Northeast	
CC6-0065	0793378387	3522 Ivy Commons drive	R-20	RX-3	Comment about Proposed Zoning District	Caller wanted to know whether the remapping would change his property zoning. Told him it was changing from R-20 to RX-3.		Response provided by Call Center Staff.	West	
CC6-0066	1707999148	700 Exposition place	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Caller wanted to know what she needed to do in regards to the zoning change. Informed caller there was nothing she needs to do; City of Raleigh sending notifications out as a courtesy for feedback.		Response provided by Call Center Staff.	North	
CC6-0067	1716637026	4812 Old Wake Forest Rd	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Caller was property owners real estate agent calling on owners behalf to find out what new zoning would be.		Response provided by Call Center Staff.	Atlantic	
CC6-0068	1715749079	3137 Ward Rd	R-6	R-6	Comment about Proposed Zoning District	Caller wanted to know what area around his property was being rezoned.		Response provided by Call Center Staff.	Atlantic	
CC6-0069	1712189167	2300 Dandridge Dr	R-10	R-10	Comment about Proposed Zoning District	caller wanted to know if the remapping would change her zoning. Informed caller her property would not be changed.		Response provided by Call Center Staff.	South	
CC6-0070	0783792872	1271 Schaub Dr			Comment about Proposed Zoning District	caller wanted to know his new zonning		Response provided by Call Center Staff.	West	
CC6-0071	1718727970	8913 Woodstone Dr	R-4	R-4	Comment about Proposed Zoning District	caller wanted to know if her zoning would change due to remapping. I nformed caller no changes to her property.		Response provided by Call Center Staff.	North	
CC6-0072	0797421765	2443 Lynn Rd	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	caller unable to navigate website wanted to know what her new zone would be, informed her it would be OX-3-CU		Response provided by Call Center Staff.	Northwest	
CC6-0073	0758969035	10717 Golf Link Drive	CUD TD	R-4	Comment about Proposed Zoning District	caller wanted to know what her new zone would be. Informed her the new zone will be R-4		Response provided by Call Center Staff.	Northwest	
CC6-0074	0758860215	11317 Ridgegate Drive	CUD TD	R-4	Comment about Proposed Zoning District	caller wanted to know what her new zone would be. Informed her the new zone will be R-4		Response provided by Call Center Staff.	Northwest	

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CC6-0075	0798337421	8260 Hempshire PL	R-10	R-10	Comment about Proposed Zoning District	caller wanted to know what was being rezoned in her area, informed caller the shopping center behind her.	CC1-0161	Response provided by Call Center Staff.	Northwest	
CC6-0076	0796468218	5306 Creedmoor rd	R-4	R-4	Comment about Proposed Zoning District	caller called back to confirm what area would by changed near her. Informed her it was intersection of Creedmoor Rd and Sherborne.	CC2-0096	Response provided by Call Center Staff.	Northwest	
CC6-0077	0768240917	8909 Winged Thistle Courty	CUD TD	R-4	Comment about Proposed Zoning District	caller wanted to know if city of Raleigh would be building in her neighborhood. Informed caller no, remapping was designed to rezone the use for properties.		Response provided by Call Center Staff.	Northwest	
CC6-0078	1713158704	619 Quarry St	R-20	R-10	Comment about Proposed Zoning District	Caller wanted know how the remapping would change her zoning. Informed caller her property would be changing from R-20 to R-10 .		Response provided by Call Center Staff.	South Central	
CC6-0079	1705019511	2815 Oberlin Rd	R-6	R-6	Comment about Proposed Zoning District	Caller did not have a computer and requested written material regarding remapping and her property area proposed rezoning.		Mailed info 6/13/14.	Wade	
CC6-0080	0794923995	406 Chamberlain St	R-20	RX-3	Comment about Proposed Zoning District	Caller did not have a computer and requested written material regarding remapping, and a map of her property area proposed rezoning. and description of changes. Would like material mailed to mailing address 6013 Canadero Drive Raleigh, NC 27612		Mailed info 6/13/14.	Wade	
CC6-0081	0777617217	6013 Canadero dr	R-2	R-2	Comment about Proposed Zoning District	Caller wanted to know if proper zoning would be changed informed customer no change due to remapping. Property would remain an R-2		Response provided by Call Center Staff.	Northwest	
CC6-0082	1713165401	809 Lenoir St	R-20	R-10	Comment about Proposed Height	caller wanted to know what was the purpose of the post card. Informed caller City of Raliegh has proposed rezoning and the post card was a courtsey to share the proposed rezoning for her property.		Response provided by Call Center Staff.	South Central	
CC6-0083	0777685861	8318 Pilots View Drive	CUD NB	RX-3-CU	Comment about Proposed Zoning District	Caller wanted know What her new zoning would be		Response provided by Call Center Staff.	Northwest	
CC6-0084	0795935333	100 Edenbeurg Rd	R-6	R-6	Comment about Proposed Zoning District	Caller inquired about what area near her property would be re-zoned. Shared with her the change would be on Glen Eden and Glenwood Chnaging from R-20 to RX-3		Response provided by Call Center Staff.	Glenwood	
CC6-0085	0777457730	8039 Sunset Branch CT	TD	RX-3	Comment about Proposed Zoning District	Caller wanted to know what her new zone would be. Informed her the new zone will be RX-3		Response provided by Call Center Staff.	Northwest	
CC6-0086	0787120358	8000 Winchester	TD	IX-3-PK	Comment about Proposed Zoning District	Caller wanted to know what his property new zoning was. Informed him he was changing from TD to IX-3-PK		Response provided by Call Center Staff.	Northwest	
CC6-0087	0795603770	3026 Devonshire	R-4	R-4	Comment about Proposed Zoning District	Caller unable to understand the map on website explained zoning for each of his properties.		Response provided by Call Center Staff.	Glenwood	
CC6-0088	0793367974	2522 Avent Ferry Rd	R-30	RX-3	Comment about Proposed Zoning District	Caller unable to understand the map on website explained zoning for each of his properties.		Response provided by Call Center Staff.	West	
CC6-0089	0793367974	2512 Avent Ferry Rd	R-30	RX-3	Comment about Proposed Zoning District	Caller unable to understand the map on website explained zoning for each of his properties.		Response provided by Call Center Staff.	West	
CC6-0090	1714731978	2335 Kennington Rd	R-10	R-6	Comment about Proposed Zoning District	Caller wanted to know what the new Zoning for her property would be.		Response provided by Call Center Staff.	East	
CC6-0091	0774865635	1100 corporate Center Drive	TD	OP-4-PK	Comment about Proposed Zoning District	Caller represents owner of property. Has questions regarding current land use and proposed rezoning. Owner has plans for residential use of property. Wanted to make sure current zoning and proposed zoning did not conflict with with plans of future lot purchases.		Needs review by team; let caller know that and will be back in touch next week. Team agrees OX-4-PK; emailed to update (6/19/14). Received follow up request that zoning proposal be amended to CX as more consistent with TD; Review team acknowledged argument and recommends CX- for entire block (7/10/2014)	West	15

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CC6-0092	0758825348	10108 Falls Meadow Cort	CUD TD	PD	Comment about Proposed Zoning District	Caller wanted to know what her proposed zoning would be. Shared with caller she would be changing from a CUD TD w/PDD to a PD but it would not affect her land use.		Response provided by Call Center Staff.	Northwest	
CC6-0093	0795695218	3921 Arrow Drive	O&I-2	OP-4	Comment about Proposed Zoning District	Caller wanted to know what his proposed zoning would be. Informed caller of proposed change from O&I-2 to OP-4.		Response provided by Call Center Staff.	Glenwood	
CC6-0094	1707423296	6529 Hearthstone Dr	R-10	R-10	Comment about Proposed Zoning District	Caller wanted to know what her new zoning would be. Informed caller her property would not be rezoned.		Response provided by Call Center Staff.	North	
CC6-0095	0758831786	11741 Delicain Court	CUD TD	R-4-CU	Comment about Proposed Zoning District	Caller had trouble understanding website information. Wanted to know what her new zoning would be. Informed caller her new zoning would be R-4-CU and read what the use would be.		Response provided by Call Center Staff.	Northwest	
CC6-0096	1724461385	3700 Bastion Llane	IND-1	IX-3-PL	Comment about Proposed Zoning District	Caller wanted to know what proposed new zoning would be. Informed caller zoning was changing from IND-1 to IX-3-PL and read description.		Response provided by Call Center Staff.	Northeast	
CC6-0097	1704080266	2330 Churchill Rd	IND-1	IX-3-PL	Comment about Proposed Zoning District	Caller has several properties wanted to know how she could find out proposed zoning for each. Shared website with caller.		Response provided by Call Center Staff.	Wade	
CC6-0098	1704056661	1033 Oberlin	CUD O&I-1	OX-3-GR-CU	Comment about Proposed Zoning District	Caller had questions after viewing map online. Gave explanation of zone codes for his proposed change.		Response provided by Call Center Staff.	Wade	
GEN-0001	1729223012	1500 DUNN RD	CUD BC w/ UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Height	Two of the lots are currently BC CUD and are currently limited to two stories. The proposed remapping is for three stories. I am sending this email to formally note my objection to remapping these properties to three stories.		Informed inquirer of BC setback/ height regs, with added note that conditions currently in effect on parcels (per Z-55-94) do not address height.	North	
GEN-0002	0796305907	4600 Crabtree Valley Avenue	CUD SC	CX-12-UL-CU	Comment about Proposed Frontage	The UL frontage prohibits parking between the street and the building, but one of our conditions of our current zoning allows for a maximum of two rows of parking between the building and the street. Will the existing conditions supersede the new zoning designation so we may have a minimal amount of parking between the street and the building if it works for our site planning? This property is only 2.7acres. I assume it may be used for all retail uses and does not need to include any office or residential. The parcel referenced above was part of a larger property that was rezoned together and the remainder of the property will have residential uses on it.		There is a conflict between the requirements of Urban Limited (UL) frontage and the conditions on the property. In light of the conflict, it is appropriate to change the recommendation for rezoning from CX-12-UL-CU to CX-12-CU. After additional review we are comfortable supporting CX-5-CU, as requested by owner (5/30/14)	Northwest	29
GEN-0003					General Comment	I would like to know if and when comments will be accepted for new building height restrictions, set- backs etc? Has the city been seeking comments on these restrictions already? Are they set in stone? Who exactly was involved in these new building parameters and why wasn't public comment actively sought? Who were the people who made the decisions on the housing restrictions including the restriction that no mother-in law suite can be added to a new home? That one really baffles the mind considering society today. Please tell me where I can make comments. *** Follow-up email: Thanks for the reply. Areas such as Churchill drive etc are not allowed mother in law suites. This is a poor policy in that people are aging and need care especially when nursing or assisted care is so expensive. I can believe that this day and age our city planners and leaders would have approved such a poor policy! Ridiculous		Described review and adoption process, included CC transmittal memo that outlined public engagement efforts, answered question on "mother-in-law" suite. Follow-up response: "You may wish to contact your City Council members and let them know of your views. The recommendation for accessory dwelling units was removed from the draft UDO during the City Council review phase."		
GEN-0004	0787338046	3801 DOIE COPE RD			General Comment	Map has incorrectly labeled the WCPSS school Hilburn Academy (previously called Hilburn Drive Elementary) as being on the west side of Hilburn Drive.		The base map shown in the background is a world-wide map maintained by ESRI, a major mapping software company (similar to the map used by Google Maps, Bing Maps, etc). As such, we do not maintain that data. We are using it as the base map for this purpose as it allows better visibility of the colors of the zoning map than the base map we use in our own system called iMaps, which is shown at http://maps.raleighnc.gov/.	Northwest	

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GEN-0005			R-10	PD	General Comment	I checked the UDO website, under the Common District Exchanges pull-down menu section, but I did not find the Zoning Comparisons pdf for my property. The parcel in my neighbor hood are being rezoned for R-10 to PD (Planned Development). What will this rezoning entail? What can or can not be constructed in the neighborhood. A pdf like the others in the Common District Exchanges section of the UDO website would be very helpful.		There is essentially no change to your neighborhood's zoning. Hedingham is already part of a Planned Development District (PDD). Under our current code, PDD's also have underlying zoning (yours is R-10). Under the new Unified Development District, the requirement for an underlying zoning district had been eliminated thus your notification. Under the UDO, we are changing Planned Development District (PDD) to Planned Development PD) which is really mainly a name change. Please let me know if you have any additional questions.		
GEN-0006	1704954894	1334 Courtland Dr	R-10	R-10	General Comment	Why is this land considered R10 instead of R6?		Noted to inquirer UDO zoning is the same as existing. Inquirer followed up with request as when R-6 was adopted for nearby properties; sent inquirer excerpts from archival maps.	Mordecai	
GEN-0007	0792285754	1941 Deep Forest Trail	R-10 w/ SHOD-1 & SRPOD	R-10 w/ SHOD-1	Comment about Proposed Zoning District	the proposed map removes the SRPOD designation and I am wondering why? It would seem this is important to have in effect but perhaps there is a reason it would not show on the zoning map.		Viewer was not properly displaying overlay districts on parcels with more than one overlay; viewer has been updated to properly display overlay districts	Southwest	
GEN-0008	1735415770	2336 Persimmon Ridge Dr	R-10 with PDD	PD	Comment about Proposed Zoning District	...I see no impact to my sensibilities or property value as a result of this...given my limited understanding of this rezoning effort, at 1st glance it appears to be an attempt to adapt to a more effective use of the rezoned property by incorporating more modern architectural standards and concerns regarding land use, affordability, energy efficiency, density and aesthetics. If that is correct then I have no concerns regarding this change and I support the intent		Under the Unified Development Ordinance, the Planned Development District (PD) replaces the Planned Development Overlay District (PDD) in the existing code. This is a name change only. The master plan that governs zoning under the PDD overlay will become the zoning governance of the PD district upon adoption of the new zoning map.	Northeast	
GEN-0009						I was wondering if the City staff has prepared a chart or some other similar document which shows the differences in uses and development standards between zoning districts in the former zoning code and the UDO.		Directed him to the website		
GEN-0010	1737379976	5612 Keowee Way	CUD TD	R-6	General Comment	I want to know how the new zoning will affect us. I took a quick look but saw the designations but don't really understand the old zoning so can't make a good comparison. Is the new zoning more restrictive allowing less apartments business and things of that nature ? (I hope so) Please explain - I believe we are now (R-6) where as before we were (TD) from what I saw - please verify.		Emailed citizen about proposed rezoning. His current zoning is TD CUD with the proposed zoning going to R-6. Property is currently single family residential within a large subdivision. Advised that this proposed change was to bring the properties into a more consistent zoning district to match current development.	Forestville	
GEN-0011	1719001616	10705 Cahill Rd	Outside Jurisdiction	Outside Jurisdiction	General Comment	I would like to know if the rezoning affects my home and what areas around me are affected your web site is very confusing and not informing.		Thanks for taking the time to contact us with your concerns. As your home is outside of Raleigh's jurisdiction, this process will have no impact on that property or those surrounding you. If you own additional property that is within Raleigh's jurisdiction, you may have received notice related to that. Please let us know if you have any other questions.		
GEN-0012	1729318690	1608 Golden Sun Dr	R-4 w/PDD & UWPOD	PD w/UWPOD	General Comment	Surprisingly, I received one of your postcards in the mail about my residence being rezoned, though I cannot imagine what else it would be besides residential. I went on the website and nothing works. I assume this means you are still developing the website?		The only property we found in your name is within the Falls River development. If this is the property you are concerned with, hopefully we can address that for you. As that portion of Falls River was developed under a comprehensive master plan, it is currently zoned Residential with a Planned Development overlay district (reflective of the master plan). Our new development code changes the Planned Development overlay district to a base district, so you received notice because of this change. Any future development would still be beholden to the original master plan. If you are looking for information about a different property, please just let us know the address and we'll be happy to help. Sorry you had trouble with our website. We have not noticed it being down for any period since we went live on Monday, May 19th, but glitches do occur. Please do try again and let us know if you have any further difficulties or questions.	North	

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GEN-0013	1729602369	10801 Peppermill Drive	Residential-4 (R-4) with UWPOD and PDD	Planned Development (PD) with UWPOD	General Comment	What does this jargon mean for the average citizen? We need a clear understanding of how and why you are changing the zoning. As an average home owner this type of communication is confusing. What are the negatives? That is the only thing we need to know as property owners and tax payers. In the future please consider a different format for your "postcard" communication. We nearly trashed it because it looks like junk mail.		Thank you for taking the time to respond. I am sorry that you found the postcard notice confusing. With more than 45,000 properties to notify about this process, we have tried to be good stewards of taxpayer dollars. The postcard notice was determined to be the best way to approach the challenge. We know there will be questions and that is why we mobilized a telephone hotline and numerous staff to respond to everyone that received a postcard who wants more information. And we find that it is working very well. If you can share your property address with me, I will be glad to provide specific information about whether your property, or one within 100' of property you own, is proposed for rezoning. I can further advise you on the implications. If you own multiple properties in Raleigh, let me know all the addresses and I'll cover them all for you. --2nd email followed up with PDD-->PD explanation	North	
GEN-0014		Anderson Pointe			General Comment	The average citizen has no idea what these Rezoning maps represent. Can you be more specific when it comes to Anderson Pointe single-family homes-Rogers Lane and surrounding area?		While the language we use to describe the zoning district is changing, there is no change in the allowed uses or intensity of development for this area.	Southeast	
GEN-0015	1728478233	1747 Farmington Grove Drive	R-10-CU w/PDD & UWPOD	PD w/UWPOD	General Comment	If your explanations were written in a layman language it would be easier to understand the proposed changes to the present zoning. I am no more enlightened of the changes after reading your description of the proposed changes to my area than I was before reading it.		Thank you for taking the time to respond. I am sorry that you found the postcard notice confusing. With more than 45,000 properties to notify about this process, we have tried to be good stewards of taxpayer dollars. The postcard notice was determined to be the best way to approach the challenge, but it had to be very general by necessity. <same as GEN-0013> <listed districts> The bottom line for you is that nothing is changing. It is simply a name change. The PDD overlay district modified the base Residential-10 (10 units per acre) with an associated master plan that outlines the zoning uses for your neighborhood. The new Unified Development Ordinance replaces the PDD overlay with the Planned Development district which now is the base district. The master plan is attached to the Planned Development, which outlines the zoning uses, and there is no need for the R-10 zoning...the PD takes care of it all.	North	
GEN-0016	1728260511	1214 Red Beech Court	CUD R-15 w/PDD & UWPOD	PD w/UWPOD	General Comment	How can I provide you feedback if I don't understand what you are doing? At this point, I am simply "alarmed" by the post card and the web site. It has peaked my attention and many questions are unanswered. I had a previous and similar experience in Texas with property that I own; the rezoning increased my property taxes by over 850% -- thousands of dollars! Going straight to the point, how does the rezoning affect my PROPERTY TAXES? How much is this proposed rezoning going to hit me in the pocket book? Be honest and put forth enough solid information so that I and others, and my neighbors and friends in the area can make an informed decision. <many other points snipped...see original email>		Responded in a long email advising with specifics on PDD-->PD zoning on her propery, property tax implications, planned posting of the FAQ, how other citizen comments will be made transparent on the interactive viewer, and guided her to RaleighUDO.us for the "Roadmap to Adoption" info describing future opportunities for public feedback	North	
GEN-0017	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	We live in the Oakcroft subdivision and opposed to the proposed rezoning.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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GEN-0018					General Comment	I am trying to look at several of my properties. While I can look up the properties, the online comparative map does not show the current zoning and the proposed zoning. I can see the color differences, but there is no reference or link to what the specific zoning is and is proposed to be?		Sorry you are having trouble with our viewer. If you zoom in and click on a property of interest on either side, it should give you a list of what the designations showing up on the map mean, with links to more information, as shown in the attached screenshot. Please give the viewer another shot and see if you can find the information you're looking for. You are more than welcome to submit any feedback you may have related to your properties there, directly on the map by clicking the Give Feedback button. Should you continue to have issues with the viewer, please email us a list of addresses you are curious about and we will follow up with which are impacted and how. Thanks for taking the time to contact us.		
GEN-0019	1716539186	4820 Wyatt Brook Way	CUD R-15	RX-3-CU	General Comment	You propose to include businesses limited to the ground floor of this townhouse community...I am opposed to that. Keep this zoned as it currently is -residential use only. The area is not large enough to accomodate increased traffic. Come see…		Emailed inquirer about the rationale for the choice of RX-3 (existing zoning and density are > 10du/a) and told him that commercial uses would not be permitted in his townhouse community due to existing buildings not meeting locational or building type requirements.	Atlantic	
GEN-0020					General Comment	After entering address, no results? (Can locate by map only)		Sorry you are having issues with our viewer. Please be aware that this is not a "Google" type of search. We understand this limitation, which is why we made clicking on the map to query addresses an option. It is querying our address database live. So if you try entering the street number and then the first few letters of the address, it should appear for you to click on from the list. For instance, typing "1000 glen" would give you a list of options to choose from, and if you click on "1000 Glenwood Ave" it will take you there. Additionally, N/S/E/W designations have to be spelled out; for example, 600 North Boylan vs. 600 N Boylan. Please let us know if we can be of further assistance.		
GEN-0021		Old Watkins Rd & Beagle Retreat Dr			General Comment	I'm writing in response to the Remapping Raleigh postcard recently mailed. As I was looking at the maps, I decided to question the zoning of an area very near my subdivision. I live at 3213 Leebrook Road, Raleigh, NC 27616. Just to the south of my subdivision is a Heavy Industrial Conditional Use area, which appears to be a landfill area. There's also an area just east of there with no zoning information at all – possibly residential or farm land – I'm not sure. My concern is that there is an annual Turkey Shoot held on a property located there on Old Watkins Road (actually a private street, 3120 Beagle Retreat intersecting Old Watkins Road), and I'm trying to discern if it is appropriate per the zoning information. It is very loud, and runs until 11:00 nightly during the season, and is very disruptive to my neighborhood. What zoning would this area have to be to allow such activity? Can it be stopped?		Replied via email the afternoon of May 27th. Noted that the property where the turkey shoot is held is probably in the County if no zoning information shows up in the UDO viewer. Forwarded email from Robert Pearce about neighbors target-shooting.		
GEN-0022					General Comment	I am new to the area and wanted to know what does this Rezoning in Raleigh will mean for people who own their home?		Replied via email the afternoon of May 27th. Said that rezoning will make little difference for properties in the residential zoning districts, and asked if there is a particular property of interest.		
GEN-0023	1731086402	4313 Pearl Road	R-4	R-4	General Comment	Is this property affected by rezoning? Thanks.	GEN-0024	Sent inquirer email verifying existing/ proposed zoning. Followed up with copy of current zoning conditions, NB district summary, links to UDO and Allowed Use Table.	South	
GEN-0024	1731077826	4328 Pearl Road	R-6-CU & NB CUD	R-6-CU & NX-3-CU	General Comment	Please advise if these two properties are affected by rezoning. Thanks.	GEN-0023	Sent inquirer email verifying existing/ proposed zoning. Followed up with copy of current zoning conditions, NB district summary, links to UDO and Allowed Use Table.	South	
GEN-0025	1731082074	4772 Queen Pierrette St	NB CUD & R-6-CU	NX-3-CU & R-6-CU	General Comment	Please advise if these two properties are affected by rezoning. Thanks.	GEN-0024	Sent inquirer email verifying existing/ proposed zoning. Followed up with copy of current zoning conditions, NB district summary, links to UDO and Allowed Use Table.	South	
GEN-0026	1717143918	904 Albany Ct	R-10	R-10	General Comment	How can I find out which rezoning areas near me will impact my home…..; lifestyle; real estate investment.		Sent email on the 28th asking if she had any specific questions.	North	
GEN-0027	0787732503	6909 Chamonix Pl	R-4	R-4	General Comment	Please let me know how your rezoning will affect me.	GEN-0011	Of the properties you've listed, only the Shadow Elms property is in any way impacted by our proposal. Currently that property is designated as Residential-4 base zoning district with Planned Development and Urban Watershed Protection Overlay Districts. Our proposal maintains this by replacing the Residential-4 base district with the Planned Development designation and leaving the Watershed Protection Overlay in place. Stated simply, this property was developed as part of the Falls River master plan. In order to get approval for that master plan, the developer petitioned for what is referred to as a Planned Development Conditional Use Overlay District. Since the controls of that master plan override any other existing zoning designation, we propose to remove it as an overlay and make it the actual zoning designation. So, in effect, there is no impact to this property other than a change in nomenclature of our zoning.	Northwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0028	1729910038	11316 Shadow Elms Ln	R-4 w/PDD & UWPOD	PD w/UWPOD	General Comment	Please let me know how your rezoning will affect me.	GEN-0011	Of the properties you've listed, only the Shadow Elms property is in any way impacted by our proposal. Currently that property is designated as Residential-4 base zoning district with Planned Development and Urban Watershed Protection Overlay Districts. Our proposal maintains this by replacing the Residential-4 base district with the Planned Development designation and leaving the Watershed Protection Overlay in place. Stated simply, this property was developed as part of the Falls River master plan. In order to get approval for that master plan, the developer petitioned for what is referred to as a Planned Development Conditional Use Overlay District. Since the controls of that master plan override any other existing zoning designation, we propose to remove it as an overlay and make it the actual zoning designation. So, in effect, there is no impact to this property other than a change in nomenclature of our zoning.	North	
GEN-0029	1726639352	4701/4703 Mallory Ct	R-10	R-10	General Comment	Please let me know how your rezoning will affect me.	GEN-0011	Of the properties you've listed, only the Shadow Elms property is in any way impacted by our proposal. Currently that property is designated as Residential-4 base zoning district with Planned Development and Urban Watershed Protection Overlay Districts. Our proposal maintains this by replacing the Residential-4 base district with the Planned Development designation and leaving the Watershed Protection Overlay in place. Stated simply, this property was developed as part of the Falls River master plan. In order to get approval for that master plan, the developer petitioned for what is referred to as a Planned Development Conditional Use Overlay District. Since the controls of that master plan override any other existing zoning designation, we propose to remove it as an overlay and make it the actual zoning designation. So, in effect, there is no impact to this property other than a change in nomenclature of our zoning.	Northeast	
GEN-0030	1713319493	1440 Rock Quarry Rd	TD w/SHOD-1	IX-3-PK w/SHOD-1	Comment about Proposed Height	I own the property at 1440 Rock Quarry Rd. It consists of 2 parcel totaling 15.06 acres currently zoned TD. It is proposed to be changed to IX-3-PK. The height restriction is too restrictive especially given there is a SHOD overlay that prohibits me from cutting trees within the 50 ft buffer along I40. This buffer more than protects the City from a 5-story building considering these trees are 50 ft high already and you can't see through them. (COMMENT CONTINUES IN GEN-0031)	WEB-3843	In light of current adjacent uses and zoning, as well as the recommendation of the Future Land Use Map that this area support Business and Commercial Services, Office Mixed Use (OX)–5–Parkway (PK) would is an alternative to the initial proposed rezoning to IX-3-PK. Office Mixed Use (OX) provides for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. The existing zoning of Thoroughfare District (TD) and SHOD-1 would allow development of up to 5 stories/75 feet.	South	16
GEN-0031	1713314042	2003 S STATE ST	TD w/SHOD-1	IX-3-PK w/SHOD-1	Comment about Proposed Height	As I understand the IX-3-PK zoning, multi-family is only allowed on the upper units in a mixed use building, yet with the SHOD overlay I have unreasonable buffers along both roads my property fronts and no business in their right mind would locate on the lower floor when you can't even see their business from Rock Quarry Rd. Therefore, if you can't get a business on the lower floors, then how are you supposed to get residential on the upper floors? The SHOD overlay limitations should be considered as a part of what is fair and reasonable in the rezoning process. This proposed rezoning would essentially render my property unusable for anything but light industrial and manufacturing. Multi-family should be allowed as a use on this site.	WEB-3843	In light of current adjacent uses and zoning, as well as the recommendation of the Future Land Use Map that this area support Business and Commercial Services, Office Mixed Use (OX)–5–Parkway (PK) would is an alternative to the initial proposed rezoning to IX-3-PK. Office Mixed Use (OX) provides for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. The existing zoning of Thoroughfare District (TD) and SHOD-1 would allow development of up to 5 stories/75 feet.	South	16
GEN-0032	1729735563	3745 Falls River Avenue	R-4 w/PDD & UWPOD	PD w/UWPOD	General Comment	Before making ANY rezoning changes, fix the loopholes in the UDO, as they only benefit the powers that stand to have a financial gain. Listen to the residents in the areas where rezoning is moreover opposed. We do not want to see our neighborhoods ruined because of some self serving, money driven egotists who say they know "what is best" for us..We know what is best for our neighborhoods and it would benefit the council and planning commission to listen and act in the best interest of the constituents and neighborhoods affected and not the special interest groups they are rubbing elbows with..The builders are running rampant under this UDO. If rezoning is allowed, you are either not paying attention, or you stand to gain from these ludicrous rezoning proposals..The money hungry mongrels have drawn the line and we, your constituents, are hoping to find you on the side of what is right by us. Please don't allow them to make a mockery of your positions and due processes as they have been	WEB-7361	Responded in a long email differentiating the remapping project from the Falls of Neuse/Dunn roads rezoning case; advised on the PDD-->PD rezoning on her residential property	North	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0033	0786679150	6339 GLENWOOD AVE	SC	CX-7-PL	Comment about Proposed Frontage	In reviewing the proposed zoning, I have a question regarding the limited frontage parking detailed in zone CX-7-PL. I am at Providence Baptist Church at 6339 Glenwood Ave and we have hundreds of parking spaces between our building and Glenwood Ave.. Will this new zoning apply to existing uses and what will be the parking requirements if we redevelop the lot in some way in the future?		Called and left message with inquirer's admin asst. Will forward inquirer's concern up to the remapping team. Let him know in message that his inquiry will be further analyzed by mapping team. The church property has an extensive parking lot between Glenwood Avenue and the church. Current configuration would not conform to Parking Limited standards.	Northwest	17
GEN-0035	1729223012	1500 DUNN RD	CUD BC w/ UWPOD	NX-3-CU w/UWPOD	General Comment	Ref: Z-1-14, we don't need (or want) a strip mall with an almost 50,000 sq. foot building in our residential neighborhood.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
GEN-0037					General Comment	These maps need a color key!!! What does the orange mean, the pink mean, the purple mean, etc???		In general, yellows/oranges indicate Residential, purples indicate Industrial, reds indicate Commercial, and blues indicate Office. The reason that we have not included a legend is that if you zoom in to a particular color, codes will appear representing what those colors indicate. Additionally, if you click on any of them, you will receive a description of what they mean. Because there are many different colors (24 on the existing map and 18 on the proposed map), we decided that a legend would interfere with the information we are trying to convey, which is related to the codes and the descriptive text that appears with each click.		
GEN-0038	0778536990	5732 WESTGATE RD	CUD IND-1 w/AOD	IH-CU w/AOD	General Comment	The interactive UDO rezoning map shows the existing zoning of this parcel as CUD I-1 with the AOD. That is incorrect. In zoning case Z-10-12 the AOD was removed from this parcel. Its current zoning is CUD I-1. The proposed UDO zoning as shown on the City's map is CUD IH with the AOD. Please remove the AOD from the proposed UDO zoning.		Replied by email that we would need to research the item and would get back to him; handed it off to the Zoning Enforcement Administrator	Northwest	80
GEN-0039	1729223012	1500 DUNN RD	CUD BC w/ UWPOD	NX-3-CU w/UWPOD	General Comment	I am not sure why anyone who has driven on falls of neuse road would think its a good idea to create additional opportunities for congestion. If the only reason for the rezoning is to allow for developers to add shopping I completely disagree with this proposal. There is plenty of shopping on all sides of falls river/bedford, is the intent to have falls of neuse to look like capital blvd? This neighborhood is thriving and doesn't need or want a huge shopping center stuck in the middle of it.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
GEN-0040	1713176683	1004 E. Martin St	R-20	R-10	Comment about Proposed Zoning District	I currently own a duplex on a .09 acre lot, which would become a non-buildable lot under 4,000 sq ft should this law take effect. I'd like to see some provision for "grandfathering" in the event a home is destroyed to allow a similar structure to be rebuilt. I would also like some sort of "grandfathering" to allow the duplex to be converted to a single family house on the existing lot.		emailed caller with information on existing nonconforming uses and redevelopment options	South Central	
GEN-0041	1713169124	600 Coleman St	R-20	R-10	Comment about Proposed Zoning District	Similar situation, only my current property is a quad. The lot would allow for a single or duplex under the new zoning, I'd like some sort of grandfathering to be able to build back what I currently own in the event of a loss.	GEN-0040	emailed caller with information on existing nonconforming uses and redevelopment options	South Central	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0042			n/a	n/a	General Comment	The city street map for the north end of King Charles Road has been out of date since the early 1960s. 1. North King Charles Road terminates at Crabtree Blvd. There is not a street between Crabtree Blvd. and Crabtree Creek. All of that area is in a flood plain. 2. Westchester Road is shown routed through Powell Elementary School's parking lot. 3. Crabtree Blvd. does not intersect with Marlboro Road. That area is in a flood plain. Please correct the errors while you are updating the zoning maps.		Our internal street maps, which you can see at http://maps.raleighnc.gov/iMAPS/, do not show the 3 issues you've raised about how these streets connect, so the City's street map is actually up to date. Where you may be noticing the problem is in the basemap we're using for our rezoning viewer, which is not maintained by the City. They get their data from a variety of sources; while those sources likely include us, they supplement with data created by private agencies, which may not always be accurate. We're using this basemap because its softer appearing than our own basemap, allowing for better clarity on the colors of the zoning maps. What you see on our map (shown below) is dedicated Right-of-Way, which was originally laid out for streets, probably before the floodplain issues of that area were as well understood as they are now. The actual streets are shown in white (this is based on the extent of the actual pavement).	East	
GEN-0043					Bug/Viewer Error	Entering address does not do anything. We can view your nice maps.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.		
GEN-0044					Bug/Viewer Error	Does not work...Search function started working.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.		
GEN-0045					Bug/Viewer Error	another worthless, non working website from City of Raleigh. tried to input address and got ZILCH.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.		
GEN-0046	1704412869	618 North Boylan Ave			Bug/Viewer Error	I tried to use your interactive map for the property located at 618 North Boylan Ave and could not get it to respond in Internet Explorer, Chrome or Firefox. So I have no idea what the current and proposed zoning will e		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.	Hillsborough	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0047					Bug/Viewer Error	Does not seem to work in an iPad		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.		
GEN-0048					Bug/Viewer Error	Tried using the interactive map, and it wouldn't list any properties using the address button, and it wouldn't let me leave a comment. Thought you should know.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.		
GEN-0049	1729827496	2322 Saint Paul's Square			Bug/Viewer Error	I have attempted to find out what you are proposing but your website is totally inadequate. The map doesn't have any kind of a key to explain what I am looking at and it keeps shutting itself down when I try to zoom in. It is useless and frustrating. Is there a place on the site that explains the process and expected outcome?		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.	North	
GEN-0050	0785840336	3905 Stags Leap Circle			Bug/Viewer Error	The website maps did not try to look up my addess and list on map; nor did the maps of my neighborhood show any difference between current and proposed.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.	Northwest	
GEN-0051	0774895213	1408 Rodessa Run			Bug/Viewer Error	I received your remapping information and tried to find my address but could not. Our home is in the relatively new Inside Wade community. I put in our address and it could not recognize it. I tried to find it on an expanded map and I see Carter Finley Stadium which is close to my home but could not fine Wade Park Avenue which leads into our development.		Thank you for reporting the issues you were having with our website. Over the weekend we had a failure in the underlying technology that supports our primary web map (iMaps), which also caused the viewer we setup for this project to not display the information we intended it to. We apologize for any inconvenience this may have caused. We have repaired the issue and our website is back working the way it was intended to. If you navigate to our viewer at http://maps.raleighnc.gov/remapping/, just enter the number and the first few letters of an address and it will allow you to select the address from a drop-down list (as shown in the attached image). Please revisit if you have a chance and let us know if you experience any further issues.	West	
GEN-0052	1703413440	1616 Green St	R-6	R-6	General Comment	Our Property at 1616 Green Street is an Empty Lot at this Time. From the Road Facing the Lot to the Right that Lot is Empty. 1624 is a Lot bought by Ms. Alice Penny that she is Planning to Excavate the Home on it that formerly belonged to my Brother. The Lot to the Left of it Facing the Street is also Empty leaving only 1 Home. This area is fringing on Industrial/Commercial Lines. Is it possible to have it Re-Zoned at some point to either Commercial/Industrial or Neighbor Business?		Emailed inquirer with the explanation that R-6 properties are not under consideration for rezoning under this process since R-6 made the transition to the UDO. Provided a link to the City's rezoning webpage in case someone is interested in pursuing a traditional rezoning.	Southwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0053	1703992439	106 N East St	O&I-1	R-10	Comment about Proposed Zoning District	The city's proposition includes rezoning my house to R-10. I specifically purchased this house in 2007 because of it's zoning of O&1-1. Please do not rezone my property. If you do so, it will have a negative impact on my current and future business plans and I will take the case further. I paid $410,000 for this house and the property it rests which is zoned O&1-1. Furthermore, the city's proposed rezoning of my property would have a negative impact on my property value. If this message is not sufficient for the city to reverse its plans to rezone my property, I would like to meet with an official who governs or helps to govern this process. Please acknowledge the receipt with a personalized, non automated email or phone call. I look forward to hearing back from you		Emailed inquirer and described rationale for choice of R-10. Asked her what district she would like for the property (OX-3?). Informed her I would take this comment to the review team for discussion. UPDATE - on 6/13/14 I contacted inquirer via email and let her know Staff deems appropriate a change to OX-3 for this property. HOD would remain.	North Central	18
GEN-0054	1704049530	Daniels Street	R-20	RX-3	Comment about Proposed Zoning District	Could you please clarify something for me. I see where Cameron Village Condos II on Daniels Street went from R20 to RX3. Is that so a developer can buy out the condo owners and build RX3 property. Why isn't it remaining R20?		Emailed clarifying that RX-3 is the most comparable district available. R-20 is not a valid category under the UDO.	Hillsborough	
GEN-0055	1729316451	1536 nealstone way	Residential-4 (R-4) with UWPOD and PDD	Planned Developmen t (PD) with UWPOD	General Comment	Please send me information in reference to the above address about the reZoning		Forwarded information on current zoning and proposed UDO zoning.	North	
GEN-0056	1703195540	106 Wakefield Ave	IND-2 w/SRPOD	RX-3 w/SRPOD	Comment about Proposed Zoning District	This property is directly behind our historic neighborhood which we have worked hard to restore. Although those of us who own homes that have the squat commercial building right on our property limits will be happy to see it go, we don't want it replaced by high density construction which will impact our property values negatively. We will only tolerate a maximum of two stories with a minimum set back of 20 feet. We were assured that the Morgan Street development which faces us on Wakefield would be respectful of our neighborhood, but they were allowed to install industrial fans facing us that were illegal as defined by both state and Wake county noise ordinances for industrial noise levels. It took over a year with the assistance of the RPD to get the owner to comply. We pay taxes, improve and maintain our homes, increase property values for the whole neighborhood, and generally represent the benefit of living in Raleigh.	GEN-0114	Emailed with information on current and proposed zoning of site, as well as transition requirements.	Hillsborough	
GEN-0057	1703099601	217 Dexter Place	SP R-30	R-10	Comment about Proposed Zoning District	R-10 would devalue the properties on my block. RX-3 or NX-3 would better reflect existing and future land uses for the neighborhood as well as make for a more contiguous zoning area.	WEB-10242	Informed inquirer his recommendation would be considered as the draft map is further refined.	Hillsborough	71
GEN-0058					General Comment	A trend in cities with a growing urban resident population is creation of micro-residences. Either in the form of apartments or condominiums, they are typically sized in the 200-500 square foot range. They usually have some of the typical utility functions of a home in a shared space in the building -- such as laundry facilities, exercise/work-out area, and long-term storage. Space is at a premium in these high-density units as you might imagine, so efficient and attractive design becomes extremely important. Their per-square-foot costs are actually quite high as a result of the premium materials typically used, but because they are so small, they remain affordable to singles and recently married couples. I looked through the new code and didn't see this concept referenced, and think it'd be something that Raleigh ought to consider, especially with the growth of the downtown area, and regional urban hubs like North Hills.		I am writing you back in reference to your input on the City's Unified Development Ordinance (UDO) and the concept of micro-residences. The City's Zoning regulations do not carry any specific unit minimums so micro-housing is allowed under our code so long as it complies with the minimum housing code standards. The new UDO allows for multifamily districts to have more dwelling units, theoretically, by lifting the number of "dwelling units per acre" that was previously a density cap under most of the higher density zoning districts of our previous code. Thanks for your input. We trust that the issue has been adequately covered by our new regulations. If you would like to discuss this matter further, please don't hesitate to contact me.		
GEN-0059	1724262468	3301 Terminal Drive	Industrial-1 (IND-1) with SHOD-2	Heavy Industrial (IH) with SHOD-2	Comment about Proposed Zoning District	I live at 3241 Lake Woodard and am concerned that this property which I can see from my front window is being rezoned " IH heavy industry" which by it's definition is incompatible with nearby residential. The only access to this property is via Lake Woodard Dr which is already overloaded with pass through traffic and utility vehicles from the City Operation Center. There is already a bottle neck of traffic at Lake Woodard and Brentwood Road. This rezoning, I assume, would allow for heavy vehicles which could only be a greater load and threat to existing traffic. I am also concerned that this is the only nearby property on this side of the beltline being rezoned to "IH". That makes me wonder If someone doesn't already have plans for a significant change to the use of the property which currently is only office and vehicle parking by the City.	CC3-0039; WEB-6721	We are reaching out to the owner of the property in question to discuss our proposal and your concerns with them. We will get back to you when we have more information. Have been calling someone who works at the facility that is mailing address for this property; 2 messages week of 7/28, ongoing phone tag week of 8/11. Have talked with worker at facility and encouraged to comment; have not yet heard from. This comment and any future comment will be forwarded to PC for consideration with no staff recommendation	Northeast	13
GEN-0060	1702958547	2613 Garner Rd	R-10	R-10	General Comment	The property above is already zoned R 10. The proposed is R 10. Is this just a notice or are there more changes to come?		Left a voicemail.	South	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0061	1703422666	211 Prospect Ave.	CUD BUS	CX-3-PL-CU	General Comment	Two parcels, one on the corner as mentioned and the other immediately East of the first at the corner of Prospect and Green street. Currently the parcels are zoned Business or NB-CU, slated to be rezoned to CX-3-PL-CU and CX-3-CU respectively. Case #160 essentially revolves around buffering and keeping the second parcel which is currently improved with a SF res. rental unit, residential in use. We would like to redevelop both parcels as an office use with parking lot. At a bare minimum we would like to develop the first parcel as office (currently used car lot) and rent the house out for an office user. Will the new UDO rezoning remove the residential use and other buffer restrictions from the second parcel? If not, what process would we have to undertake to remove them? If both parcels can't be combined and redone as one, will there be any issues changing just the first parcel on S. Saunders to an office use so that we can build a new small office and parking lot on the parcel?	CC4-0030	Exchanged emails with commenter on Wednesday. Apparently answered all of his questions.	Southwest	
GEN-0062	1727110117	2922 Berkeley Springs Place	CUD TD	RX-3-CU	General Comment	See email		Informed inquirer of importance of existing uses in remapping, UDO transitions, and contacts regarding noise violations and traffic management.	North	
GEN-0063	1717048152	6801 Holly Drive	R-4	R-4	General Comment	Have received the card mentioning "Proposes to rezone property near yours". Could not find any reliable information from the web site mentioned, in fact, the presentation is one of the worst I have ever seen. Please let me know the proposed rezoning change(s), the timing for these change and how these changes affect the area of Holly Drive, Justice Drive, Van Thomas Drive, and Lake Forest Drive. Would appreciate a speedy written response.		Forwarded screen shot or current/ proposed zoning of subject area, with outline of changes proposed nearby; included direct links to remapping page and UDO.	North	
GEN-0064					General Comment	Referred from phone call to Kathryn Willson; wants info on the zoning notice		Commenter has a client and the parcel in question is on the market - closing possibly November with PC in November, old code is still recognized. Prelim. site plan has yet to be submitted. Zoning and conditions in place when submitted will carry through. (Suspected)		
GEN-0065	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email		Replied by email that his concerns about relationship between UDO and Comprehensive Plan regarding NX- and CX- zoning districts were outside scope of remapping project. Noted that item was in CPC and guided him to MyRaleighSubscriptions to sign up for CPC notifications.	North	
GEN-0066	1704421500	719 N BOYLAN AVE	SP R-30	R-10	Comment about Proposed Zoning District	1. It was my understanding that a goal of the conversion of zonings is to avoid creating nonconforming properties. 2. 719 N. Boylan has been a duplex for about 37 years. 3. This was a confirming use under the R-30 zoning and its .12 acre lot. 4. A duplex under R-10 zoning requires a lot of 6000 square feet or more, which is several hundred more than the existing lot at 719 N. Boylan. 5. 719 N. Boylan is adjacent to Jenkins Memorial (Methodist) church, which towers over it, and is listed on the Wake County tax records as having a 3rd story. 6. The CHURCH lot is proposed also to be zoned R-10! 7. It would seem reasonable to use the OX-3 zoning for both the church (725 N. Boylan) and our duplex (719 N. Boylan), as this would better suit the church, which is NOT residential, and would allow a conforming conforming duplex on our lot, and create a transition to other residential zonings of the neighborhood.		Informed inquirer that recommendations will be considered as the draft map is further refined.	Five Points	19
GEN-0067	1736289965	5201 SINCLAIR DR	SC	CX-3	Comment about Proposed Zoning District	Property immediately to the rear of our residential property has been earmarked for upgrading to more dense usage status than it currently has. This would be a terrible idea for several reasons: 1. The only access or egress to the property would be from the end of Sinclair Dr. Sinclair is currently the main entrance for two large residential subdivisions. The intersection of Sinclair and 401 is a deathtrap now which has been made much worse by the Exit Ramp lane off of 540. 2. There would upon logical analysis seem to be no way that a traffic light could ever be added at the above intersection because of the proximity to the exit ramp and the traffic lights already located at 540. 3. If you were to add the volume of traffic generated by high density housing into this intersection, chaos would ensue; We hope that you will reconsider and actually reduce the density status of this property to low density SF dwelling status. Other options are creating a significant public safety hazard.		Emailed inquirer and decribed rationale for CX-3 (existing zoning is SC). Mentioned that her proposal to downzone the property to a single-family district would not have Staff support, but her comments would forwarded to PC in October.	Northeast	20
GEN-0068					General Comment	She has questions about the zoning on a property, and how it might change under the UDO.		Spoke with her on the phone. She wanted to make sure that new zoning would not revoke site plans approved under the old zoning. Wanted a letter assuring this will be the case for a certain property; I refered her to current planning.		

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0069	0794507874	NCSU			Comment about Proposed Zoning District	why is the proposed remapping for NCSU OX and not CMP?		Explained that we are not rezoning any institution to CMP without a qualified master plan, and that we had not received one from NCSU before the draft map went out. I also mentioned we are conducting outreach to CMP-eligible institutions to inform them of their options regarding the UDO remapping process.	Hillsborough	
GEN-0070	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	Comments about traffic implications of Z-1-2014; see email		Replied that rezoning inbox was intended for Citywide remapping comments, and notified of how to keep track of Z-1-2014	North	
GEN-0071	1703965499	Lenoir Street, west of Swain to Chavis Way	R-20	R-10	General Comment	I didn't see the R-20 to R-10 conversion on your website. Can you offer some general guidance on the practical effects on this conversion? As well, could you comment on the effects of this conversion on the East Gateway neighborhood? Specifically, Lenoir Street, west of Swain to Chavis Way.		The rezoning to R-10 is taking place because the R-20 zoning district has been eliminated. As the area has generally been developed closer to the R-10 standard, it was chosen over the next highest density UDO zoning district (RX), that was available as it carries with it the possibility for developments of much higher density. The choice to zone the area R-10 was intended to help preserve the existing built character of the neighborhood and to allow that smaller-scale pattern of development to continue. Existing developments in that area, such as some higher density apartments, are slated to be rezoned RX which stands for Residential-Mixed Use. If you would like to discuss this further, please don't hesitate to contact me.	South Central	
GEN-0072	0768084863	10594 Sporting Club Drive	CUD TD	NX-3-PK	Comment about Proposed Zoning District	The proposed rezoning of this property adjacent to Brier Creek Country Club homes would create an eyesore in the neighborhood. The lot in question, once proposed to be a Firestone Tire Shop, would not be a good fit in the neighborhood. The entrance would be in the residential area, directly adjacent to a private home, as the lot in question sits up much higher than the houses in the surrounding area. A possible 50 foot high structure would stand above the adjacent homes, lights for the required parking area would be a problem for those adjacent homes and in general would detract from the value of the homes in the area. This would be better served as residential or possible apartments similar to those situated across the street.		Informed inquirer that existing zoning and site use have guided remapping designations; advised that his comments would be forwarded to review team.	Northwest	21
GEN-0073					General Comment	REceived a postcard from you. Tried to look at map. Put in address and nothing happens. Are you sure it is working again?		We experienced intermittent issues with the server that relays the data to the web map during Friday morning and into the early afternoon. The map is back up and should be functioning correctly. We apologize for any inconvenience this may have caused you. One thing to be aware of is that our search function may have difficulty keeping up with fast typers as it is looking through our entire list of addresses. It is recommended that you type just the number and first few letters of the street address and then choose your address from the drop-down menu (i.e.- for 222 West Hargett Street, you can just type "222 West Har" and it should appear in the list). If your address does not appear, it may be outside our jurisdiction. You can also pan and zoom to the location you're interested in, or if you're searching from home click the [show me where I am button] to have it automatically locate you.		
GEN-0074	0787015133	6308 Westborough Dr	R-4	R-4	General Comment	If I read the map correctly, there are no changes in the Westborough Drive area. If I am mistaken, please call me		Telephoned her. Noted no change to her R-4 residence is proposed, but that she is immediately adjacent to TD on the east (rear). Proposed for IX-3-PK. Currently one-story commercial use, according to caller. I advised regarding height considerations and neighborhood transition requirements of UDO. She noted existing fence behind property is deteriorating. I gave her Zoning Enforcement number for determination whether fence was a legacy transitional yard requirement or just a good neighbor fence with sufficient planting area to meet transitional requirements.	Northwest	
GEN-0075	0777797276	8404 Flat Keystone Drive	CUD TD	R-10	General Comment	How does this proposed rezoning affect me? I do not understand what the map is showing me. Is my house safe?		Left a voicemail.	Northwest	
GEN-0076			CUD TD	RX-3-PK	General Comment	What does the zoning change from CUD TD to RX 3 PK mean??		emailed response.		
GEN-0077					General Comment	a key to the zoning map would be very helpful.		In general, yellows/oranges indicate Residential, purples indicate Industrial, reds indicate Commercial, and blues indicate Office. The reason that we have not included a legend on the web map is that if you zoom in to a particular color, codes will appear representing what those colors indicate. Additionally, if you click on any of them, you will receive a description of what they mean. Because there are so many different colors (24 on the existing map and 18 on the proposed map), we decided that a legend would interfere with and distract from the information we are trying to convey, which is related to the codes and the descriptive text that appear with each click. If you download any of the "Downloadable Maps" at www.raleighudo.us, those include legends.		
GEN-0078	0758853084	9529 Brookchase Drive	CUD TD	R-10	General Comment	Please send me information on any new zoning laws or proposals		Emailed information on the 2 zoning classifications.	Northwest	

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GEN-0079	1703491891	120 N. Boylan Ave	O&I-1 w/NCOD	OX-3-DE w/NCOD	General Comment	Please call me concerning the rezoning: How would this impact redevelopment, max height, setbacks, etc? Is this rezoning generally more restrictive? Would there have to be a mixed-use component if redeveloped? In the event of a natural disaster, fire, etc, could we rebuild to our current footprint/use/height/setback? What architectural requirements would be added?	GEN-0080; CC3-0060-62	Provided pre and post information on standards, schedules, specific questions of setbacks, heights, etc. No specific uses, or types of buildings proposed yet. Discussed and compared standards of both pre and post for different uses.	Hillsborough	
GEN-0080	1703492984	621 W Jones St	O&I-1 w/NCOD	OX-3-DE w/NCOD	General Comment	Please call me concerning the rezoning: How would this impact redevelopment, max height, setbacks, etc? Is this rezoning generally more restrictive? Would there have to be a mixed-use component if redeveloped? In the event of a natural disaster, fire, etc, could we rebuild to our current footprint/use/height/setback? What architectural requirements would be added?	GEN-0079; CC3-0060-62	Provided pre and post information on standards, schedules, specific questions of setbacks, heights, etc. No specific uses, or types of buildings proposed yet. Discussed and compared standards of both pre and post for different uses.	Hillsborough	
GEN-0081	1704547624	302 Jefferson St (1220 Pierce St)	O&I-1 & IND-2 (SP R-30 & IND-2)	OX-3 (R-10)	General Comment	We own the office building at 302 Jefferson street and this adjoining property at 1220 Pierce street . The proposed change would make Pierce residential when this land has been used as a parking lot and by our company for the last 10 years. We would like to file a petition to keep it office space (OX-3).	CC2-0109	Staff agrees that OX-3 would be a reasonable alternative zoning choice for the property at 1220 Pierce Street; this recommendation will be included in the draft map presented to the Planning Commission in October.	Five Points	22
GEN-0082		225 Walker			General Comment	I entered the address 225 walker, failed to locate property on map		No record of a 225 Walker; emailed 6/10 for more information to help locate property in question; Inquirer responded that they found what they were looking for.		
GEN-0083	0758430869	3301 Page Rd			General Comment	Inquired about process; does not want to be annexed; currently just outside ETJ in Durham County		Received phone call. Informed of the effect of the rezoning on his property on Page Road in Durham County.		
GEN-0084	1736402537	5326 Glenmorgan Lane	R-1	PD	General Comment	Wanted explanation of how rezoning would affect property.		Received phone call. Informed of how the rezoning will affect his property.	Northeast	
GEN-0085	1705320020	2425 Argyle Drive	R-4 and R-6	R-4 and R-6	General Comment	Why is my lot split between R4 and R6. There is no R6 density in any adjacent area.		Contacted inquirer via email and let him know the original split-zoning occurred in the 50's. Mentioned the R-4/R-6 zoning would remain since it was translated to the UDO when the UDO was adopted, and that these districts would not be under consideration as part of this citywide rezoning process.	Glenwood	
GEN-0086	0779005828	7251 Terregles Drive	CUD O&I-1	OX-3-CU	General Comment	I am writing regarding the proposed changes for rezoning the area that I live. Does this rezoning proposal include merging the address to Wake Co rather than as is, Durham Co. We should be part of Wake Co, as all the areas surrounding us are, and the City of Raleigh owns a large portion of land near the neighborhood.The Durham County schools are much further in driving distance, especially in time, than Wake Co schools. Also, the Wake Co school buses pass our neighborhood each weekday to drop kids off at a house just past our neighborhood; it's even on the same side of the road. I purchased the property in this location but close to Brier Creek, to be away from congestion and shopping centers which aid in loud noise and higher crime rate. There is wildlife around our community, many trees which help us breathe in clean air, and you often see animals - to destroy their habitat to build offices, an apartment complex, or a shopping center would be a shame/cruel.		emailed response.	Northwest	
GEN-0087	0778748776	8970 Ebenezer Church Rd	R-10-CU, R-6-CU, CUD TD	R-10-CU, R-6-CU, OX-3-CU	General Comment	Charleston Management responsible for Wingate Common Area. Notified of zoning change by resident. Did not receive postcard; mailing address incorrect. Wants to know what's proposed for property.	CC1-070	Left a voicemail on 6/13/14 with info about how to correct mailing address with county; also how to reach me with questions. Spoke later with contact; she understands zoning is not concerned about proposed rezoning or current split zoning.	Northwest	
GEN-0088	1703678106	421 S Salisbury St	BUS w/ DOD	DX-40-SH	General Comment	Please call to discuss further. Thanks		left message	Central	
GEN-0089					General Comment	Dan, I am sure you have been inundated and, as you might imagine, I am getting a lot of calls about the City wide remapping. There are some questions which I know you guys have debated internally but I am still unclear about, as follows: 1. Will old conditions to the extent still relevant and applicable be retained in cases where a CUD is being rezoned? 2. Will City Staff seriously entertain requests from property owners to change the proposed zoning on their properties to modify or delete a condition (assuming the answer to #1 is yes), add height, a frontage or to increase intensity (for example to go from OX to CX) or are those things an owner will have to file his or her own separate case to address? 3. Is it possible to add new conditions to a remapping rezoning case with owner's consent 4. What is Staff's target for when the remapping will be approved? Thanks		Answered all questions; see Rezoning Email Feedback folder.		

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GEN-0090	0779005587	7270 Terregles Dr	CUD O&I-1	OX-3-CU	General Comment	I have received an email [sic: postcard] concerning Proposed New Zoning-OX. Are there any plans by anyone to develop the above property using the regulations in the OX Zoning District? We would appreciate an answer to this question.		Emailed inquirer and told her there were no plans for any development subject to OX standards. Property is subject to the standards of the Mulberry Park Townhome development (S-51-05)	Northwest	
GEN-0091	0768828006	9621 Lumley Road	TD w/ AOD	IX-3-PK	General Comment	Forwarded item: "I received a voice mail from a gentleman with questions about the UDO mapping process. Can you please have someone give him a call?"		- Commercial Brokerage, in Florida. Returned call and left name, number, and information with associate, as commenter was not available.	Northwest	
GEN-0092	1721496010	3701 Generosity Ct	CUD IND-1 w/ SHOD-2	IX-3 w/ SHOD-2	Comment about Proposed Zoning District	I represent a client who owns several properties along Jones Sausage Road near the I-40 and Jones Sausage Road interchange. I have attached the Proposed Zoning for each and the Condition Use section for the parcels with address along Jones Sausage Road. It appears as though one of the greatest changes is the height restriction of 50 feet. It appears as though the IX-3 and IX-3-CU allow for retail uses. Is there a section of the code that I can reference that goes into more detail as to the types of retail allowed? In particular, I am curious as to whether hotels are allowed? In addition, are C-Stores, Fast Food, and retail such as Dollar Stores, Auto Zone type stores allowed? I appreciate your consideration of this matter and I look forward to hearing from you.	GEN-0093, GEN-0094, GEN-0095	Emailed with information about uses permitted in the IX zoning district. Included information on the use tables in UDO Chapter 6 and a screen shot of UDO page 6-5, which contains the uses he is most concerned with.	South	
GEN-0093	1721591633	3905 Jones Sausage Rd	CUD IND-1	IX-3-CU	Comment about Proposed Zoning District	I represent a client who owns several properties along Jones Sausage Road near the I-40 and Jones Sausage Road interchange. I have attached the Proposed Zoning for each and the Condition Use section for the parcels with address along Jones Sausage Road. It appears as though one of the greatest changes is the height restriction of 50 feet. It appears as though the IX-3 and IX-3-CU allow for retail uses. Is there a section of the code that I can reference that goes into more detail as to the types of retail allowed? In particular, I am curious as to whether hotels are allowed? In addition, are C-Stores, Fast Food, and retail such as Dollar Stores, Auto Zone type stores allowed? I appreciate your consideration of this matter and I look forward to hearing from you.	GEN-0092, GEN-0094, GEN-0095	Emailed with information about uses permitted in the IX zoning district. Included information on the use tables in UDO Chapter 6 and a screen shot of UDO page 6-5, which contains the uses he is most concerned with.	South	
GEN-0094	1721498393	4001 Jones Sausage Rd	CUD-IND-1	IX-3-CU	Comment about Proposed Zoning District	I represent a client who owns several properties along Jones Sausage Road near the I-40 and Jones Sausage Road interchange. I have attached the Proposed Zoning for each and the Condition Use section for the parcels with address along Jones Sausage Road. It appears as though one of the greatest changes is the height restriction of 50 feet. It appears as though the IX-3 and IX-3-CU allow for retail uses. Is there a section of the code that I can reference that goes into more detail as to the types of retail allowed? In particular, I am curious as to whether hotels are allowed? In addition, are C-Stores, Fast Food, and retail such as Dollar Stores, Auto Zone type stores allowed? I appreciate your consideration of this matter and I look forward to hearing from you.	GEN-0092, GEN-0093, GEN-0095	Emailed with information about uses permitted in the IX zoning district. Included information on the use tables in UDO Chapter 6 and a screen shot of UDO page 6-5, which contains the uses he is most concerned with.	South	
GEN-0095	1721497166	4005 Jones Sausage Rd	CUD-IND-1	IX-3-CU	Comment about Proposed Zoning District	I represent a client who owns several properties along Jones Sausage Road near the I-40 and Jones Sausage Road interchange. I have attached the Proposed Zoning for each and the Condition Use section for the parcels with address along Jones Sausage Road. It appears as though one of the greatest changes is the height restriction of 50 feet. It appears as though the IX-3 and IX-3-CU allow for retail uses. Is there a section of the code that I can reference that goes into more detail as to the types of retail allowed? In particular, I am curious as to whether hotels are allowed? In addition, are C-Stores, Fast Food, and retail such as Dollar Stores, Auto Zone type stores allowed? I appreciate your consideration of this matter and I look forward to hearing from you.	GEN-0092, GEN-0093, GEN-0094	Emailed with information about uses permitted in the IX zoning district. Included information on the use tables in UDO Chapter 6 and a screen shot of UDO page 6-5, which contains the uses he is most concerned with.	South	
GEN-0096	1726013414	4606 Ravi Road	CUD R-15	RX-3	General Comment	I'm need clarity regarding a notice to rezone my rental property at 4606 Ravi Road in Raleigh, NC. Track # CC1-0223. I went to the website to view the map but need clarity on what this means as a homeowner. It seems that the rezoning will expand the kinds of buildings that can be occupied. I just didn't know if my property would eventually be torn down to make room for new properties.	CC1-0223, CC1-0224	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in detail. Noted area is zoned to be and foreseen as remaining residential.	Atlantic	

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GEN-0097					General Comment	The presentation of the remapping process states the reason for the change as: Section 14 of Ordinance (2013) 151 TC 357: An Ordinance to Adopt the Unified Development Ordinance: “Part 10 Chapter 2 of the City Code shall be repealed in its entirety from the City’s Code when there are no legacy zoning districts on the Official Zoning Map.” It does not say who made the ordinance or why it is needed, it just says you are abiding by it.		Responded by email (with a follow-up, see email folder): "...The ordinance was adopted by the Raleigh City Council. Without it, the City would have been required to maintain two separate codes in use side-by-side. This would cause unnecessary complexity and confusion among the public as to the zoning requirements. In order to make the Unified Development Ordinance (UDO) the sole development code, we must remove from the official zoning map all of the zoning districts in the old Part 10 Chapter 2 that are not in the UDO. If they are not removed in favor of the new UDO districts, then we would need the old code in order to provide the development regulations that would govern uses and building."		
GEN-0098	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0099+	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0099	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0100	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0101	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0102	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0103	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0104	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	I am a homeowner and resident of Renaissance Park in Raleigh. The above location is right next door, and is currently zoned I Industrial, proposed CX. My neighbors and I all feel that this shopping center would more appropriately be zoned as NX. The CX zoning would allow uses that do not respect the buffer between this area and our neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0105	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24

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GEN-0106	0795871025	1229 Blenheim Drive	R-4	R-4	Comment about Proposed Zoning District	I have received the UDO Remapping notice and it concerns me since I live at 1229 Blenheim Drive, and across the street from me is a Conservation Buffer (CM) and next to that are commercial property with two large office buildings (O&I) and that zoning is being changed. Questions: 1-What is the impact of having the zoning changed for each of the commercial property that borders on Glenwood Ave (about 3700 Glenwood)? 2-When the new zoning changes, it states that space can be used residential units as in apartments/condos, and also small businesses which could be open at night and on weekends. I do not like this at all. Please let me know of specific potential impact. Also what can I do to complain about this request for zone change?	CC1-0245	Spoke with caller regarding the Office Mixed Use district and the permitted and limited uses, such as restaurants, that be located in the district. He stated he was opposed to any change that increases the amount of retail/restaurant uses or permits longer operating hours for those uses. 8/20/14 BW called and left voicemail to follow up on any outstanding questions Newman might still have.	Glenwood	
GEN-0107	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	I'm emailing to address a concern of mine. The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I (Industrial) and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood, which holds over 1,000 households.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0108	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The International Foods Shopping Center Ctr shopping center is currently zoned Industrial and is proposed to be zoned Commercial Mixed Use. However, we'd like to see the area zoned Neighborhood Mixed Use b/c it is adjacent to the Renaissance Park neighborhood & this must be taken into consideration.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0109	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I Industrial and	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0110	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	Subject Line: Pawn Shop...The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I Industrial and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0111	1702229269	407 Chapanoke Rd	IND-1	CX-3-PL	Comment about Proposed Zoning District	The property at 407 Chapanoke Rd (Pin: 1702229269 000 / International Foods Shopping Center) is currently zoned I Industrial and proposed to be CX (Commercial Mixed Use). This zoning would allow uses that do not respect the buffer between this area and the Renaissance Park neighborhood. We would like to see this area zoned NX (Neighborhood Mixed Use) because of the immediate adjacency to the neighborhood.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
GEN-0112	1707396610	217 WATERFORD PARK LN	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Emailed representing HOA with concerns about proposed zoning; see email	WEB-7684	Emailed to setup meeting/phone conference 6/25; Spoke with in person on 7/2; Understand we addressed most of their concerns, explaining that the reason we've proposed what we have is that carrying forward the conditions as they were written in 1999 provide some additional protections on how much development can occur in the Office Park adjacent to their neighborhood.	North	
GEN-0113	1702223354	1363 ILEAGNES RD	IND-1 w/PDD	PD	General Comment	With regards to future zoning requests, I would like to submit that the Community of Renaissance Park (near intersection of Tryon Rd. And South Saunders St.) be maintained as residential and small business.		Sent email response.	Southwest	
GEN-0114	1703195616	117 ASHE AVE	SP R-30	R-10	General Comment	See email	GEN-0056	Sent email that her area-wide concerns will be addressed by review group and I would follow-up with a substantive response. Discussed by review team; Carter followed-up with expansive email.	Hillsborough	112
GEN-0115					General Comment	FYI – I have been able to put in our address on the www.RaleighUDO.us web site and get a comparison between the existing zoning the proposed UDO zoning – got on the web site today and put in my address but nothing happened – would not show current and proposed maps		Thanks for reporting your issue. The site seems to be working as intended, so we are unable to reproduce your issue. If you could let us know what address you're looking for, perhaps we could be of more assistance. The address input does take a while to load results sometimes; if that is the issue, usually just typing the street number and the first few letters of the street name and waiting a few moments for the list to appear works. If there is a directional prefix, it must be spelled out. For instance 222 W Hargett, must be typed as "222 West Har", and then it will appear as an option to choose from.		

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0116	0778746520	5612 Rush Springs Ct	R-6-CU & CUD TD	R-6-CU & OX-3-CU	General Comment	Neighbor who is similarly split zoned told her to call	CC1-0170	Left message; followed up with email. "Your property is currently split-zoned and the proposed remapping would not change that circumstance. You can see exactly what is proposed here: http://maps.raleighnc.gov/remapping/. "I understand that you might like for your entire property to be rezoned to R-6. If you decide you want to pursue this, your request would be presented to the Planning Commission by staff when the Commission reviews the proposed remapping in October of this year."	Northwest	11
GEN-0117					General Comment	Does the UDO require that new development in Infill areas provide parking? For example, the new residential and student housing buildings on Hillsborough?		Emailed with information regarding parking requirements in urban frontages, including exemptions for the first 16 residential units and 10,000 sf of commercial use.		
GEN-0118	0768057552	9221 Club Hill Drive	CUD TD	R-4	General Comment	Curious about what is happening with rezoning.		Tried calling the number listed, but call not going through. Looks like the phone number is listed wrong. There is no email address provided. -DS Rechecked and corrected phone number. Left message. He called back and I described zoning change to his satisfaction. he also asked about status of undeveloped land behind property his family member is looking at buying on Palm Bay Lane (between Palm and TW Alexander), which is proposed for R-4. -DB	Northwest	
GEN-0119	0777936247	6901 W Lake Anne Dr	R-2	R-2	General Comment	Would like a return call		Spoke with. He had general questions about the remapping project: why, when, etc. He was concerned about increasing crime with higher density housing being built in Raleigh.	Northwest	
GEN-0120	0795748595	616 Glen Eden Drive	R-4	R-4	General Comment	Ask about proposed remapping change for this property.		Informed inquirer his property is already subject to UDO provisions, that no further change is being proposed.	Glenwood	
GEN-0121		no info provided in phone msg			General Comment	Just checking to see what this Remapping Raleigh is all about.		Provided inquirer with overview of remapping intiative, noting that his property is R-10, so already subject to UDO. (Likely was sent notice due to property across the street being proposed to be rezoned.)		
GEN-0122	1713147688	900 Coleman Street	R-20	R-10	General Comment	Received 2 cards in mail; just trying to figure out what zoning will impact.	GEN-0123; GEN-0124	Spoke at length with about the general area in east Raleigh for which the proposal is to rezone several acres from R-20 to R-10. He was interested in the zoning of various nearby properties and the implications. He was unsure of his support for the rezoning and may enter comments on the map. NOTE: multiple correspondence by phone and email on this property. On 9/9/14 inquirer left personal voice message with James requesting zoning to remain at R-20. On 9/11, review committee decided item will go to Planning Commission with no recommendation. --DB	South Central	26
GEN-0123	1713147692	904 Coleman Street	R-20	R-10	General Comment	Received 2 cards in mail; just trying to figure out what zoning will impact.	GEN-0122; GEN-0124	Spoke at length about the general area in east Raleigh for which the proposal is to rezone several acres from R-20 to R-10. He was interested in the zoning of various nearby properties and the implications. He was unsure of his support for the rezoning and may enter comments on the map.. NOTE: multiple correspondence by phone and email on this property. On 9/9/14 inquirer left personal voice message with James requesting zoning to remain at R-20. On 9/11, review committee decided item will go to Planning Commission with no recommendation. --DB	South Central	26
GEN-0124	1713494456	113 Waldrop Street	R-10	R-10	General Comment	Received 2 cards in mail; just trying to figure out what zoning will impact.	GEN-0122; GEN-0123	Spoke at length with about the general area in east Raleigh for which the proposal is to rezone several acres from R-20 to R-10. He was interested in the zoning of various nearby properties and the implications. He was unsure of his support for the rezoning and may enter comments on the map.. NOTE: multiple correspondence by phone and email on this property. On 9/9/14 inquirer left personal voice message with James requesting zoning to remain at R-20. On 9/11, review committee decided item will go to Planning Commission with no recommendation. --DB	North Central	
GEN-0125	1743262638	0 Hodge Road			General Comment	Inquirer is contact for New Horizon Holdings. Property is outside city limits. Perplexed as to why he got a postcard. Would like a call to determine why he got a card.		Called several times over two days and got a busy signal each time; no chance even to leave a message. We determined that he was sent the post card in error as there are several Hodge Roads in the County.		
GEN-0126					General Comment	The new rezoning or UDO is taking some of my property rights away. Is there anything I can do to stop the taking or be compensated for the loss in value.??		I'm writing to follow up on your comment about a proposed rezoning. I'd like to provide you with additional information about the property in question. Please reply with additional information as to which property you are concerned about or contact me by phone so that we can discuss further.		
GEN-0127	0778292912	12304 Leesville Rd	R-4	R-4	General Comment	Received card for property near her house. What is zoning going to be…will I be included or is it adjoining property?		Outlined proposed mapping changes to inquirer; noted web site & additional information available there.	Northwest	

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GEN-0128	1701595806	3909 Durham Dr	R-10	R-10	General Comment	Received card; wondering if any more information to send? If so, please do.		Requested that information about the rezoning be mailed to her. I put together an information package and mailed it to her on July 10th.	Southwest	
GEN-0129	0794923961	404 Chamberlain	R-20 w/ NCOD + SRPOD	RX-3 w/ NCOD + SRPOD	Comment about Proposed Zoning District	Sees what's being done; has some questions.		Clarified density regulations under RX.	Wade	
GEN-0130	0768132596	10421 Rosegate Court, Unit 206	CUD TD	RX-4-PK	Comment about Proposed Zoning District	Please contact.		Spoke on the phone with on July 10th. She is in the Brier Creek area and needed to know the history of the TD CUD zoning that is being replaced with RX-4. Explained this to her; she may leave comments on the web site.	Northwest	
GEN-0131	0778065480	7331 ACC Boulevard	TD	IX-3-PK	Comment about Proposed Zoning District	What does height restriction mean for the area in which property is located? Talked with previous person, hard to understand what was meant…is it a max or a min or what? Please call.	CC2-0144	Wants 5 stories; will be decided by PC	Northwest	7
GEN-0132	1703411899	217 Maywood Avenue	NB & R-6	NX-3-PL	Comment about Proposed Zoning District	When, several years ago, I attended meetings in Council Chambers to discuss remapping, I distinctly remember that the 217 Maywood Avenue residence was to be excluded from any form of business zoning and was to be R-6. What the proposed mapping shows when it includes that house is what I consider to be a variation of "spot zoning." Will someone in the Planning Department please correct the map so that it reflects what was agreed to at that meeting in Council Chambers.		Emailed and told her that staff was not aware of any agreement by Council to downzone the property. Gave her the rationale for rezoning the entire pacel to NX-3-PL. Mentioned that we would submit her request to the Planning Commission to review.	Southwest	25
GEN-0133					General Comment	Has a couple questions about grandfathering-in and the time period that involves grandfathering-in process with remapping.		Covered Sec. 10.3.2 and 10.3.3. regarding Nonconformities with them to their satisfaction.		
GEN-0134	0792772461	2323 & 2327 Lake Wheeler Road	R-4	R-4	General Comment	Regarding the upcoming remapping, this email is to recommend RX-3 zoning for the following properties: 2323 Lake Wheeler Road, PIN #0792772461; 2327 Lake Wheeler Road, PIN #0792770336. My family lives on Evergreen Avenue, and I understand that the Owner of the above properties will be contacting the city regarding rezoning. We fully support the opportunity for small business on these lots along Lake Wheeler Road.		We will watch for direct contact from this property owner about this issue.	Southwest	
GEN-0135	1706506492	4220 LASSITER MILL RD Raleigh, NC 27609-5757	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.		Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0136	1706509316	4359 SIX FORKS RD RALEIGH NC 27609-5717	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0137	1705597841	4381 LASSITER MILL RD RALEIGH NC 27609-	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0138	1705692906	4270 THE CIRCLE AT NORTH HILLS ST RALEIGH NC 27609-5740	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0139	1705690521	4191 THE CIRCLE AT NORTH HILLS ST RALEIGH NC 27609-5712	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0140	1705595377	4100 MAIN AT NORTH HILLS ST RALEIGH NC 27609-5754	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117

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GEN-0141	1705595341	0 LASSITER MILL RD RALEIGH NC -	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0142	1705592477	0 LASSITER MILL RD RALEIGH NC -	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0143	1705593807	4217 LASSITER MILL RD RALEIGH NC 27609-5723	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0144	1705594776	1261 LASSITER MILL RD AIR RALEIGH NC -	SC w/ SHOD-2	CX-12-UL w/ SHOD-2	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0145	1706517320	4465 SIX FORKS RD RALEIGH NC 27609-5719	R-4	R-4	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0146	1706506961	4401 SIX FORKS RD RALEIGH NC 27609-5719	SC	CX-5-PL	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0147	1706504760	0 LASSITER MILL RD RALEIGH NC 00000-0000	SC	CX-5-PL	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0148	1706503919	0 ROWAN ST RALEIGH NC 00000-0000	SC	CX-5-PL	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request for CX-40-UL, see email for full request	Midtown	117
GEN-0149	1706501753	4209 LASSITER MILL RD 3A RALEIGH NC 27609-5794	SC	CX-5-PL	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request; parcel excluded from request	Midtown	117
GEN-0150	1706501878	4209 LASSITER MILL RD RALEIGH NC 27609-5794	SC	CX-5-PL	Comment about Proposed Zoning District	Regarding the re-mapping effort that the City Staff has prepared, Kane Realty would like to request and discuss additional density in the North Hills Development to align with the goals of furthering the progress of a mixed-use node for the City. We feel that the UDO zoning classes set would impede future growth potential.	GEN-0135	Called inquirer and told him we would review his comments, discuss at the review team level, and follow up with a meeting later in July to discuss in detail. (Update 7/31/14) - Met with representatives on 7/31. Will be following up with specific requests, which will be reviewed by the review team and forwarded to PC for discussion. 9/29 - Emailed request; parcel excluded from request	Midtown	117
GEN-0151	0795180499	3700 Carnegie Lane	R-10-CU	R-10-CU	General Comment	Received card indicating area around property would be rezoned. Not sure I understand exactly what that means or would that would mean to me.		Explained the rationale behind the city-wide rezoning process and that the vast majority of residential districts were not changed, including her property. Also mentioned that property owners within 100ft of a rezoned property were notified, although this does not explain why she received notice; explained that it could have been because of map clean-up related to the south of her property.	Northwest	

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GEN-0152	0774865635	Pullen Park Neighborhood			General Comment	I am hoping to locate existing comments on the City website regarding the Re-Mapping in my area submitted by Pullen Park and Cameron Park residents/homeowners. Can you direct me to those?		You can find many of the comments we've received and our responses on the Remapping Viewer at http://maps.raleighnc.gov/remapping/. Currently, it only displays comments that we received over the web. However, many of the comments that we've received over the phone and by email should appear there at some point next week. We can email you once those are available if you would like. Let us know if you need help finding anything else.	West	
GEN-0153	0774865635	1100 Corporate Center Dr	TD	OP-4-PK	General Comment	would like CX for hotel or residential MF/mixed use	CC6-0091	Will present request to PC for consideration	West	15
GEN-0154	1713086443	715 E Hargett St	R-20	R-10	Comment about Proposed Zoning District	See email for complete comment: My father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the CIty of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.		Thanks for your inquiry about 709, 711, 712 E Hargett Street and 103, 107 Kirkman Lane. Your request will be presented to the Planning Commission, but is not supported by staff since small area plan guidance for this area of the city prioritizes single-family development.	South Central	27
GEN-0155	1713086312	711 E Hargett St	R-20	R-10	Comment about Proposed Zoning District	See email for complete comment: My father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the CIty of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.	GEN-0154	Thanks for your inquiry about 709, 711, 712 E Hargett Street and 103, 107 Kirkman Lane. Your request will be presented to the Planning Commission, but is not supported by staff since small area plan guidance for this area of the city prioritizes single-family development.	South Central	27
GEN-0156	1713085377	709 E Hargett St	R-20	R-10	Comment about Proposed Zoning District	See email for complete comment: My father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the CIty of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.	GEN-0154	Thanks for your inquiry about 709, 711, 712 E Hargett Street and 103, 107 Kirkman Lane. Your request will be presented to the Planning Commission, but is not supported by staff since small area plan guidance for this area of the city prioritizes single-family development.	South Central	27
GEN-0157	1713085510	107 Kirkman Ln	R-20	R-10	Comment about Proposed Zoning District	See email for complete comment: My father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the CIty of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.	GEN-0154	Thanks for your inquiry about 709, 711, 712 E Hargett Street and 103, 107 Kirkman Lane. Your request will be presented to the Planning Commission, but is not supported by staff since small area plan guidance for this area of the city prioritizes single-family development.	South Central	27

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GEN-0158	1713084462	103 Kirkman Ln	R-20	R-10	Comment about Proposed Zoning District	See email for complete comment: My father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the CIty of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.	GEN-0154	Thanks for your inquiry about 709, 711, 712 E Hargett Street and 103, 107 Kirkman Lane. Your request will be presented to the Planning Commission, but is not supported by staff since small area plan guidance for this area of the city prioritizes single-family development.	South Central	27
GEN-0159	1732791975	0 Poole Road			General Comment	Questions about remapping.	GEN-0160	He was curious about how the rezoning would affect three properties he owns. I explained the situation and he was satisfied, and approved the proposed changes.	Southeast	
GEN-0160	1732793846	0 Poole Road			General Comment	Questions about remapping.	GEN-0159	He was curious about how the rezoning would affect three properties he owns. I explained the situation and he was satisfied, and approved the proposed changes.	Southeast	
GEN-0161		Kirby Street			General Comment	Questions about remapping.		He was curious about how the rezoning would affect three properties he owns. I explained the situation and he was satisfied, and approved the proposed changes.		
GEN-0162	0794625885	20 Bagwell Avenue			General Comment	Couple of questions about remapping.		Informed inquirer his property is already subject to UDO provisions, that no further change is being proposed. Noted property to the rear is proposed to change to OX; explained transitions which would be required of it, upon redevelopment.	Wade	
GEN-0163	1703585891	317 West Morgan			General Comment	Owner of The Borough. Has a question about outside dining.		Returned call: Got voicemail. Left message	Central	
GEN-0164	1703924234	1435 Garner Rd			General Comment	Postal mail contact. Has no plans for property and wonders if city may purchase some of the property in the remapping process. Scan of letter forwarded to James. F. J. Armstead 2531 Dalebrook Drive Charlotte, NC 28216		Contacted the Real Estate Office. They have been assembling property in this vicinity and may be interested in purchasing property. Gave them a scan of the letter; they will respond to property owner. I am sending a letter also.	South Central	
GEN-0165	0786660636	4401 DELTA LAKE DR	IND-1 & CM	IX-3-PL & CM	General Comment	Has very beautiful lake; interested in selling…thinks it could make a great tourist attraction/hotel/restaurant. Seemed interested in speaking to someone about potential of property.	GEN-0324; GEN-0331	Replied by email that the City has reviewed the request in the past and found no public purpose or benefit that would justify public expenditure to acquire the property. Included recent statement from Stormwater division of no use to their program. Stated City would not make offer to purchase. Noted wide range of uses allowed in IX, that CM highly restricted. If he couldn't find buyer or use for lake, he could retain land development advisor as to whether lake could be drained and redeveloped.	Northwest	
GEN-0166	1703771549	319 FAYETTEVILLE ST UNIT 209	BUS w/ DOD	DX-40-SH	General Comment	Questions about potential increase in taxes? Asked if zip code would change?		Informed inquirer that remapping aims to approximate existing zoning & entitlement; multiple variables may come into play regarding long-term value.	Central	
GEN-0167	1713886820	2324 New Bern Ave	R-4	R-4	General Comment	Curious which properties around her are changing. RA: Appears only change in close proximity is a bit of boundary cleanup on the R-6 on the Country Club property to the South.		We discussed changes to the zoning in the Longview area. Gave her an explanation of the zoning color scheme. She had no objections or specific concerns.	East	
GEN-0168	1738309412	8416 Neuse Rapids Rd	CUD TD	R-6	General Comment	Received postcard and has read notice in At Your Service. Wants to know what this is all about.		Provided inquirer with overview of remapping purposes and process, including comparison of existing and proposed zoning, and further opportunities for comment and involvement.	Forestville	
GEN-0169					General Comment	Interested in some property that is being remapped. Curious about adoption timeline for the new map.		Called 7/17 and 7/18 and left messages.		
GEN-0170	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	Our north Raleigh neighborhoods are quiet, family friendly environments. We have more than sufficient grocery stores in our area: Harris Teeters, Food Lions, and Krogers. We do NOT need another grocery store chain in our backyard! Recently, the Falls of Neuse road revision was completed to 4-lane, median road, both medians on Falls of Neuse and Dunn Rd. This revised the Dunn Road intersection for wider traffic lanes and took away the landscaped median onto Falls of Neuse. I have several objections to the proposed rezoning on this corner for the Publix grocery store [See email for bullet points]. It is vital to keep the watershed and its adjacent land clear of our pollutants to provide clean water for Raleigh! This area was zoned as residential, limiting the number of homes per acre, decades ago for good reason. To say "Raleigh is growing" is not reason to compromise our city and its water supply! I am so disappointed that rezoning is being considered at Falls of Neuse and Dunn Rd!		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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GEN-0171	1705021421	2615 Glenwood Ave	O&I-1	OX-3-GR	General Comment	Would like a return call on Monday, 7/21; Just looking for an explanation of what the proposed changes mean for his property.		Provided overview of differences between O&I-1 and OX districts, as well as height limit and Green frontage. Mailed Zoning Comparison info sheet for O&I-1 to OX to provide more detail on permitted uses and lot/bulk/density standards.	Glenwood	
GEN-0172	0784004330	5723 Waycross St	R-10	R-10	General Comment	Looking for a callback for explanation of how any proposed changes may impact this property.		Informed inquirer that the property's zoning would not change (already subject to UDO).	West	
GEN-0173	1714407770	307 Colleton Rd	R-10	R-6	General Comment	Looking for a callback for explanation of how any proposed changes may impact this property. Note: Part of area down-zoned per Action Item A-KC 1 of King Charles Area Plan		Provided explanation of difference between R-10 and R-6, noting that this was proposed in accordance with the Comp Plan's King Charles Area Plan (Action Item A-KC 1). Also provided some general information on DHIC's Washington Terrace renovations/redevelopment.	East	
GEN-0174					General Comment	Is there a way to look at the current and proposed zoning of an area. I click on the number and nothing happens. Not very interactive.		If you could provide us more information about the property you are interested in getting information on, we could be of more assistance. As far as the interactivity of the map, you can search by address, or pan/zoom and click on any property to get more information about our proposal. If you are experiencing difficulty with the search, usually just typing the house number and the first few letters of the street and waiting a moment allows it to search all of our addresses and presents yours to click on. Alternatively, you can zoom into the area of the map you would expect to find your property and click anywhere and a blue box will appear listing the address you have selected.		
GEN-0175	1703397766	116 Saint Marys Street	O&I-1 w/DOD	OX-12	General Comment	This has serious flaws in the map.....my address does not come up. Is not recognized, yet it is only 1 block off of Hillsborough Street !!!!!		Apologies for the map not performing for you. For some reason St Marys Street has been coded into our address database as Saint Marys Street, so if you type in “116 Saint M” and give it a moment, 116 Saint Marys Street should appear as the only result to click on. This property is proposed to change from Office & Institution-1 with Downtown Overlay District to Office Mixed Use with 12 Story Height zoning. Office & Institution zoning is generally intended for suburban office parks and medium to high density residential uses. Office Mixed Use is the most similar district in the new development code, allowing office uses, as well as housing options. A 12 story height limit was chosen here as this property currently exceeds our next lowest 7-story designation at 8 stories tall. Please let us know if you have any further questions or need additional assistance.	Hillsborough	
GEN-0176	1704531326	514 Cleveland Street	SP R-30	R-10	General Comment	Curious to know of any rezoning proposals for Cleveland Street		Provided inquirer with overview of remapping initiative, with details regarding approaches in her particular area (currently SP R-30).	Five Points	
GEN-0177	1725181135	3709 SOUTHAMPTON CT	R-6	R-6	General Comment	It seems as if a summary of what changes WILL happen would have been a much more effective communications vehicle. No maps. Surely there aren't THAT many changes to make this bad application worth the tax money it took to develop it. It's a colossal failure, and I'm disappointed with the city. I'm always cheerleading the city's efforts. This "solution" is not a solution. If you could have made it as simple as the Wake County's school board's app for finding local schools for one's kids, that would have worked. You should have dumped the maps and had the user enter an address and then have a summary: "The zoning will not change here." OR "Zoning will change from R-whatever to R-whatever, and that means..." ...and link to what was now allowed or not allowed -- in plain language. You could have also had one map that showed where the zoning WAS changing -- using just one color. That would have been useful.	WEB-19522	See email for response.	Atlantic	
GEN-0178	0769102450	10640 Glenwood Avenue	TD	CX-3-PK	General Comment	Representing Ruby R. Rich Family Limited Partnership that owns property. Would like to speak with someone about the proposed rezoning of the property.		Provided some basic comparative information about TD and CX. Sent follow-up email with more detailed information about the Parkway frontage requirements.	Northwest	
GEN-0179	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	Please do not rezone this area for Neighborhood Mix use. I have lived here for 9 years and love the Bedford area and support the growth that this area was intended for but not an over sized supermarket and another strip mall area. It does not fit the character of this area and we are also very well served with several very convenient grocery stores within a 3 mile area. We need to encourage small businesses in the area and the support of local development. This is a great spot and there will be a good use for the right business in this area but a Publix or allowing rezoning for a large development does not preserve the original planning for this site. Its sad to see how easy we overlook the character of an area and the economy can be served with small business development just as well as the eye sore and traffic headache of a large corporation over taking it. I ask that you please vote no to rezoning. Almost 3000 people in this community have voiced their opinion opposing this.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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GEN-0180	0775806054	1549 Fullerton Place	CUD O&I-2 w/ PDD	PD	General Comment	What does remapping mean for us? Please let us know the details.		Under the Unified Development Ordinance, the Planned Development District (PD) replaces the Planned Development Overlay District (PDD) in the existing code. This is a name change only. The master plan that governs zoning under the PDD overlay will become the zoning governance of the PD district upon adoption of the new zoning map.	West	
GEN-0181	1726307563	4270 Lake Ridge Drive	R-10	R-10	General Comment	Would like to speak with a planner regarding what development will entail.	CC1-0057	Received return call 7/28/14. Caller had questions regarding nearby properties being remapped to IX-3 and NX-3. Described those districts and emailed link to remapping website.	Atlantic	
GEN-0182					General Comment	When you click on a "for more Information" you get a full copy of the code book. Please change to have hot button go directly to the section of the code being referenced on the map.		Thanks for your message, but we're not sure what you mean. The "Learn More" links for the proposed zoning are set up to go directly to the page of the Unified Development Ordinance being referenced. If you look at the link that it takes you to, it should be formatted with the last "/##/" being the page number that it takes you to. This is how we set it up and tested it. If there is a specific link that is not working for you, please let us know which one so we can fix it; for instance, if you clicked "Learn More" for the NX- description and it didn't work. If it continues to not work for you, it would be helpful if you could send us a little bit of information about how you are accessing the viewer. For instance, if you are using a tablet, what kind?...what browser and version are you using?...if a PC, what operating system? Thanks again for your inquiry. Hopefully it will function correctly for you in the future.		
GEN-0183	0796924835	4702 Ludwell Branch Court	R-4 w/PDD	PD	General Comment	See email: "I would object to any changes from R-4. We live in a highly developed area now...Our quiet location here is perfect. That is why we chose it. Please consider our quality of life if you are thinking about changing the zoning. I did not choose to live here only to have all that changed. We do not need large shopping centers in this area. There are plenty."		Under the Unified Development Ordinance, the Planned Development District (PD) replaces the Planned Development Overlay District (PDD) in the existing code. This is a name change only. The master plan that governs zoning under the PDD overlay will become the zoning governance of the PD district upon adoption of the new zoning map.	Midtown	
GEN-0184					General Comment	Lives in Edenton NC. Owns five units at "Creedmoor center" in North Raleigh. Wondering if that was going to be rezoned or if anything was going to happen to that.		Provided inquirer with overview of remapping initiative, with details regarding her properties and the timeline ahead.	North	
GEN-0185	1704547412	1220 Pierce St	IND-2	R-10	Comment about Proposed Zoning District	The property at 1220 Pierce should not be zoned OX-3, and should be zoned R-10 like the rest of the neighborhood. The property is a separate tract from 301 Jefferson and due to its dimensions and location is not suitable for development as OX-3. This property should be zoned as R-10 as shown on the existing proposed rezoning map.	GEN-0081; CC2-0109	Given the current split-zoning on the property and the existing development as a parking lot, we continue to feel that OX-3 is an appropriate recommendation.	Five Points	23
GEN-0186	1704009631	1615 Hillsborough Street	O&I-2 w/SRPOD	OX-5-GR w/SRPOD	General Comment	Attorney with Manning Fulton Skinner representing owner Nancy Wright; would like to discuss process of the zoning remapping with someone.	CC1-0135	Called back with information on remapping project and proposed zoning.	Hillsborough	
GEN-0187	1715280777	3800 Colgate Place	R-4	R-4	General Comment	Lives next to the very first property zoned as O&I-3, and sees now that O&I-3 is completely gone from the UDO. Would like to talk with someone about O&I-3.	WEB-20803	The public comment period for the remapping process will remain open until September 30, subsequently the remapping recommendations and all comments will be forwarded to the Planning Commission for their review beginning October 14. Your comments, as well as the property owner's will be presented to the Commission for their consideration. Closer to time, I will be able to provide details about when the Planning Commission will discuss this particular issue.	Midtown	28
GEN-0188	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email		See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0189	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0190	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0191	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0192	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0193	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0194	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0195	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0196	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0197	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0198	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0199	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0200	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0201	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0202	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0203	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0204	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0205	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0206	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0207	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0208	1737288327	5400 Alafia Court	CUD-TD	R-6	General Comment	What zoning is proposed for this property?		Left voicemail with information on proposed zoning district (R-6) and how it compares to current zoning (CUD TD). Also, noted that this proposed change is a closer fit with current uses in neighborhood.	Forestville	
GEN-0209	1704534811 1704534891	504 Washington Street	SP R-30	R-10	Comment about Proposed Zoning District	Have owned property 62 years. Rezoning proposal not feasible for her. Has been paying taxes at R-30 for 60 years. Planned to build duplex on vacant lot, now not allowed. Proposal cutting her income and she is a senior on fixed income.		Spoke to caller about the properties, 502 and 504 Washington Street. 502 is one of the last vacant properties in the neighborhood. Explained differences between R-10 and RX-3. She is requesting RX-3 for her properties. Brought her request to the 7/31 review team meeting and the review team supports changing the properties to RX-3. Left message that Staff recommends RX-3 for the two properties.	Five Points	31
GEN-0210	0758643319	9655 Collingdale Way	CUD-TD	R-6	Comment about Proposed Zoning District	Caller represents CIP Brier Creek LLC. Not in favor of zoning change.	GEN-0336	He mentioned having additional sites he would like to discuss as well. Asked him to provide Staff with a list of these properties in order to research them prior to meeting to discuss. 8/18/14 BW called to follow up; left vm with contact info. See GEN-0336 for resolution.	Northwest	48
GEN-0211	1714162497	1600 Wake Forest Road	IND-2	NX-3-PL	General Comment	One third of parcel occupied by restaurant building, 2/3 is vacant. Can he put additional restaurant use or building on parcel without subdividing?		Called and spoke with citizen. Let them know that two businesses/restaurants cannot be located on the same lot. A subdivision would be necessary. Referred them to Celia to schedule a DDS meeting.	East	

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GEN-0212	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0213	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0214	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0215	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0216	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0217	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0218	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0219	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0220	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0221	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0222	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0223	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0224	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0225	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0226	1703276298	1115 West Lenoir Street	IND-2 w/ HOD-G	IX-3 w/ HOD-G	Comment about Proposed Zoning District	See email: Neighboring owner at 1105 W Lenoir St has concerns about proposal for 1115 W Lenoir St. "...Trucks come and go from the property regularly, often at odd hours. There is a city easement between our property and the commercial property that is unused by the city, unenforced, and access has been fenced off by our neighbor, with a sign reading 'no trespassing'. The building takes up a small area on the corner and the rest of the lot is used for various purposes. There has been ongoing construction and much moving about and continuous noise from various trucks back and forth, and many people coming and going since we moved in. There seems to be a series of dumpsters and trucks of all types. As I write, there is a crane out there moving large amounts of dirt around. I am curious as to how the property will be re-zoned in order to create something congruous with the rest of Boylan Heights, which is a Historic District that is subject to Historic District guidelines."		This effort is meant to replace certain zoning districts from our former development code with districts found in the new UDO. It is not meant to change basic categories of zoning uses allowed on a property, even if the existing zoning/use is out of character with the neighborhood. As the existing property is zoned for industrial uses, we are changing the zoning on the property to the closest district found in the new regulations which is IX in this case. Our rezoning efforts are not intended to render existing uses on the property non-conforming. The only districts in the new regulations that allow for industrial type uses are Industrial Mixed Use (IX) and Heavy Industrial, IX being the lesser of the two districts in terms of what type of industrial uses could take place. If you would like to discuss this further, please don't hesitate to contact me. Also, if you feel there are zoning violations on the property, I can put you in contact with the Zoning Enforcement folks.	Central	
GEN-0227	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0228	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0229	1721697880	2009 Citation Drive	CUD-IND-1	IX-3-CU	General Comment	Lives at 908 Vandora Ave Garner. iMAPs search indicates this property subject to remapping. Requesting someone to call her back and give some description of twhat is happening in remapping of Raleigh.		Left voicemail with information on the remapping process as well as information on current zoning district (IND-1 CUD) and proposed zoning district (IX-3-CU). Asked to call back if any further questions.	South	
GEN-0230	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0231	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0232	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0233	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0234	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0235	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0236	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0237	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0238	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0239	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0240	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0241	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0242	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0243	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0244	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0245	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0246	1714297326	2200 Atlantic Avenue	IND-2	IH	General Comment	My clients, Jim & Steven Peden, own property at the end of Wicker Drive between Atlantic Avenue & Capital Boulevard. They would like to meet with you to discuss the City's plans for their property.	GEN-0319	Sent email that item will go to review team to schedule meeting; will follow up with date of meeting. --Meeting scheduled for 8/13/2014. See GEN-0319 for response.	East	32
GEN-0247	1714299235	1111 East Whitaker Mill Road	IND-2	IH	General Comment	My clients, Jim & Steven Peden, own property at the end of Wicker Drive between Atlantic Avenue & Capital Boulevard. They would like to meet with you to discuss the City's plans for their property.	GEN-0246; GEN-0320	Sent email that item will go to review team to schedule meeting; will follow up with date of meeting. --Meeting scheduled for 8/13/2014. See GEN-0320 for response.	East	32
GEN-0248	1714390095	1121 East Whitaker Mill Road	IND-2	IH	General Comment	My clients, Jim & Steven Peden, own property at the end of Wicker Drive between Atlantic Avenue & Capital Boulevard. They would like to meet with you to discuss the City's plans for their property.	GEN-0246; GEN-0322	Sent email that item will go to review team to schedule meeting; will follow up with date of meeting. --Meeting scheduled for 8/13/2014. See GEN-0322 for response.	East	32
GEN-0249	1714393386	1859 Capital Boulevard	IND-2	IH; IX-3	General Comment	My clients, Jim & Steven Peden, own property at the end of Wicker Drive between Atlantic Avenue & Capital Boulevard. They would like to meet with you to discuss the City's plans for their property. [Note: this parcel is bifurcated by rail line ROW resulting in split zone -DB]	GEN-0246; GEN-0321	Sent email that item will go to review team to schedule meeting; will follow up with date of meeting. --Meeting scheduled for 8/13/2014. See GEN-0321 for response.	East	32
GEN-0250	1714298779	1200 Wicker Drive	IND-2	IX-3-PL	General Comment	My clients, Jim & Steven Peden, own property at the end of Wicker Drive between Atlantic Avenue & Capital Boulevard. They would like to meet with you to discuss the City's plans for their property.	GEN-0246; GEN-0318	Sent email that item will go to review team to schedule meeting; will follow up with date of meeting. --Meeting scheduled for 8/13/2014. See GEN-0318 for response.	East	32
GEN-0251	1728143831	10550 Durant Road	SC w/PDD	PD	General Comment	I am reviewing the remapping impacts for a number of different sites for a clients and the one located at 10550 Durant Road indicates the old zoning as SC with PDD overlay and the proposed zoning as PD. Can you provide me a copy of the proposed PD zoning or the Master Plan for that site? How does that work with no underlying zoning district?		Under the Unified Development Ordinance, the Planned Development District (PD) replaces the Planned Development Overlay District (PDD) in the existing code. This is a name change only. The master plan that governs zoning under the PDD overlay will become the zoning governance of the PD district upon adoption of the new zoning map.	North	
GEN-0252	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0253	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0254	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0255	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0256	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0257	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0258	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0259	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0260	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0261	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0262	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0263	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0264	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0265	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0266	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0267	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0268	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0269	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0270	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0271	0794277420	3513 Leonard St	R-6	R-6	General Comment	Mother received and misplaced postcard; calling to find out what postcard was in reference to		Talked with citizen about what is proposed and how he can get more information on-line.	Glenwood	
GEN-0272	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0273	0793367974	2514 Avent Ferry Road	R-30 w/SRPOD	RX-3 w/SRPOD	General Comment	Owner of condo Apt. 201. Calling to find out what this remapping is all about.		Left voicemail with basic information on the rezoning and explained that RX-3 is the closest comparable UDO district to the R-30 the property is zoned as now. Added that RX does allow a small amount of retail and office in bottom floor, corner apt buildings. Asked to call back if any other specific questions.	West	
GEN-0274	0783110641	1508 Mary Francis Place	R-6 w/SRPOD	R-6 w/SRPOD	General Comment	Curious as to what is going on with remapping. Looked at website but couldn’t figure it out. Please leave message of any length.		Left voicemail with basic information on the rezoning and explained that the zoning for the property in question is not changing. Noted that owner may have received postcard due to office uses across the street that are being converted to UDO district; explained that this change is minor and reflects current office uses there. Asked to call back if any other questions.	West	
GEN-0275	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0276	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0277	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0278	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0279	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

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GEN-0280	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0281	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0282	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0283	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0284	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0285	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0286	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0287	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0288	1706537021	4812 Six Forks Road	O&I-2	OX-4	General Comment	Referred by City Council office. Adjacent property owner at 4535 Revere Drive. Wanted to speak with planning staff member for general information on remapping and interested to know what implications of rezoning were on the wooded area running northwest from her property.	CC3-0018	Provided requested information	Midtown	
GEN-0289	1703602268	1705 S Wilmington St	IND-2	IX-3	Comment about Proposed Zoning District	Requests properties bounded by Bluff St, S Wilmington St, Walker St, and PIN 1703501032 be zoned IH instead		Emailed response on behalf of Carter that staff does not support the request to change the proposed zoning. —DB Inquirer made follow-up request to zone just the properties owned by inquirer in subject area to IH. Replied by email 8/18/14 that staff still does not support request. —DB	Southwest	33

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GEN-0290	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0291	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0292					General Comment	See email; various comments unrelated to Remapping; focused on Downtown Plan		Replied by email to acknowledge receipt of his comments; copied Trisha Hasch on the reply so she could plug comments into dowtown planning effort.		
GEN-0293	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email; Followup to initial response; "When a record 522 citizens show up for a Raleigh Citizens Advisory Council meeting, and over 95% of them vote against the city allowing those properties to be used to build a 50,000 square foot grocery store, then there is a specific need to prohibit that type of retail! Mapping that area as NX-3 would allow a 50,000 square foot grocery store to be built on that property, while mapping that area as OX-3 would not allow that use, but would allow other retail uses."	GEN-0221	Note that the area staff has proposed to remap from CUD BC to NX-3-CU is only 4.35 acres. This is only 1/3rd of the 13 acres under consideration for rezoning as part of Z-1-2014. Also note that OX does not allow stand-alone retail development, and only permits retail uses to develop as a portion of a mixed-use building. Specifically, "the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater." As such, any retail development could only occur in OX as part of a larger Office or Residential structure...Staff will await the decision of City Council of whether or not they approve the request of [Z-1-2014]. Should the case be denied by City Council, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be as part of the city-wide remapping effort.	North	30
GEN-0294	1703382467	737 WEST HARGETT ST	IND-2 w/SRPOD & DOD	DX-5-UL w/SRPOD	General Comment	Hello and thank you for the opportunity to express my concerns. I live in a two story townhouse at 131 Fenner Lane. I'm in an end unit running parallel and directly on the 700 block of West Hargett St. If I'm reading the maps correctly, the block of Hargett directly across the street from me is changing to DX-5-UL. While I do support the density, I'm concerned about possible uses, such as bars, lounges, nightclubs, etc...I don't think that anyone wants to live across the street from a bar or nightclub. This block of Hargett is very narrow and my property (and several others) is right on it. Can the use criteria be adjusted? Thank you again and I appreciate your time. P.S. I hope I don't sound like a NIMBY... like the people that moved into Glenwood South after all the clubs and then complained about the noise.	WEB-23042	Sent email that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14 that Staff does not support change request, but it will be forwarded to PC.	Hillsborough	34

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GEN-0295	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0296	0794559790	612 Dixie Trail	R-6	R-6	General Comment	Did not receive postcard but looking at online map of rezoning area wonders if her property is in rezoning area.		Explained that there are no changes proposed to the zoning of this property.	Wade	
GEN-0297	0777799590	8433 Lunar Stone Place	CUD TD	R-10	General Comment	No comment just left contact info.		Left voicemail with basic explanation of existing and proposed zoning, specifically that the proposed R-10 zoning reflects the current development patterns and uses on the ground today. Asked to call back if any other questions.	Northwest	
GEN-0298	1715132763	407 East Six Forks Road	R-4; NB	R-4; CX-3-PL	Comment about Proposed Zoning District	With Hobby Properties calling on behalf of owner. Property is split zoned; would like to request that proposed rezoning eliminate the split zoning	GEN-0299; WEB-23378	Discussed by phone that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14: "We believe that the questions you raise regarding the split zoning of these properties merit discussion at a future meeting of the Planning Commission. That forum would provide an opportunity to engage all affected property owners in the discussion."	Midtown	35
GEN-0299	1715134729	2907 Wake Forest Road	R-4; NB	R-4; CX-3-PL	Comment about Proposed Zoning District	With Hobby Properties calling on behalf of owner. Property is split zoned; would like to request that proposed rezoning eliminate the split zoning	GEN-0298; WEB-23362	Discussed by phone that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14: "We believe that the questions you raise regarding the split zoning of these properties merit discussion at a future meeting of the Planning Commission. That forum would provide an opportunity to engage all affected property owners in the discussion."	Midtown	35
GEN-0300	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0301	1703507217	212 Walker Drive	IND-2 w/SHOD-2	IX-3 w/SHOD-2	General Comment	Did not receive postcard but wants to know what is going on and is also concerned about zoning vioolations on property propsed for IH to the south of his properties		Called and had long conversation regarding zoning change rationale and his concerns regarding property use to the south. Sent email with mailing service copy of postcard showing mailing address and copy of zoning exchange sheet.	Southwest	
GEN-0302	1704403178	618 West Jones Street	CUD RB w/NCOD	OX-3-DE-CU w/NCOD	Comment about Proposed Zoning District	Would like to discuss how to remove conditions on property, which would be difficult to adhere to under the proposed zoning		Discussed by phone that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14: "Staff does not have the authority to remove legal and enforceable conditions on property. Our guidance documents in these cases require us to roll the conditions forward into the new zoning proposal. We will present your request at a future meeting of the Planning Commission. That forum would provide an opportunity to engage all affected property owners in the discussion."	Hillsborough	36
GEN-0303	0796220746	5151 & 5171 Glenwood Ave	O&I-1	OX-3-PK & OX-4-PK	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests OX-7)		Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	Northwest	37

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GEN-0304	1717205910	6204 Falls of Neuse Rd	SC	CX-3-PL	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests CX-6)	GEN-0303	Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	North	38
GEN-0305	0794243022	3801 Hillsborough St	IND-2 w/ SRPOD	NX-3-PL w/ SRPOD	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests NX-5)	GEN-0303	Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	Wade	39
GEN-0306	1704032618	616 Oberlin Rd	CUD O&I-2 w / PBOD	OX-5-UG-CU	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests OX-6)	GEN-0303	Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	Hillsborough	40
GEN-0307	0787212125	7601 Glenwood Ave	TD	CX-3-PK	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests CX-5)	GEN-0303	Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	Northwest	41
GEN-0308	1704044011	702 Oberlin Rd	O&I-1	OX-4-UL	Comment about Proposed Zoning District	[Client] owns and manages several properties in the City of Raleigh. He has annotated some recommended zoning changes for the property...Please let me know what process I will need to go through to get these changes made. (Requests OX-6)	GEN-0303	Dan B sent email that item will go to review team at meeting scheduled for 8/13/2014; Bynum will follow up after that. The recommendations for the parcels you inquired about reflect the existing context and entitlements. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning.	Hillsborough	40
GEN-0309	0779005348	Only zip provided - 27617 [7245 Aquinas Avenue]			General Comment	Received postcard and would like to ask a couple of questions; is a little confused and a little concerned.		Noted that subject property (7245 Aquinas Avenue) is within overlapping jurisdictions (Durham County/ Raleigh); offered overview of remapping intiative.	Northwest	
GEN-0310	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0311	1702301391	3720 S Wilmington Street	IND-1 w/SWPOD	IX-3 w/SWPOD	General Comment	Would like to speak with someone.		Provided information on the remapping project and the translation of this property from IND-1 w/ SWPOD to IX-3 w/ SWPOD. Sent email with more detailed comparison of permitted uses under the two districts.	Southwest	

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GEN-0312	1729223012	1500 & 1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email	GEN-0188	See email for complete response: "...As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be."	North	30
GEN-0313	1704533419	501 Washington St	SP R-30 & NB	R-10 & NX-3	Comment about Proposed Zoning District	See email…requesting expansion of NX zoning to entire parcel.		Sent email that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/15: "We believe that the current staff recommendation for this parcel is the best interpretation of existing zoning entitlements and current land use and development context. The primary scope of the remapping project is to transition from the former zoning code to the new Unified Development Ordinance districts, not to engage in making substantive changes to the existing zoning entitlements. If it is desired that this parcel be rezoned in the future to allow for expansion of the neighborhood business/neighborhood mixed use designation, staff believes that that decision should be made as part of the public process of a privately initiated rezoning."	Five Points	42
GEN-0314	1715541727	1625 Navaho Dr	IND-1 w/ SHOD-2	IX-3 w/SHOD-2	General Comment	I am not familiar with the new zoning code, so I do not know what my options are. I thought there was a proposal, a few years ago to zone the areas near the proposed rapid transit stations very high density to encourage high rise development that was conducive to mixed use and high density development. The idea being that the rail would provide good access without a large increase in auto traffic. This block is ideally suited for this intense development because: There is a large amount of property with only three owners; The relatively cheap and small number of older buildings on the property; The proposed adjacent light rail station; The vehicular access from the beltline; The nearness to downtown and North Hills; The small impact that higher density would have on residential development. I would like to meet with the City staff to discuss the possible options and how to go about requesting the appropriate reclassification as part of the rezoning that is now underway.	WEB-20498; WEB-20482	Emailed and asked for clarity on his request, including what building height he requests and whether he is requesting a different base zoning district. See GEN-0314; Update (9/26/14) - Owner requests IX-5 w/ SHOD-2. Taking request to 9/30/14 Staff Review Team meeting.	Atlantic	83
GEN-0315	1704042504	2211 Van Dyke Ave	R-10 w/NCOD & SRPOD	R-10 w/NCOD & SRPOD	General Comment	Would like to talk with someone about the history of her particular zoning area and has other questions about zoning. call during AM; out noon-nite.		Called on August 11th and left message, she called back on the 12th and left a message. Said she will call again tomorrow at 9. Spoke with her at length on August 13 and assured her that her property is not going to be rezoned.	Wade	
GEN-0316	0796147270	1300 Tribute Center Dr	O&I-1; CUD O&I-1; CM	RX-5-PK; OX-3-PK-CU; CM	General Comment	Resident at 4945 Carteret Dr. Calling to verify zoning of property behind her that fronts on Glenwood.		Left voice mail message for her to call me back for discussion. Complex zoning pattern behind her property will require more than a voice mail description. Spoke with inquirer; she wanted to be sure that the greenway easement of the apartment complex agreement remained; reassured here that CM and CUD aspects of creekside buffer remained and that greenway easement was part of the conditions and there were no plans for it to be on her side of the creek.	Northwest	
GEN-0317	1716861420	5512 Old Wake Forest Road	Industrial-1 (IND-1)	Industrial Mixed Use (IX-) with Height up to 3 Stories with Parking Limited Frontage	Comment about Proposed Zoning District	Calling in reference particularly to CC1-0053.	CC1-0053	Have spoken to owner numerous times. She would like to change the name of her street. Referred this to GIS in May through email, also spoke with owner about the process and whom to contact. Will attempt to have someone from GIS call her back again.	North	

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GEN-0318	1714298779	1200 WICKER DR	IND-2	IX-3-PL	Comment about Proposed Zoning District	See letter: "...we ask that you remove the barrier to redevelopment an industrial zoning designation creates. We request a zoning designation of Commercial Mixed Use with a seven story height limit and Parking Limited frontage (CX-7-PL). We do understand and accept that this will make the current use an 'existing non-conforming use'. We have reviewed the nonconformity section of the UDO, Article 10.3, and believe we can live with the implications of this decision. The CX-7-PL is consistent with the Comprehensive Plan, the Capital Boulevard Corridor Plan, The Growth Framework map and our vision for the future of our property."	CC6-0034; GEN-0250	See letter from property owners. Staff supports request and will present to PC for review	East	32
GEN-0319	1714297326	2200 ATLANTIC AVE	IND-2	IH	Comment about Proposed Zoning District	See letter: "...we ask that you remove the barrier to redevelopment an industrial zoning designation creates. We request a zoning designation of Commercial Mixed Use with a seven story height limit and Parking Limited frontage (CX-7-PL). We do understand and accept that this will make the current use an 'existing non-conforming use'. We have reviewed the nonconformity section of the UDO, Article 10.3, and believe we can live with the implications of this decision. The CX-7-PL is consistent with the Comprehensive Plan, the Capital Boulevard Corridor Plan, The Growth Framework map and our vision for the future of our property."	GEN-0318; GEN-0246	See letter from property owners. Staff supports request and will present to PC for review	East	32
GEN-0320	1714299235	1111 E WHITAKER MILL RD	IND-2	IH	Comment about Proposed Zoning District	See letter: "...we ask that you remove the barrier to redevelopment an industrial zoning designation creates. We request a zoning designation of Commercial Mixed Use with a seven story height limit and Parking Limited frontage (CX-7-PL). We do understand and accept that this will make the current use an 'existing non-conforming use'. We have reviewed the nonconformity section of the UDO, Article 10.3, and believe we can live with the implications of this decision. The CX-7-PL is consistent with the Comprehensive Plan, the Capital Boulevard Corridor Plan, The Growth Framework map and our vision for the future of our property."	GEN-0318; GEN-0247	See letter from property owners. Staff supports request and will present to PC for review	East	32
GEN-0321	1714393386	1859 CAPITAL BLVD	IND-2	IH; IX-3	Comment about Proposed Zoning District	See letter: "...we ask that you remove the barrier to redevelopment an industrial zoning designation creates. We request a zoning designation of Commercial Mixed Use with a seven story height limit and Parking Limited frontage (CX-7-PL). We do understand and accept that this will make the current use an 'existing non-conforming use'. We have reviewed the nonconformity section of the UDO, Article 10.3, and believe we can live with the implications of this decision. The CX-7-PL is consistent with the Comprehensive Plan, the Capital Boulevard Corridor Plan, The Growth Framework map and our vision for the future of our property."	GEN-0318; GEN-0249	See letter from property owners. Staff supports request and will present to PC for review	East	32
GEN-0322	1714390095	1121 E WHITAKER MILL RD	IND-2	IH	Comment about Proposed Zoning District	See letter: "...we ask that you remove the barrier to redevelopment an industrial zoning designation creates. We request a zoning designation of Commercial Mixed Use with a seven story height limit and Parking Limited frontage (CX-7-PL). We do understand and accept that this will make the current use an 'existing non-conforming use'. We have reviewed the nonconformity section of the UDO, Article 10.3, and believe we can live with the implications of this decision. The CX-7-PL is consistent with the Comprehensive Plan, the Capital Boulevard Corridor Plan, The Growth Framework map and our vision for the future of our property."	GEN-0318; GEN-0248	See letter from property owners. Staff supports request and will present to PC for review	East	32
GEN-0323	0783792872	1291 Schaub Dr	R-10	RX-3	Comment about Proposed Zoning District	Not sure she is interested in remapping, but wants to find out more about it. Address given was 3312 Octavia St (PIN 0783959058 no change in R-4 zoning), but believe caller is probably referring to this property (condo at master address 1110 Schaub) as determined in iMAPs.		Left voicemail with basic information about the remapping project and proposed change in zoning from R-10 to RX-3 due the current split zoning of condominium parcel. Asked to call back if any other specific questions.	West	
GEN-0324	0786660636	4401 DELTA LAKE DR	IND-1 & CM	IX-3-PL & CM	General Comment	Persistent caller still wants to sell his lake to the city.	GEN-0165; GEN-0331	Sent email: Your offer of sale of this property to the City of Raleigh has been noted. The City of Raleigh will not be making an offer to purchase. If you are unable to identify a purchaser and have no use yourself for the lake, you could retain a land development advisor to explore whether the lake can be drained and the parcel redeveloped.	Northwest	
GEN-0325	0778748776	8970 Ebenezer Church Rd	R-10-CU, R-6-CU, CUD TD	R-10-CU, R-6-CU, OX-3-CU	General Comment	HOA would like property to be rezoned.	GEN-0087	Left voicemail for HOA representative; advised that request would be presented to PC and left contact info should she have follow up questions	Northwest	11
GEN-0326	0784434350	115 Grand Ave	IND-1	NX-3-PL	Agree with Proposed Zoning	The proposed property starts at Youth Center Dr., going down past Grand Ave., Marsh Ave. and on down. (See tile 23) The zoning would go from industrial, to mixed use, this would be neighborhood friendly for the Westover subdivision. A rezoning would also continue the overall effort of the city to improve and expand upon the high quality of life in Raleigh. I strongly support this rezoning.		Thanks for letting us know you are in favor of the changes we have proposed. It is always good to get some positive feedback.	West	N/A

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0327	0784433287	5305 Dorcas St	IND-1	NX-3-PL	Agree with Proposed Zoning	As a property owner that is contiguous to the proposed zoning changes along Hillsborough St., I support the proposed zoning changes from industrial to neighborhood mixed use.		Thanks for letting us know you are in favor of the changes we have proposed. It is always good to get some positive feedback.	West	N/A
GEN-0328	0784434350	115 Grand Ave	IND-1	NX-3-PL	Agree with Proposed Zoning	See GEN-0326. Sent an email but is also interested in receiving a call back on the comment.	GEN-0326	Called on 8/15; She just wanted to reiterate her support for the changes we've proposed along Hillsborough St adjacent to her property, and wondered about the timeline. Thanked her and let her know how we expect the process to proceed through Planning Commission and City Council, though we cannot be sure of a timeline for final adoption.	West	N/A
GEN-0329	1713147688	900 Coleman Street	R-20	R-10	General Comment	1. I received two post cards indicating you propose to rezone my properties. 2. I think you are referring to 900 Coleman Street and 904 Coleman Street; if not please advise 3. Please advise by email on the: a. current and proposed zoning for my properties b. different types of on zoning available for a property 4. After I receive the above by email, I will likely email in a comment.	GEN-0122	Returned property owner's email on August 19th. Included screen shots of the existing and proposed zoning for his two lots on Coleman Street. Explained why much of east Raleigh is being rezoned from R-20 to R-10 instead of RX. Explained to him how to give feedback. These are the same questions he asked over the phone in July. NOTE: multiple correspondence by phone and email on this property. On 9/9/14 inquirer left personal voice message with James requesting zoning to remain at R-20. On 9/11, review committee decided item will go to Planning Commission with no recommendation. --DB	South Central	26
GEN-0330	1713147692	904 Coleman Street	R-20	R-10	General Comment	1. I received two post cards indicating you propose to rezone my properties. 2. I think you are referring to 900 Coleman Street and 904 Coleman Street; if not please advise 3. Please advise by email on the: a. current and proposed zoning for my properties b. different types of on zoning available for a property 4. After I receive the above by email, I will likely email in a comment.	GEN-0123	Returned property owner's email on August 19th. Included screen shots of the existing and proposed zoning for his two lots on Coleman Street. Explained why much of east Raleigh is being rezoned from R-20 to R-10 instead of RX. Explained to him how to give feedback. These are the same questions he asked over the phone in July. NOTE: multiple correspondence by phone and email on this property. On 9/9/14 inquirer left personal voice message with James requesting zoning to remain at R-20. On 9/11, review committee decided item will go to Planning Commission with no recommendation. --DB	South Central	26
GEN-0331	0786660636	4401 DELTA LAKE DR	IND-1 & CM	IX-3-PL & CM	General Comment	Thank you Sir very much for you e-mail ,God bless you, I try to sell it to the city of Raleigh ,not because I want that ,but because this property(as my knowledge)and been told used by the city of Raleigh to dump storm water through few pipes go through the property ,so it used for public service even it is a private property ,I clean it ,pay taxes on it ,.....so I need the city of Raleigh to buy it or remove the pipes and stop dump the storm water to my property so I can use it as a private property, some one told me it is illegal to dump water to some one else property ??,I think also this area can be cleaned and be as a Park with or without visitors,or may be with the neighbor property can be a hotel or offices or any good use of it,Thank you very much for your concern ,God bless you.	GEN-0165; GEN-0324	Sent email: Your offer of sale of this property to the City of Raleigh has been noted. The City of Raleigh will not be making an offer to purchase. If you are unable to identify a purchaser and have no use yourself for the lake, you could retain a land development advisor to explore whether the lake can be drained and the parcel redeveloped.	Northwest	
GEN-0332	0795039036	2609 Glen Burnie Drive	R-4	R-4	General Comment	Very curious; he is right next to a property that is R-10. Looks like changes to apartment complex and shopping center that are in Lake Boone Trail area near Wycliff. Would like to find out exactly what R-10 means bordering his property. Seems to be different from the R-4 property; what changes in that particular house there--single family house now.		Explained proposed rezoning from split R-10/R-15 to RX-3 for the apartment property adjoining caller's property. Also sent email with more details on the existing and proposed zoning, how to find development plan information, and stormwater contacts for flooding issues on adjacent property.	Northwest	N/A
GEN-0333	1705176739	3359 Alleghany Dr			General Comment	Snail mail from executor of estate for property. Requests that we stop delivering mail to the house, which is about to be sold.		Postcard was received for 5540 Munford Road. Sent a postal mail letter of response explaining our use of Wake Co Tax Assessor mailing database.	Glenwood	N/A
GEN-0334	0794372031	3514 WADE AVE	SC	CX-3	Comment about Proposed Height	Request from representatives of property owner of Ridgewood to increase height designation to 7 stories, based on argument that existing SC would allow such height with appropriate setbacks; See letter in Rezoning inbox for more detail		Will discuss with review team on 8/22/14; no urban form or built context to justify height above 3 stories	Glenwood	43
GEN-0335			R-6	R-6	General Comment	Can you send me information about how new UDO affects R-6 zoning?		Informed inquirer of purposes, aims and processes of remapping, including details pertinent to subject area.		
GEN-0336	0758925523	9200 Bruckhaus St	CUD TD w/ PDD	PD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0337	0758614856	9951 Sellona St	CUD TD	OX-3-PK	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	44
GEN-0338	0758624475	9931 & 9911 Sellona St	CUD TD	OX-3-PK	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	44
GEN-0339	0758622858	9932 Sellona St	CUD TD	OX-3-PK	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	44

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0340	0758630092	9930 Sellona St	CUD TD	OX-3-PK	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	44
GEN-0341	0758636098	9910 Sellona St	CUD TD	OX-3-PK	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	44
GEN-0342	0759809897	2501 TW Alexander Dr	CUD TD	RX-3-PK-CU	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties; NOTE: Existing Conditions prohibit "commercial uses of all types" and "office" and limit Residential development	GEN-0210	will discuss with review team on 8/22/14; existing conditions to remain and base district selected to best match range of allowed uses.	Northwest	45
GEN-0343	0759910693	0 Glenwood Ave	CUD TD	RX-3-PK-CU	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties; NOTE: Existing Conditions prohibit "commercial uses of all types" and "office" and limit Residential development	GEN-0210	will discuss with review team on 8/22/14; existing conditions to remain and base district selected to best match range of allowed uses.	Northwest	45
GEN-0344	0759813420	11109 Glenwood Ave	CUD TD	RX-3-PK-CU	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties; NOTE: Existing Conditions prohibit "commercial uses of all types" and "office" and limit Residential development	GEN-0210	will discuss with review team on 8/22/14; existing conditions to remain and base district selected to best match range of allowed uses.	Northwest	45
GEN-0345	0758719148	10701 Globe Rd	CUD TD w/ SHOD-2	RX-3-PK w/ SHOD-2	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	46
GEN-0346	0758935530	9400 Brier Creek Pkwy	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0347	0758931723	9550 Brier Creek Pkwy	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0348	0758836853	9600 Brier Creek Pkwy	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0349	0758833743	9650 Brier Creek Pkwy	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0350	0768274384	10400 Little Brier Creek Ln	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0351	0768274764	10450 Little Brier Creek Ln	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0352	0768286308	10401 Glenwood Ave	CUD TD	CX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0353	0768084863	10594 Sporting Club Dr	CUD TD	NX-3-PK	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0354	0768184675	10501 Little Brier Creek Ln	CUD TD	R-4	Comment about Proposed Zoning District	Requests R-6; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; parcel is adjacent to R4 and R6 areas, could be R6	Northwest	47
GEN-0355	0758643319	9655 Collingdale Way	CUD TD	R-6	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; recommendation was made based on use allocation of CUD. Planning Commission will discuss further.	Northwest	48
GEN-0356	0758685362	0 TW Alexander Dr	CUD TD	R-6	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0357	0758672060	0 TW Alexander Dr	CUD TD	R-6	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0358	0758698122	0 TW Alexander Dr	CUD TD	R-6	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0359	0758544195	11001 Globe Rd	CUD TD	R-6	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	Northwest	
GEN-0360	1830412549	11009 Ingleside Pl	CUD TD w/ UWPOD	CX-3-PK w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	

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GEN-0361	1830318692	11005 Ingleside Pl	CUD TD w/ UWPOD	CX-3-PK w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0362	1830412237	11008 Ingleside Pl	CUD TD w/ UWPOD	CX-3-PK w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0363	1830421903	11601 Forest Pines Dr	CUD TD & R-6-CU w/UWPOD	OX-3-PK & R-6-CU w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0364	1739187931	13800 Falls of Neuse Rd	CUD TD w/ UWPOD	CX-3-PK w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0365	1739183751	13700 Falls of Neuse Rd	CUD TD & CUD SC w/UWPOD	CX-3-PK w/UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0366	1739084787	2801 Wakefield Pines Dr	CUD SC w/ UWPOD	NX-3 w/UWPOD	Comment about Proposed Zoning District	Requests CX-3; Part of large change request list received for various Brier Creek & Wakefield properties; NOTE: Only condition on property related to RoW reimbursement, FLUmap calls for NMU	GEN-0210	will discuss with review team on 8/22/14; merits further discussion by Planning Commission, outside staff purview	North	49
GEN-0367	1739483301	10720 Common Oaks Dr	CUD O&I-1 w/ UWPOD	OX-5-CU w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0368	1739480364	10740 Common Oaks Dr	CUD O&I-1 w/ UWPOD	OX-5-CU w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0369	1739480681	10840 Common Oaks Dr	CUD O&I-1 w/ UWPOD	OX-5-CU w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0370	1739388681	10860 Common Oaks Dr	CUD O&I-1 w/ UWPOD	OX-5-CU w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0371	1739482599	10820 Common Oaks Dr	CUD O&I-1 w/ UWPOD	OX-5-CU w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0372	1739388866	10900 Common Oaks Dr	CUD TD w/ UWPOD	CX-3-PK w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0373	1830524664	11555 Common Oaks Dr	CUD TD w/ UWPOD	NX-3-PK w/ UWPOD	Comment about Proposed Zoning District	Requests CX-3-PK; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	will discuss with review team on 8/22/14; merits further discussion by Planning Commission, outside staff purview	North	50
GEN-0374	1739170617	2820 Wakefield Crossing Dr	CUD SC w/ UWPOD	CX-3 w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0375	1739079330	2760 Wakefield Crossing Dr	CUD SC w/ UWPOD	CX-3 w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0376	1739075238	2720 Wakefield Crossing Dr	CUD SC w/ UWPOD	CX-3 w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0377	1739079449	2800 Wakefield Crossing Dr	CUD SC w/ UWPOD	CX-3 w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0378	1729988780	2730 Wakefield Pines Dr	CUD SC w/ UWPOD	NX-3 w/ UWPOD	Comment about Proposed Zoning District	Requests CX-3; Part of large change request list received for various Brier Creek & Wakefield properties; NOTE: Only condition on property related to RoW reimbursement, FLUmap calls for NMU	GEN-0210	will discuss with review team on 8/22/14; merits further discussion by Planning Commission, outside staff purview	North	49
GEN-0379	1739485281	10701 Forest Pines Dr	CUD TD w/ UWPOD	CX-3-PK w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0380	1739398664	14201 Falls of Neuse Rd	CUD TD w/ UWPOD	CX-3-PK w/ UWPOD	Agree with Proposed Zoning	Agree with proposal here; Part of large change request list received for various Brier Creek & Wakefield properties	GEN-0210	Acknowledged receipt of comment.	North	
GEN-0381	1737288748	5401 Cahaba Way	CUD TD	R-6	General Comment	Would like a call back to explain the rezoning		Explained differences between existing and proposed zoning, specifically that the proposed R-6 zoning reflects the current development patterns and uses on the ground today. Also sent email with more information about development plans for two parcels near Capital Blvd and Perry Creek Rd.	Forestville	
GEN-0382			NB or R-20	NX-3-UL or RX-3	General Comment	Caller referenced intersection of S Saunders and Lenoir and then call broke up before his question; call back.		Informed inquirer of purposes, aims and processes of remapping, including details pertinent to subject area.		

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GEN-0383	1715289233	Dresser Ct	O&I-3	OX-3	General Comment	Called again to ask about O&I-3 to OX-3 translation around Dresser Ct; Would like a call back to discuss	GEN-0187; WEB-20803	Explained the Planning Commission review process and advised him that Gov Delivery would be the best way for him to follow the process and participate.	Midtown	28
GEN-0384	0784215140	5615 & 5619 Hillsborough St	NB	CX-3-GR	General Comment	Disagrees with proposal…requests IX-3 with no frontage; see email for more detail		Recommended base district and frontage were selected based on existing entitlements and small area plan guidance; staff does not support alternate requested	West	51
GEN-0385	1726492472	5710 & 5720 Capital Blvd	TD	IX-3-PK	General Comment	Disagrees with proposal…requests increased height with no frontage; see email for more detail	GEN-0384	Recommended base district and frontage was selected based on existing entitlements; staff does not support alternate request	Northeast	52
GEN-0386	1724965306	1453 N New Hope Rd	IND-1	IX-3-PL	General Comment	Disagrees with proposal…requests no frontage; see email for more detail; Note: address provided tied to billboard on parcel	GEN-0384	Recommended base district and frontage was selected based on existing entitlements and Urban Form Map designation; staff does not support alternate request	Northeast	53
GEN-0387	1717217840	1057 Bullard Court	O&I-1	OX-3	General Comment	Received postcard and is interested in what remapping entails.		Informed inquirer of purposes, aims and processes of remapping, including details pertinent to subject area.	North	
GEN-0388					General Comment	Mailed information to husband on remapping. Card has another worman's name on address, not hers. Need a call right away to explain why someone else's name is on title.		Spoke with her by phone. She did not have info or card at hand to be very helpful. Property address appears to be 8260 Hillside Drive. Doing a little research and will follow up with them. Husband may call back too. FOLLOW-UP: left message with them that Wake County Revenue Dept records have an error in the database: property notice for address at Brickell Dr. in Florida.		
GEN-0389		913 Cedar Downs Dr.			General Comment	See email; requesting transition exemption in Article 3.5 regarding mixed-use districts & residential districts separated by streets be removed from UDO		Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.	West	
GEN-0390		Downtown			Comment about Proposed Height	See email; supports consistent DX- category, but recommends greater heights across the board		Replied by email that recommendation would be taken to review team for discussion and response. Review team suggests that while increased height seems appropriate, there is no existing context or specific plan guidance recommending such. While these parcels may be rezoned in the future to allow for greater height, that decision should be made as part of the public process of a privately initiated rezoning. Staff does not agree with your request for additional height, however the request will be forwarded to the Planning Commission for their consideration.	Central	Unmapped
GEN-0391	1707485597	7630 Six Forks Road	R-4	R-4	Comment about Proposed Zoning District	Commercial broker with client looking at property. Wonders if it could be CX- or RX- and would that allow climate controlled self storage.		Left message with DeShele's contact info to schedule pre-application conference.	North	
GEN-0392	0758990749	2511 T.W.Alexander Drive	CUD TD	R-10	Comment about Proposed Zoning District	Follow-up call returning Carter's message. Review team decision documented in CC5-0177 response: "Review team recommends NX-3-PK as consistent with nearby recommendations. UPDATE - left message with the proposed change"	CC5-0177	We are playing phone tag. I left her a message to call me to discuss. Spoke with her. Property is listed for sale with contract pending to someone interested in day care center use for the property. Advised it was a use by right in NX- district. Explained implications for site development under -PK frontage. She stated she felt better about the zoning district proposal and thanked me for the info.	Northwest	14
GEN-0393	1718102514	8021 Falls of Neuse Road	SC	CX-3-PL	General Comment	Calling to learn how remapping would affect property		informed inquirer of purposes, aims and processes of remapping, including details pertinent to subject area.	North	
GEN-0394	0774824927	6500 CHAPEL HILL RD	IND-1	CX-3-PL	General Comment	Our neighborhood, Nowell Pointe, is aware of plans to rezone the property for sale at the corner of Chapel Hill Rd and Nowell Rd in Raleigh. As residents of the Nowell Pointe neighborhood directly across the street from said property, we vehemently request, with City Council At-Large Representative Russ Stephenson, that a 100-foot transition buffer be maintained between the narrow, 2-lane Nowell Rd and any new development planned for that site. We have enjoyed and appreciated the forested area directly across from the entrance to our neighborhood for nearly 15 years, and to eliminate that natural landscape buffer would significantly alter the aesthetics of our small, residential community. Please maintain a minimum 100-foot transition buffer between Nowell Rd and proposed development on that corner site!		Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.	West	
GEN-0395	1703799324	200 E. Edenton	O&I-2 w/HOD & DOD	DX-3-DE w/HOD-G	Comment about Proposed Height	Objects to both height and frontage; see email.		Advised by email of review team meeting and that I would follow up. Emailed review team response 8/29: Staff believes the points you raise have merit, and will be recommending to the Planning Commission that the subject parcel (PIN 1703799324) be rezoned to Downtown Mixed Use-four stories-Urban General frontage (DX-4-UG).	North Central	54
GEN-0396		Wakefield & Brier Creek	various	various	General Comment	May revise request between now and Sept 30 based on conversations with ownership team.	GEN-0336	Will revise request to PC based on any comment received between now and 9/30/14; Request not revised - initial request outside administrative purview; to be reviewed by Planning Commission 10/9/14		

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0397	0793367974	2514 Avent Ferry Road	R-30 w/SRPOD	RX-3 w/SRPOD	General Comment	Caller indicated he is with Ammons-Pittman Prop Mgmt; one of our folks called about Ivy Commons and was calling back as the manager of the HOA there to find out what this was all about. NOTE: He provided no contact info or who among us called; info here is product of research. Nearest item I can find he may be referencing is GEN-0273 -DB	GEN-0398	Spoke with inquirer on the phone and explained about the remapping project. His main concern was about Z-16-14 Varsity Drive, that there might not be enough parking provided on-site there and people will be parking in the nearby condo community that he represents. I gave him the phone no. of the Z-16 applicant and advised about speaking at upcoming Planning Commission and City Council meetings regarding his concerns with the zoning case.	West	
GEN-0398	0793378387	1515 Crest Rd	R-20 & R-30 w/SRPOD	RX-3 w/SRPOD	General Comment	Caller indicated he is with Ammons-Pittman Prop Mgmt; one of our folks called about Ivy Commons and was calling back as the manager of the HOA there to find out what this was all about. NOTE: He provided no contact info or who among us called; info here is product of research. Nearest item I can find he may be referencing is GEN-0273 -DB	GEN-0397	Spoke with inquirer on the phone and explained about the remapping project. His main concern was about Z-16-14 Varsity Drive, that there might not be enough parking provided on-site there and people will be parking in the nearby condo community that he represents. I gave him the phone no. of the Z-16 applicant and advised about speaking at upcoming Planning Commission and City Council meetings regarding his concerns with the zoning case.	West	
GEN-0399	1724732135	1015 Corporation Pkwy	IND-1	IX-3	General Comment	Went to website for info but it wouldn't pull up address. Would like to know what is proposed. NOTE: website has been flaky of late; I was able to get info but would not show parcel boundaries. -DB	GEN-0400	Phoned her and provided the information.	Southeast	
GEN-0400	1724734126	1021 Corporation Pkwy	IND-1	IX-3	General Comment	Went to website for info but it wouldn't pull up address. Would like to know what is proposed. NOTE: website has been flaky of late; I was able to get info but would not show parcel boundaries. -DB	GEN-0399	Phoned her and provided the information.	Southeast	
GEN-0401					General Comment	Real estate appraisor interested in general information about remapping project and timeframe		Phoned him and gave him the overview.		
GEN-0402	0784815120	4500 Western Boulevard, Ste. 102	SC w/SHOD-2 & SRPOD	CX-5 w/SHOD-2 & SRPOD	General Comment	Lessor operating an auto maintenance shop in the former auto service bays of the K-Mart. Wants to know if auto sales would be allowed under current zoning and what would be the implications under the proposed UDO mixed use zone. Does not plan to have an auto display area, but want to be able to be licensed by state as a dealer for sales transactions as a sideline to his repair business. Parcel is adjacent to Westgrove Towers parcel to the north, 12-story residential apartment community. iMAPs shows Westgrove Street to the north, but it must be a private street as there is no public ROW between the two parcels; they abut.		Discussed with client, and ended up being a permit question. Wants to start an auto sales business to coincide with auto repair. Not affected by remapping. Directed to permitting.	West	
GEN-0403	1713147688	900 Coleman Street	R-20	R-10	General Comment	1. I just noticed your email.; 2. To the best of my recollection, I discussed two things with Mr. Brantley.; a. Keeping the zoning of 900 and 904 Coleman Street as R20 since it will also reduce sale-ability. b. Changing the zoning of 900 and 904 Coleman Street(s) to allow BOTH residential uses and business uses at the same time. Any application required for this? Do you see any negatives to having both; it will help residents survive economic downturns. Also my properties are near a major boulevard and across the street from a large apartment; 3. I'll also call you. Please send me a list of zoning codes and summary definitions. My PC is having probelms. I'll call you tomorrow.	WEB-29442	See email reply sent 9/19/14. Advised that R-20 could not remain; why R-10 was chosen; discussed home occupations and live-work options for residential districts; discussed nature of commercial/office mixed use districts and zoning practice of clustering districts; advised referral to PC without recommendation.	South Central	26
GEN-0404	1714153275	1301 Brookside Drive	R-20	RX-3	General Comment	Could you please tell me the owner's name for the company called Smith Modern LLC that owns the land at 1301 Brookside Drive, Raleigh, NC? Thank you		Sent inquirer an email directing them to the Secretary of State's online corporations database search tool http://www.secretary.state.nc.us/corporations/csearch.aspx	Mordecai	
GEN-0405					General Comment	"Please call; we appreciate being able to have a question answered."		Informed inquirer of purposes of remapping, and rationale for draft designation.		
GEN-0406	1704402337	623 West Lane Street	RB w/NCOD	OX-3-DE w/NCOD	General Comment	Calling for information on remapping		Called and left message on Sept. 10. Spoke withthe afternoon of the 10th. Explained the reasons for the remapping and the implications for his property in the Glenwood South area. His major concern is that there is not enough on-site parking being provided by businesses on Glenwood Avenue.	Hillsborough	
GEN-0407	1725812559	2401 N. New Hope Rd.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-04	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0408	1725814179	2341 N. New Hope Rd.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-04	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0409	1725719996	4129 Iverson St.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-04	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0410	1725811908	4133 Iverson St.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-0415	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0411	1725822021	4137 Iverson St.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-0415	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0412	1725812718	4138 Iverson St.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-0415	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0413	1725810453	4133 Kincaid Dr.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-0415	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0414	1725812471	4143 Kincaid Dr.	R-6	R-6	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.	GEN-0407 thru GEN-0415	Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northeast	
GEN-0415	1704650379	423 Bickett Blvd.	Split: CUD R-20 & R-10 w/NCOD (most)	Split: RX-3-CU & R-10 w/NCOD (most)	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask. NOTE: split zone is product of adjacent parcel conditional use case where the street centerline was erroneously extended through the southern portion of this lot, rather than jogging to exclude it. --DB		Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Five Points	
GEN-0416	0786961033	5930 Glenwood Ave.	SC	CX-3-PL	General Comment	Calling about 2401 North New Hope Road (and several vacant lots in that area), 423 Bickett Blvd., and 5930 Glenwood Ave. Calling about remapping, know little about it other than that it is happening, and hardly know what questions to ask.		Spoke with on the phone on September 10th. Explained the overall remapping project and how it pertains to her properties. She may contact PD later to request that her R-6 properties have a more intense zoning, but she's not ready to ask for that until she speaks with her attorney.	Northwest	
GEN-0417	1704957813	1337 & 1339 Mordecai Drive	R-6 w/NCOD	R-6 w/NCOD	General Comment	1. Is property within zoning remapping, if so, what is proposed? 2. Will this increase my taxes? 3. Oh, another question, back lot—driveway…not wide enough for two cars to pass, will remapping open it up so it could be used for something?		Explained that there are no changes proposed to the zoning of this property.	Mordecai	
GEN-0418	1703098776	219 Park Ave	SP R-30 w/SRPOD	R-10 w/SRPOD	Comment about Proposed Zoning District	Would like to talk with someone about the downzoning you are preparing.	WEB-15367	Talked to by phone on 9/15. She very much opposes the staff recommendation of R-10 for this area and prefers RX. Advised that this area will be considered carefully by PC. She requests notification by post rather than by email as to when this issue will be discussed by the Planning Commission.	Hillsborough	116
GEN-0419	1737001356	4821 Bivens Drive	R-4	R-4	General Comment	I was on the website which was in my water bill pamphlet:www.RaleighUDO.us. I attempted to locate the list of neighborhoods which have zoning proposals. I put in my address as directed an the site said this would take me to the "list" of areas scheduled for rezoning. I only saw a map and I was unable to find out how to read the map and there was no list. Can you please send me the list to which the website referred and then I can see if I locate my neighborhood. *Note: near Z-10-2014		Sent email with information on how to use the map viewer to search for properties by address or by direct selection. Noted that there are no proposed zoning changes to her property or immediate surrounding neighborhood.	Northeast	
GEN-0420	1704446017	720 Bishops Park Drive	O&I-1	RX-3	General Comment	Would like to hear more about what the Remapping Raleigh project is about and how it affects his neighborhood	GEN-0421	Called back and provided information on remapping project. Caller shared concerns on Glewnood South density, uses, etc. reaching up into Five Points neighborhood; also sees that many multi-family rental properties have been turned back to single family use in Five Points and doesn't want this to be reversed. Explained that first draft of new zoning map downzones parts of Five Points (Special R-30) to R-10 to reflect use and context on the ground today; also shared that accessory dwelling uses are not a part of the UDO. Sent email with links to the map viewer and project website for more information.	Five Points	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0421	1704446017	720 Bishops Park Drive	O&I-1	RX-3	General Comment	With the apartments being built around us right now, (over 1500) in a ten block area there is no way that this area can handle more traffic that would come with back yard apts..totally against it = a nay vote!! From over 53 homeowners at bishops park condos alone and that's w/o getting the neighbors around us to sign a petition. Let me know if you need a signed petition to stop this in our area which is the 31 area on your map!	GEN-0420	Thanks for your email regarding the remapping project. Per our conversation yesterday, backyard cottages or accessory dwelling units are not a part of the city's new Unified Development Ordinance (UDO). The Raleigh Public Record has a nice article that discusses some of the background and conversation on this issue and Council's decision to not include this development option in the UDO. The remapping project is focused on translating legacy zoning districts (commercial, retail, industrial, and higher density residential areas) into the new zoning districts in the UDO. This document gives a good overview of how staff approached the translation of the legacy zoning districts into the new districts. I've also attached a document which directly compares the existing zoning of your property with the proposed UDO zoning (Office & Institutional-1 to Residential Mixed Use – 3 story height limit).	Five Points	
GEN-0422					General Comment	See email: various comments requested to go along with previous requests being forwarded to the planning commission	GEN-0384->0386	Thanks for your additional comments about the remapping. New correspondence, along with earlier email messages, will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.		51/52/53
GEN-0423	1704412869	618 N. Boylan Avenue			Comment about Proposed Zoning District	I oppose the rezoning for the areas around 618 N. Boylan Avenue (along Johnson Street, Peace Street and Glenwood) to Downtown Mixed Use. I support Downtown RESIDENTIAL Use. The building limit for the area east of 618 N. Boylan should not be allowed to have anything to infringe upon site lines from the 5th floor of that property.	WEB-3841; -3842	will discuss with review team on 9/30; staff does not support. Recommendations based on small area plan guidance.	Hillsborough	55
GEN-0424						wants to discuss family owned properties with staff		scheduled to meet 9/24 at 2 pm; See GEN-0489	Atlantic	125
GEN-0425	1713084852	600 New Bern Ave	SC, O&I-2	NX-3-GR, OX-3-GR	General Comment	wants to discuss	GEN-0430, GEN-0431	meeting on 9/22; Requests CX-7-GR; Staff will present to PC without support	South Central	149
GEN-0426	1704009302	0 Flint Place			Comment about Proposed Frontage	Mr Hardin represents the property owner of 0 Flint Pl and 1615 Hillsborough and inquired whether the Green frontage would apply to both properties, or only 1615 Hillsborough. Staff has mapped Green frontage on 0 Flint Place in error, and will be proposing removal of the frontage from this parcel.		Staff has mapped Green frontage on 0 Flint Place in error, and will be proposing removal of the frontage from this parcel	Hillsborough	56
GEN-0427	0783158960	614 - 616 Appleton Pl	CUD O&I-1	OX-5-CU	Comment about Proposed Height	According to the UDO OX-5-CU & SHOD-1 for the above address, the height restriction is 75'. According to Exhibit C Request for Zoning Change, Z-63-04, Conditional Use [appears email was cut off or sent before completion -DB]	CC1-0159	Inquirer wanted to clarify permitted height since UDO says 75' and the conditions say 68'. I confirmed that the conditions would control height.	West	
GEN-0428	1726681771	3900 Sumner Blvd	TD	CX-3-UL	Comment about Proposed Zoning District	See email; requests no frontage	GEN-0450	Left message with property owner (9/26/14). Need to inquire as to height he would like us to consider. Staff not supportive of removing frontage; SEE GEN-450 for further correspondence	Northeast	57
GEN-0429	1726585352	5405 Oak Forest Rd	TD	CX-3-UL	Comment about Proposed Zoning District	See email; requests IX-3		Left message with commenter (9/26/14). Staff would be supportive of IX zoning, but with addition of PK frontage.	Northeast	58
GEN-0430	0793881119	2401 Crusader Dr	O&I-1	OX-3-PL	General Comment	wants to discuss	GEN-0425, GEN-0431	meeting on 9/22; seen GEN-0520	Southwest	148
GEN-0431		Hillsborough Street BID	various	various	General Comment	wants to discuss	GEN-0425, GEN-0430	meeting on 9/22; BID will contact directly		
GEN-0432	0794837095	405 Horne St	R-6 w/SRPOD	R-6 w/SRPOD	General Comment	I am the property owner of 405 Horne Street. The properties in the block across the street seem much more appropriately zoned like the rest of the area: R-6. The properties in this block (between the east side of Horne, the south side of Everett, west side of Chamberlain and the north side of Safford) are 1-4 family properties. Why is zoning for high density apartments proposed for this area?		Emailed with the rationale for the choice of RX for the parcels on the east side of Horne Street. Also mentioned that the Oberlin Village NCOD regulations would apply to these parcels. Attached the R20 to RX guide and NCOD regulations to the email.	Wade	
GEN-0433	1703862788	501 South Person Street	RB w/ HOD-G and DOD	DX-3-DE w/HOD-G	Comment about Proposed Zoning District	501 S. Person zoned to be future bar/restaurant. Has daycare in same block for 18 yrs. Not ready to be turned into DX-3. Still doing construction at center; has parking area to be paved and other things they want to do. Wants to make sure she doesn't have to be DX-3 right away. Is concerned by being changed right away, just want to talk with someone to review it some more. [NOTE: Not sure why she cited 501 S. Person in phone message. PINs of daycare property appear to be 1703862792, 1703864622, 1703865639 plus property in her name at 1703866645 -DB]	CC1-0024	She was really calling about Z-28-14, the proposed rezoning of 501 S. Person Street.	Central	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0434	1704542749	1307 Filmore Street	SP R-30	R-10	Comment about Proposed Zoning District	The current zoning is SP R-30 and the proposed rezoning is R-10. The SP R-30 is a unique high density district. The Special R-30 zoning district allows 30 dwellings per acre, and features requirements that new structures be of a similar size and height as surrounding existing structures. The R-10 designation restricts the density to 10 units per acre. The property owner would like to request these properties not be rezoned to R-10. Rezoning these parcels to R-10 is contradictive to the existing entitlement of the land, initiates a lower density, and would be an economic hardship. We are requesting the properties be rezoned to the RX designation to allow for a higher density than 10 units per acre.	GEN-0435	Spoke with commenter regarding property and rationale for Staff's proposed zoning. Brought item to the 9/24 Review team meeting for discussion. Staff does not support the change to RX-3. 10/7 - Notified commenter of Staff recommendation via email.	Five Points	114
GEN-0435	1704541874	1315 Filmore Street	SP R-30	R-10	Comment about Proposed Zoning District	The current zoning is SP R-30 and the proposed rezoning is R-10. The SP R-30 is a unique high density district. The Special R-30 zoning district allows 30 dwellings per acre, and features requirements that new structures be of a similar size and height as surrounding existing structures. The R-10 designation restricts the density to 10 units per acre. The property owner would like to request these properties not be rezoned to R-10. Rezoning these parcels to R-10 is contradictive to the existing entitlement of the land, initiates a lower density, and would be an economic hardship. We are requesting the properties be rezoned to the RX designation to allow for a higher density than 10 units per acre.	GEN-0434	Spoke with commenter regarding property and rationale for Staff's proposed zoning. Brought item to the 9/24 Review team meeting for discussion. Staff supports the change to RX-3 due to existing multi-family dwelling and density on the parcel. 10/7 - Notified commenter of Staff recommendation via email.	Five Points	115
GEN-0436	1703095849	216 Cox Avenue	SP R-30	R-10	Comment about Proposed Zoning District	I and my husband own and live at 216 Cox Avenue in Pullen Park, and want to inquire about our own house, as well as the single-family at 212 and duplex at 214 Cox, which are colored on the proposed remapping as R10. It seems to make sense that these properties would be rezoned RX. 218 Cox, the house directly south and next to ours, also a single family residence, is slated for RX. We are wondering why the 'line' stopped at 218 with RX, and just the 2 properties, ours and those mentioned above, were parceled for R10. We spoke with our neighbor at 212 Cox who concurs that RX seems to make more sense for our properties. Thanks for any insights regarding the differences between those two zonings for our street.	GEN-0437; -0438	Emailed commenter and provided her the rationale for the choice of R-10 for the properties in question (212-216 Cox Ave). I told her I would take her request for RX-3 to the Staff Review team. Staff does not support request. 10/7 - notified commenter of Staff recommendation via email.	Hillsborough	113
GEN-0437	1703095943	214 Cox Avenue	SP R-30	R-10	Comment about Proposed Zoning District	I and my husband own and live at 216 Cox Avenue in Pullen Park, and want to inquire about our own house, as well as the single-family at 212 and duplex at 214 Cox, which are colored on the proposed remapping as R10. It seems to make sense that these properties would be rezoned RX. 218 Cox, the house directly south and next to ours, also a single family residence, is slated for RX. We are wondering why the 'line' stopped at 218 with RX, and just the 2 properties, ours and those mentioned above, were parceled for R10. We spoke with our neighbor at 212 Cox who concurs that RX seems to make more sense for our properties. Thanks for any insights regarding the differences between those two zonings for our street.	GEN-0436; -0438	Emailed commenter and provided her the rationale for the choice of R-10 for the properties in question (212-216 Cox Ave). I told her I would take her request for RX-3 to the Staff Review team. Staff does not support request. 10/7 - notified commenter of Staff recommendation via email.	Hillsborough	113

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0438	1703095947	212 Cox Avenue	SP R-30	R-10	Comment about Proposed Zoning District	I and my husband own and live at 216 Cox Avenue in Pullen Park, and want to inquire about our own house, as well as the single-family at 212 and duplex at 214 Cox, which are colored on the proposed remapping as R10. It seems to make sense that these properties would be rezoned RX. 218 Cox, the house directly south and next to ours, also a single family residence, is slated for RX. We are wondering why the 'line' stopped at 218 with RX, and just the 2 properties, ours and those mentioned above, were parceled for R10. We spoke with our neighbor at 212 Cox who concurs that RX seems to make more sense for our properties. Thanks for any insights regarding the differences between those two zonings for our street.	GEN-0436; -0437	Emailed commenter and provided her the rationale for the choice of R-10 for the properties in question (212-216 Cox Ave). I told her I would take her request for RX-3 to the Staff Review team. Staff does not support request. 10/7 - notified commenter of Staff recommendation via email.	Hillsborough	113
GEN-0439	1708055596	9128 Stoney Run Drive	R-1-CU; R-6-CU	R-1-CU; R-6-CU	General Comment	Can't make heads or tails on-line of what is really changing, just need help to understand that. [NOTE: split zoned, with some spurious left-over junk from early poor GIS mapping…see Ray if you need more explanation —DB]		Called back to let her know that we will do some further research (review team discussion) and be back in touch with some answers about the zoning of her property. 10/9 - there is no change proposed to owner's property, but we are doing further research to see about a zoning map drawing error. This case is not impacted by the UDO remapping.	North	
GEN-0440	1704105699	113 Hillcrest Rd	R-10 w/NCOD	R-10 w/NCOD	General Comment	I live at 113 Hillcrest Road adjacent to the parking lot (across from the Velvet Cloak Inn) that is proposed for rezoning from O&I-1 to OX-3-GR. Could you please answer the following questions? 1. What is the max building height limit for the proposed new zoning? 2. What is the rear setback adjacent to the rear alley and my residence in the R-10 Cameron Park Overlay? 3. What does GR (in OX-3-GR) designate?		Emailed back with answers to questions regarding maximum building height, green frontage definition and requirements, and setbacks between mixed use and residential district when there is an alley in between.	Hillsborough	
GEN-0441	0794261272	3800 Hillsborough St (Meredith Campus)	O&I-1	OX-4	Comment about Proposed Height	See email: "Would the planning staff support an OX5 or OX6 remapping/rezoning of the portion of our campus south of Wade Avenue? Our thinking is that the campus is separated from other properties by a major highway or roads. As we have watched the City's adoption of a new comprehensive plan and UDO, it appears that the City foresees increased density and building height occurring inside the Beltline; and allowing increased density and building height is one of the City's policy initiatives. So, from our perspective, our request is consistent with the City's vision and will enhance the College's ability to better plan the campus in light of the ever-changing nature of higher education and the community around the College."		will discuss with review team again on 9/30; outside of administrative purview, will be forwarded to PC for review 10/9/14	Wade	59
GEN-0442	1722512570	0 Parrish Manor Drive	CUD SC	NX-3-CU	Comment about Proposed Zoning District	Has a couple questions about proposed zoning in that he would like to try to get rezoned to a different zoning because he thinks it would be helpful down the road. [NOTE: remapping viewer does not bring up this address. Search on 3513 Rockhurst then click on parcel to the east to select 0 Parrish Manor Dr. --DB]	GEN-0443	Answered his questions. He would rather have CX-3-CU zoning instead. Took his request to the Review Team and the Team does not support the CX-3-CU request.	South	60
GEN-0443	1722511113	3513 Rockhurst Drive	CUD SC	NX-3-CU	Comment about Proposed Zoning District	Has a couple questions about proposed zoning in that he would like to try to get rezoned to a different zoning because he thinks it would be helpful down the road.	GEN-0442	Answered his questions. He would rather have CX-3-CU zoning instead. Took his request to the Review Team and the Team does not support the CX-3-CU request.	South	60
GEN-0444	1713270869	219 South Tarboro Road	R-4	R-4	General Comment	Please return call		Answered general questions about the remapping project and changes in surrounding area. Caller wants to see more redevelopment happen in neighborhood and asked for contact information for Community Development department to find out more information about any redevelopment projects they may have in the area; emailed info to caller.	South Central	
GEN-0445	1708207421	8410 Old Lead Mine Road	CUD O&I-1	OX-4-CU	General Comment	One of four owners. Just want to see if any developments came upon that property.	CC2-0163	Wanted to see where the remapping process was. Requested that information on the current zoning conditions be emailed to him. Also wanted to make a comment that he - and the other property owners - would like the remapping to remove the zoning conditions on his property. Emailed conditions to caller.	North	61
GEN-0446	1705720862	2731 Anderson Drive	R-4	R-4	General Comment	Parcel is not 65' across street frontage of property as UDO requires for R-4; wonders what UDO means versus what he has there.		Caller wanted information about 2008 Hillsborough Street. Shared the proposed zoning (NX-4-UG) and provided details on this district. Also sent email with information sheet on BC to NX comparison, frontage requirements, and parking regulations under UDO.	Glenwood	
GEN-0447	0785366336	4445 Harbourgate Drive	R-4	R-4	General Comment	Is looking at purchasing property. Will remapping have any effect on property?		Let caller know that zoning is not changing as part of the remapping project.	Northwest	
GEN-0448					General Comment	Can you please have a staff person contact the gentleman below? He owns property at Rock Quarry and I-40 (1440 Rock Quarry Road.) He has questions about the remapping.	GEN-0030; WEB-3843	See email requesting 1440 Rock Quarry Road be changed to IX-5 with no frontage; will be discussed by review team on 9/30; staff does not support removal of frontage	South	63

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0449	1704009302	0 Flint Place			Comment about Proposed Frontage	Follow-up email confirming acknowledgement of staff's recommendation; attach email	GEN-0426	Noted as reminder to attach email response to request	Hillsborough	56
GEN-0450	1726681771	3900 Sumner Blvd	TD	CX-3-UL	Comment about Proposed Zoning District	See email; requested meeting to discuss plans for property and effects of proposed zoning	GEN-0428	Offered to meet with property owners on Monday, 9/29; they would like CX-4 no frontage, see recombination, greenway easement dedication, and tree conservation area dedication map 6/22/2009; staff to discuss on 9/30; staff thinks PC should look at this area	Northeast	57
GEN-0451	1721496010	3701 Generosity Ct	CUD IND-1 w/ SHOD-2	IX-3 w/ SHOD-2	Comment about Proposed Height	As a member of Stone & Stone Associates, LLC, I wish to oppose the new classification of our property...These properties are adjoining and are directly on Jones Sausage Road and have been classified as 1X-3-CU. The property directly across Jones Sausage Road from our property has been classified as 1X-5-CU. We strongly believe that our limited height allowance will affect the value and utilization of our property as compared to the property directly across the street. We believe our property should also be classified as 1X-5-CU. Thank you for your consideration of this request.	GEN-0092	SEE EMAIL: emailed response.	South	62
GEN-0452	1721498393	4001 Jones Sausage Rd	CUD IND-1	IX-3-CU	Comment about Proposed Height	As a member of Stone & Stone Associates, LLC, I wish to oppose the new classification of our property...These properties are adjoining and are directly on Jones Sausage Road and have been classified as 1X-3-CU. The property directly across Jones Sausage Road from our property has been classified as 1X-5-CU. We strongly believe that our limited height allowance will affect the value and utilization of our property as compared to the property directly across the street. We believe our property should also be classified as 1X-5-CU. Thank you for your consideration of this request.	GEN-0094; GEN-0451	SEE EMAIL: emailed response.	South	62
GEN-0453	1721497166	4005 Jones Sausage Rd	CUD IND-1	IX-3-CU	Comment about Proposed Height	As a member of Stone & Stone Associates, LLC, I wish to oppose the new classification of our property...These properties are adjoining and are directly on Jones Sausage Road and have been classified as 1X-3-CU. The property directly across Jones Sausage Road from our property has been classified as 1X-5-CU. We strongly believe that our limited height allowance will affect the value and utilization of our property as compared to the property directly across the street. We believe our property should also be classified as 1X-5-CU. Thank you for your consideration of this request.	GEN-0095; GEN-0451	SEE EMAIL: emailed response.	South	62
GEN-0454	1704039499	605 WOODBURN RD	R-30	RX-3	Comment about Proposed Height	It would be great to see a this RX-3 rezoning go to at least a RX-4. With the high construction costs involved in a redevelopment, a higher density is needed to make a project feasible. Cameron Village is designated as a high density area yet the 3 floor constraint is saying otherwise.		Sent email which stated in part "The potential for additional height for all of these parcels merits more focused public conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan that is just getting underway. I hope you will be an active voice as part of that process. Your comment along with the staff response will be forwarded to the Planning Commission for its consideration as it undertakes its review."	Hillsborough	64
GEN-0455	0793997529	410 PARK AVE	O&I-1 w/SRPOD	OX-3 w/SRPOD	Comment about Proposed Frontage	Would it not be preferable to re-zone Pullen Park as a residential district like R-10 (like Fred Fletcher Park), rather than OX? Or, if OX is appropriate wouldn't OX with a Green Frontage be more appropriate.		Replied in part: "As a general rule, park lands have been proposed for zoning consistent with the zoning districts and uses of the general area within which they are located. There are very limited areas of residential zoning and usage surrounding Pullen Park, unlike Fred Fletcher Park, which is almost entirely surrounded by residential districts and uses. Likewise, frontages are an optional designation for mixed use districts in order to establish or preserve a desired development pattern along the street edge. Green frontage is more about the nature of building relationship to the street; it is not conceived of as a tree protection tool. Accordingly, staff does not support the suggested change."	Hillsborough	65
GEN-0456	1704209090	900 HILLSBOROUGH ST	O&I-1 w/NCOD	OX-3 w/NCOD	Comment about Proposed Frontage	Similarly, why not re-zone Saint Mary's School OX-3-Gr?	GEN-0455	Replied in part: "Frontages are an optional designation for mixed use districts in order to establish or preserve a desired development pattern along the street edge. Green frontage is more about the nature of building relationship to the street; it is not conceived of as a tree protection tool. Accordingly, staff does not support the suggested change."	Hillsborough	66
GEN-0457	1703299220	905 HILLSBOROUGH ST	R-30 w/SRPOD	RX-4 w/SRPOD	Comment about Proposed Frontage	Across Hillsborough St., why are the Cameron Court Apartments recommended as RX? Didn't the "West Morgan Area Study" recommend conserving the green, front yard area along Hillsborough St.? Seems like RX-3 Gr. Or OX-3-Gr. would better protect the leafy asset.	GEN-0455	Replied in part: "Frontages are an optional designation for mixed use districts in order to establish or preserve a desired development pattern along the street edge. Green frontage is more about the nature of building relationship to the street; it is not conceived of as a tree protection tool. The building footprints of Cameron Court do not meet the locational requirements of the Green frontage. Applying the –GR frontage designation would create a zoning non-conformity, which we have tried to avoid throughout the remapping effort. The best match for the as-built conditions is the proposed RX-4 designation. Accordingly, staff does not support the suggested change."	Hillsborough	67

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0458	1704314595	1200 PARK DR	O&I-1 w/NCOD	OX-3-GR w/NCOD	Comment about Proposed Zoning District	ALSO, my neighbor, whose single family house at 1200 Park Dr. is shown as OX-3-Gr, may prefer R-6 zoning, as his neighbor's house is proposed to be zoned. Ron may want to comment on this.	GEN-0455; GEN-0461	Copied commenter on email to property owner.	Hillsborough	68
GEN-0459			R-20	R-10	Comment about Proposed Zoning District	See email and previous comments; Logging receipt of followup email reinforcing request for a more flexible zoning district	GEN-0122-124,329,330,403; WEB-29442	Replied by email: "1. ...No need for an application. Your inquiry is being referred to the Planning Commission along with all other comments received during the May-September comment period. 2. ...Mixed use districts include up to three components: Use and base dimensions [Commercial Mixed Use (CX-), for example] (required), maximum height in stories (required), and frontage (optional). Frontage establishes a desired urban form development pattern along the street edge.... The comment types were provided so people commenting could indicate what component of the proposed zoning they were asking about."	South Central	26
GEN-0460	1714153275	1301 Brookside Drive	R-20	RX-3	General Comment	I received notice from the city in regards to rezoning on a property that is near mine. It has been very difficult to find out exactly what is being proposed. The property in question is bordered by Brookside Dr, directly across from Emma Conn Magnet School, Frank St and Cemetary Creek. This is a very small property that is not suitable for any development of any kind. It is directly across from a elementary school. Parents arrive on Frank St at the Brookside intersection to pick their children up, 2 times a day every day. Too much traffic and congestion now, do not need more apartments or homes in this immediate area. The land itself borders a creek that eventually flows into the Neuse River. I was under the impression that no development could occur within 50 feet of this creek. With that setback and a reasonable setback from Brookside Dr and Frank St, I see NO WAY anything could be built on this small piece of land. I need to know when I can voice my opinion on this issue.	GEN-0404	Initial followup by Mary Ann Baldwin; Ken: "You are correct about the environmental constraints on the property. Any development would have to contend with floodplain issues and potentially Neuse Buffer Rules (frankly, I haven't researched this, but it seems likely). The proposed zoning does not replace or alter any other environmental regulations. Based on the specifics of the property, I find it unlikely that the new zoning will have a material impact on the ability of the property to be developed. Because the zoning is already multi-family, staff has recommended against down-zoning it. However, you may make such a request if you wish. If you do, please reply to everyone on this email by September 30. Staff will make sure your request is considered by the Planning Commission during their review of the draft map. Note that the property cannot be zoned such that no development is possible--that would be considered a taking."	Mordecai	
GEN-0461	1704314595	1200 PARK DR	O&I-1 w/NCOD	OX-3-GR w/NCOD	Comment about Proposed Zoning District	Yes! Please make my zoning at 1200 Park Dr. The same as the rest of my residential neighbors.	GEN-0458	Sent email: "You have asked to have your property remapped from its existing O&I-1 w/NCOD to R-6 w/NCOD instead of the initial staff proposal of OX-3-GR w/NCOD. "Staff will forward to the Planning Commission your request to have your property rezoned as R-6 w/NCOD. It will be placed in the category of "Staff agrees with the commenter."	Hillsborough	68
GEN-0462					General Comment	Have you 15-20 minutes today to show me the proposed Zoning Map? Alternatively, is there one available that I can get my hands on today (to purchase?)		As the proposed zoning map is currently in draft form and about to be taken up by our planning commission for further consideration, we do not have readily available versions for purchase. However, you should be able to find everything you need at www.raleighudo.us. There, you can find the web map Steven Mohr mentioned showing side-by-side comparisons of the existing and proposed zoning, with detailed descriptions upon clicking. There are also downloadable PDF versions of the proposed zoning map available there, with the City broken into 32 tiles. See the reference map under "Downloadable Maps" to decide which Tiles you need to download. RA-Asked for PC version of map for overlays; Followed up that overlays can be found on the viewer with instructions of how to display them		
GEN-0463	1714153275	1301 Brookside Drive	R-20	RX-3	General Comment	My main interest is to not see the property developed. It is not a suitable property. Too close to schools and the traffic associated with schools. Too close to a creek that eventually flows into the Neuse River. So I ask the Planning Committee to consider my request to prevent any development on this very small peace of land.	GEN-0460	Replied in part: " If the City were to restrict all development on the property, it would be considered a taking of all property rights, and the City would be required to pay compensation to the property owner for the loss of development entitlements. That kind of property intervention is beyond the scope of the zoning remapping project, which at its most basic simply seeks to translate the old zoning districts into the most comparable new Unified Development Ordinance (UDO) zoning districts. Accordingly, staff does not support the suggested change."	Mordecai	196

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0464	1704165215	1304 Annapolis Dr	O&I-1 & R-6	OX-3 & R-6	General Comment	I would like it noted that the lease, attached and found at the following link, http://services.wakegov.com/booksweb/PDFView.aspx?DocID=106131162&RecordDate=07/06/1972, is to be taken into consideration as you move forward with rezoning discussions. I live at 1322 Williamson Dr and my property is adjacent to the Annapolis drive property, I am deeply concerned about the rezoning and how it will affect our neighborhood. I want to make sure the buffer zone is noted and honored. My concerns also include the noise and safety for my property and my neighbors should an adjustment be made to the current zoning. One major concern is that the rezoning will include pressure to open Williamson Dr to Annapolis, that is not in keeping with the lease. Please keep us updated on any relevant information.	WEB-15042	Emailed citizen and notified them that I would forward their comment on to the remapping team. They would like their comments to be taken into consideration when remapping.	Hillsborough	
GEN-0465	1704165215	1304 Annapolis Dr	O&I-1 & R-6	OX-3 & R-6	General Comment	I would like it noted that the lease found at the following link, http://services.wakegov.com/booksweb/PDFView.aspx?DocID=106131162&RecordDate=07/06/1972, is to be taken into consideration as you move forward with rezoning discussions. I live at 1320 Diehl Street and my property is adjacent to the Annapolis drive property, I am deeply concerned about the rezoning and how it will affect our neighborhood. I want to make sure the buffer zone is noted and honored. My concerns also include the noise and safety for my property and my neighbors should an adjustment be made to the current zoning. One major concern is that the rezoning will include pressure to open Williamson Drive and Diehl Street to Annapolis, that is not in keeping with the lease the way it is structured. Please keep us updated on any relevant information.	#REF!	Emailed citizen and notified them that I would forward their comment on to the remapping team. They would like their comments to be taken into consideration when remapping.	Hillsborough	
GEN-0466	1734324050	727 & 731 North Rogers Lane	R-1 & AP w/ sliver of R-4/PDD	R-1 & AP w/ sliver of R-4/PD	Agree with Proposed Zoning	See email; expressed concerns about upstream erosion; but appreciative of Planned Development zoning to north of property		Thank you for your message regarding the zoning remapping project. We appreciate your feedback on the stormwater issues in your area as well as your comments on the proposed rezoning of the property north of you. Please don't hesitate to contact us with any other comments, questions, or concerns.	Southeast	
GEN-0467		Boylan Heights			Agree with Proposed Zoning	Part of email of comments: "1. We are generally agreeable to keeping the R-10 zoning (although this is not truly reflective of the current development patterns in this Historic District neighborhood). 2. We are generally agreeable to the rezoning of the adjacent IND-2 zoned property to IX-3-UL."		Informed inquirer of purposes and intent of remapping, noting that the proposed zoning aims to provide close continuity with the existing district.	Central	
GEN-0468	1703471358	behind 311 to 411 Kinsey Street	IND-2 & R-10	IX-3-UL	Comment about Proposed Zoning District	See email for full comment: "3. We are extremely concerned that an area between Dupont Circle and Kinsey Street (located behind the properties from 311 to 411 Kinsey Street) is proposed to be rezoned from R-10 to IX-3-UL..."	GEN-0467	Informed inquirer of purposes and intent of remapping, noting that the proposed zoning aims to provide close continuity with the existing district while avoiding potential non-conformities.	Central	118
GEN-0469	1703379838	S side Boylan Heights Bridge	NB & IND-2	DX-3	Comment about Proposed Zoning District	4. We request that the properties on the south (Boylan Heights) side of the Boylan Avenue Bridge, currently zoned IND-2 and NB, be rezoned to NX-3 instead of the proposed DX-3. The reasoning behind this request is that the adjacent properties are all zoned R-10, that the railroad tracks provide an excellent physical divide between the commercial uses to the north and the residential uses to the south of the bridge, and that such a rezoning would be similar to the proposed rezoning of the properties on Lenoir and South from NB to NX.	GEN-0467	Informed inquirer of purposes and intent of remapping, noting that while the proposed zoning aims to provide continuity, the request for alternation is acknowledged and will be left to Planning Commission consideration.	Central	119
GEN-0470	1703276298	NW of McCullough/Lenoir	IND-2 w/HOD-G	IX-3 w/HOD-G	Comment about Proposed Zoning District	5. We request that the properties to the north and west of the intersection of McCullough and Lenoir Streets currently zoned IND-2 be rezoned to R-10 instead of IX. The reasoning being that these properties are cut off from adjacent industrial zoning by the physical boundary of railroad tracks; these parcels are otherwise surrounded by R-10 zoning and single family uses; and these parcels are located within the historic district. In addition, the three-story height limit is incompatible with the surrounding single family residences. If the zoning category of R-10 is deemed unacceptable, we would respectfully request the parcel alternatively be rezoned to NX-3-UL or DX.	GEN-0467	Informed inquirer of purposes and intent of remapping, noting that the proposed zoning aims to provide close continuity with the existing district.	Central	120
GEN-0471	1703368467	701 W Lenoir Street	NB w/HOD-G	NX-3-UL w/HOD-G	Comment about Proposed Zoning District	6. We would request that the vacant parcel located at 701 W Lenoir Street, currently zoned NX-3-UL, be rezoned to R-10 along with the rest of Boylan Heights. The reasoning being that this parcel is adjacent to R-10 zoning on 3 sides; it is located in the Boylan Heights Historic District; and R-10 would be more in line with the Future Land Use Plan for this location.	GEN-0467	Informed inquirer of purposes and intent of remapping, noting that the proposed zoning aims to provide close continuity with the existing district.	Central	121
GEN-0472	0794520434	8 Rosemary Street	RB w/ SRPOD	OX-3 w/ SRPOD	General Comment	She and husband [NOTE: Robert I. Sealey —DB] own several properties; would like to know which one or ones are involved in this remapping		Called back with information on proposed change from Residential Business w/ SRPOD to Office Mixed Use -3 w/ SRPOD. Emailed use comparison sheet of the two districts.	Wade	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0473	1714617785	2319 Derby Drive	R-10	R-6	General Comment	She and husband [NOTE: Robert I. Sealey —DB] own several properties; would like to know which one or ones are involved in this remapping	GEN-0472	Called back with information on proposed change from R-10 to R-6. Noted that this proposal is due to recommendations from King Charles Area Plan. Emailed with link to plan.	East	
GEN-0474	0794271868	1003 Marilyn Drive	R-6	R-6	General Comment	She and husband [NOTE: Robert I. Sealey —DB] own several properties; would like to know which one or ones are involved in this remapping	GEN-0472	Informed caller that there is no change proposed.	Glenwood	
GEN-0475	0795446576	1204 Granada Drive	R-4	R-4	General Comment	She and husband [NOTE: Robert I. Sealey —DB] own several properties; would like to know which one or ones are involved in this remapping	GEN-0472	Informed caller that there is no change proposed.	Glenwood	
GEN-0476	1714818849	2464 Milburnie Road	R-6	R-6	General Comment	She and husband [NOTE: Robert I. Sealey —DB] own several properties; would like to know which one or ones are involved in this remapping [NOTE: property is across street from large area downzoning from R-10 —> R-6 —DB]	GEN-0472	Informed caller that there is no change proposed.	East	
GEN-0477	1708207421	8410 Old Lead Mine Road	CUD O&I-1	OX-4-CU	General Comment	Interested in property at this address [NOTE: this is a do-over from Friday…it's definitely a new call, note phone number has changed.]	CC2-0163; GEN-0445	Would like zoning conditions to be removed from property. Let caller know that staff is unable to remove zoning conditions as part of this process, but let him know the request would be forwarded for to Planning Commission for further review.	North	61
GEN-0478	1702312192	3600 S WILMINGTON ST	IND-1 w/SWPOD	IX-3 w/SWPOD	Comment about Proposed Zoning District	See email for full request: "On behalf of Bannister Properties LLC…I request reconsideration of the proposed IX-3 zoning for this area. We believe that consideration should be given for a CX designation for the entire area or most certainly all of the frontage on Tryon Road. We also request that intensity level should be moved upward from the proposed '3' to at least a '5' or '7.'"		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning.	Southwest	122
GEN-0479	1702310153	475 TRYON RD	IND-1 w/SWPOD	IX-3 w/SWPOD	Comment about Proposed Zoning District	See email for full request: "On behalf of Bannister Properties LLC…I request reconsideration of the proposed IX-3 zoning for this area. We believe that consideration should be given for a CX designation for the entire area or most certainly all of the frontage on Tryon Road. We also request that intensity level should be moved upward from the proposed '3' to at least a '5' or '7.'"	GEN-0478	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning.	Southwest	122
GEN-0480	1702301850	3608 S WILMINGTON ST	IND-1 w/SWPOD	IX-3 w/SWPOD	Comment about Proposed Zoning District	See email for full request: "On behalf of Bannister Properties LLC…I request reconsideration of the proposed IX-3 zoning for this area. We believe that consideration should be given for a CX designation for the entire area or most certainly all of the frontage on Tryon Road. We also request that intensity level should be moved upward from the proposed '3' to at least a '5' or '7.'"	GEN-0478	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning.	Southwest	122
GEN-0481	0779605493	11700/11710 New Leesville Blvd	CUD SC	CX-3-CU	Comment about Proposed Zoning District	See email: various questions relating to impacts of development / consideration in zoning		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	Northwest	123
GEN-0482		Dresser Court	O&I-3	OX-3	Comment about Proposed Zoning District	would like to see Dresser Ct properties that are O&I3 zoned something other than OX- it doesn't seem like a good substitute and neighborhood worked hard to get OI-3. OP may be a better fit. Getting rid of OI-3 seems like a defacto rezoning as there is no good new category.	WEB-20803, WEB-23682, WEB-24642	Indicated that issue will be taken to PC for their consideration, and noted previous web-submitted comments that echo this comment.	Midtown	28
GEN-0483	1724273393	3249 Lake Woodard Drive	IND-1	IX-3 / IH	Comment about Proposed Zoning District	I am a homeowner at 3249 Lake Woodard Drive. Across the street from me is an area zoned industrial. I'd like to request that zoning for this area exclude businesses with paint rooms that vent fumes from their work into the community. Wood furniture companies and companies that use toxic finishes that require a paint room to vent their fumes from inside to outside should not be positioned across from a neighborhood. Perhaps another level of industrial should apply to such companies and that level not be a designation across from a neighborhood. We want clean air too.		The recommended zoning of this property is the best translation in the new zoning districts of the entitlements associated with the current zoning. You can read more about how the current and proposed zoning compare here: file:///C:/Users/walterb/Downloads/ZoningComparisonI-1toIXandOPandIH.pdf	Northeast	197
GEN-0484	1703985048	540 East Hargett Street	CUD O&I-2	RX-3-CU	Comment about Proposed Zoning District	Objects to RX-3-CU; seeking to retain greater variety of use entitlements of O&I-2 on this vacant land. Also has questions regarding "confusing or obsolete" conditions. See scan of snail mail letter attached to initial response email.		Replied by email in part: "The staff review team has evaluated your comments and requests regarding this property. Given the indeterminate nature of the zoning conditions and the fact that the City cannot unilaterally remove zoning conditions from property, this item will be forwarded to the Planning Commission with no recommendation from staff."	South Central	124
GEN-0485	1704547412	1220 Pierce St	IND-2	R-10	Comment about Proposed Zoning District	See email with attachments; Request's that 1220 Pierce carry forward as R-10	GEN-0185	for review team; no change in opinion	Five Points	23
GEN-0486	1704167200	1333 Diehl Street	R-6	R-6	General Comment	My home has a 50' buffer between our property and the Annapolis Drive Building. One of my neighbors has sent a link noting the buffer contract that is in effect. I assume that the buffer zone is not part of the rezoning discussion and that my property is not affected. The OX-3 classification is new but the building already has three stories. What will be allowed in a mixed use zoning?		Emailed citizen and notified them that I would forward their comment on to the remapping team. They would like their comments to be taken into consideration when remapping.	Hillsborough	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0487	0779605493	11700/11710 New Leesville Blvd	CUD SC	CX-3-CU	Comment about Proposed Zoning District	I'm a resident in the Dominion Park neighborhood and would like to know of why the 11700 New Leesville Blvd area was rezoned to CX-3-CU. Is there current interest to lease/build/construct or was this a city led decision and who proposed it?	GEN-0481	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	Northwest	
GEN-0488	0779605493	11700/11710 New Leesville Blvd	CUD SC	CX-3-CU	Comment about Proposed Zoning District	This area needs to remain single family residential in nature. Multi family housing and retail would change the character of the area. The area has been single family subdivisions for years which is what attracted most residents to the area. Please do not change this with apartments (there are plenty of apartments at Brier creek), and additional retail would only mean empty storefronts in the near future as the area is already over-retailed. Thank you for allowing residents to provide feedback	GEN-0481	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	Northwest	
GEN-0489	1715228363	2828 Industrial Dr	IND-1	CX-3	Comment about Proposed Zoning District	CX would disallow WH/distribution/flex; those uses are currently part of use of Bell's Carpets at this location	GEN-0424	will discuss with review team on 9/30; staff agrees with IX	Atlantic	125
GEN-0490	1715606648	2020 Yonkers Rd	IND-2	IH	Comment about Proposed Zoning District	IH would disallow office? Currently used as office space leased to NC Dept of Correction	GEN-0489	will discuss with review team on 9/30; staff will pursue text change to IH allowed uses to include office	East	126
GEN-0491	1716966976	5501 Departure Dr	IND-1	CX-3-PL	Comment about Proposed Zoning District	would like IX; see Spring Forest frontage as retail, but would like to retain IX type rights for rear portion of property while area transitions	GEN-0490	will discuss with review team on 9/30; staff agrees with IX	North	127
GEN-0492	1703881970	220 E Morgan Street	BUS w/ DOD	DX-7-UG	Comment about Proposed Height	Brought to us in meeting with Mack Paul and Gordon Smith (owner). Wants DX-20-UG.		Staff does not feel additional height is appropriate in this location due to context.	Central	128
GEN-0493	1703884007	215 S Person St	O&I-2, RB, CUD O&I-1 (all w/ DOD)	DX-7-SH, DX-7-UG, DX-7-UG-CU	Comment about Proposed Height	Brought to us in meeting with Mack Paul and Gordon Smith. Properties include all parcels within block east of Moore Square bounded by Hargett, Bloodworth, Martin, and Person. Majority of properties are owned by COR. Requests 20 stories and the removal of conditions from Z-108-99.		Staff does not feel additional height is appropriate in this location due to context. Request is not from property owners(s).	Central	129
GEN-0494	1726722301	4428 James Road	R-6 w/SHOD-4	R-6	Existing Land Use/Proposed Zoning Mismatch	See email; comments requesting more intense zoning for Crocker/Eason properties re: 401 North Corridor Plan; sent followup email requesting someone call and speak with him	WEB-37443	Called back and shared information about staff remapping team's general approach to keeping R-6 properties as is. Let property owner know that request for different zoning would be reviewed by staff review team and passed along to Planning Commission for review. Also, added owner to Planning Commission MyRaleigh subscription list.	Northeast	130
GEN-0495	1704011774	213 Oberlin Road	O&I-1 w/SRPOD	OX-3-GR w/SRPOD	Comment about Proposed Zoning District	See letter scan in Rezoning email folder; "…request for alternaitive UDO residential and specific 'Remapping' zoning…. reflective of specific provisions of the City of Raleigh's '2030 Comprehensive Plan' specifically the 'Historic Preservation' elements…. CP recognizes dthat development of properties adjoining historic resources can present issues of both scale and proximity…. transitional areas of properties adjoining, both north and south of the Property must be afforded due consideration. The Owners thus request that appropriate zoning that recognizes and assures continued historic residential use likewise preserve existing transitional protection areas that have applied to their Property and adjacent properties for decades." [NOTE: iMAPs identifies address of PIN as 217 Oberlin --DB]		Called and left message on 10/9/14. emailed info@howelllaw.net to advise that staff will not make a recommendation on this matter, but will forward to PC for their consideration	Wade	131
GEN-0496	0774824927	6500 CHAPEL HILL RD	IND-1	CX-3-PL	General Comment	Received call as user was having trouble with the viewer; He requested information on property be emailed to him; Called again 9/30 asking about setbacks		Emailed caller information requested on proposal; followed up with call and explained build-to provisions of Parking Limited frontage.	West	
GEN-0497					General Comment	I am particularly concerned with the 'transitions' between residential and commercial zonings. These are currently very suburban in nature, relying on shrubbery and landscaping, and open space limited largely to parking. These responses have no place in urbanizing areas. A more flexible, and broader palette of options needs to be made available or mapping needs to include commercial districts where the current transition rules are modified. Concerning Hillsborough Street, I note that most parcels are mapped for 4 stories or less. Our experience with every development on the north side of the Street is that 5 stories is needed to make a redevelopment viable.		Your concerns about transition regulations in the Unified Development Ordinance are outside the scope of the remapping process. You can find more information about the text change process online. The potential for additional height along Hillsborough Street merits more focused conversation than is feasible as part of the city-wide rezoning process; this question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study.	Wade	100

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0498	0782688069	4100/4020 Tryon Road	IND-1 w/SHOD-1 & SRPOD	IX-3-PL w/SHOD-1 & SRPOD	Comment about Proposed Zoning District	Gandhi At Tryon Road, LLC and Tryon Square Plaza, LLC are the owners of Lots 1 and 2, the parcels at 4100 and 4020 Tryon Road respectively. We own both properties but the ownership is in two separate legal entities. It is our understanding that the proposed Industrial Mixed Use zoning will allow a mixture of commercial, retail and mercantile development and residential development is encouraged by the City of Raleigh, but not required. We request that the Frontage designation be removed from both parcels, since Tryon Road is a multi-lane divided road and the PL designation could adversely impact the types of development on the parcels. Based on the property being bordered by Tryon Road, Lake Dam Road and Interstate 40, the potential for off-site pedestrian traffic is very low. We also request the height restriction be changed to 4-story, 60-foot height. Since there is SHOD yard along Interstate I-40 that would act as a visual buffer.	WEB-37444, WEB-38402	Called back to clarify request - does not want PL frontage and would like to have 4 stories instead of 3. Informed that staff not supportive of removing PL frotnage recommendation due to built context and surrounding context, but that 4 stories could be amenable due to location in mixed use center on the urban form map and that Tryon is a Transit Emphasis Corridor. Marked as "No Recommendation" from staff.	West	132
GEN-0499	1715124622	2600 Wake Forest Road	IND-1	CX-3-PL	Comment about Proposed Zoning District	See email w/attachment for concerns	GEN-0500, WEB-38089, WEB-39044	Your comments regarding the properties at 2600 Wake Forest Road and 601 Creekside Drive will be forwarded to the Planning Commission next week as they begin their review of the public comments and draft rezoning map. Staff will forward your comment with no recommendation as there was no specific change request (different district, height or frontage). To answer your question on how the zoning district would affect floodway fringe regulations: the proposed CX (Commercial Mixed Use) zoning district does not alter or expand the floodway regulations.	Atlantic	133
GEN-0500	1715128398	601 Creekside Dr	IND-1	CX-3	Comment about Proposed Zoning District	See email w/attachment for concerns	GEN-0499, WEB-38089, WEB-39044	Your comments regarding the properties at 2600 Wake Forest Road and 601 Creekside Drive will be forwarded to the Planning Commission next week as they begin their review of the public comments and draft rezoning map. Staff will forward your comment with no recommendation as there was no specific change request (different district, height or frontage). To answer your question on how the zoning district would affect floodway fringe regulations: the proposed CX (Commercial Mixed Use) zoning district does not alter or expand the floodway regulations.	Atlantic	133
GEN-0501	1729223012	1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	See email with comments regarding Z-1-2014	Z-1-2014	We hear your concerns and hope you have or have had an opportunity to voice them at today's Planning Commission and future public meetings related to Z-1-2014. I want to reiterate that the UDO Remapping under way is an entirely separate process from the privately initiated rezoning request labeled Z-1-2014, and the outcome of that case will likely impact the ultimate outcome of the remapping on that site. However, staff will carry forward the recommendation we have in place until such time as Z-1-2014 is settled. Should Z-1-2014 be approved, staff's recommendation will become irrelevant as the zoning approved with that case will become law. However, should that case be denied, Planning Commission and City Council will further evaluate the future zoning of that site in order to come up with a final recommendation for what the ultimate zoning of the site will be.	North	30
GEN-0502		Downtown			Comment about Proposed Zoning District	See email regarding concerns about proposed designations in the downtown area		To be invited to present concerns to Planning Commission.	Central	Unmapped
GEN-0503	0794728039	2604 Hillsborough St	NB	NX-4-SH	Comment about Proposed Height	This property should be designated NX-5-GR. Hillsborough Street is a Priority Transit Corridor per Map T-2 of the Comprehensive Plan. Thus and also, per page 36, properties along Hillsborough Street are in a Core/Transit Area and per Table LU-2 Core/Transit Area height ranges from Min of 2 to max. of 5 stories for the NX designation. Five (5) is the appropriate story height to allow for 1 level of concealed parking with active uses along the street for that level (below grade is cost prohibitive and unrealistic for moderate mixed use developments of 5 stories) and 4 levels of active uses above. This property sits directly across from the main campus library and student cafeteria of NC State University. If density such as 5 stories on one of the few Priority Transit Corridors in Raleigh, especially directly across the street from the approx. 35,000 student North Carolina State University is not appropriate, where is it appropriate? Thank you for your consideration in this matter.	WEB	This question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study that are just getting underway. While staff does not agree with your request, it will be forwarded to the Planning Commission for consideration.	Wade	134
GEN-0504	0779605493	11700/11710 New Leesville Blvd	CUD SC	CX-3-CU	Comment about Proposed Zoning District	Rezoning this property to Cx is not appropriate. That property is too small for adequate mixed use, and mixed use is not all appropriate in any manner in the middle of a residential area. I absolutely appose changing this zoning.	GEN-0481	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	Northwest	123

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0505	0787125613	7700 GLENWOOD AVE	TD	OX-3-PK	Comment about Proposed Zoning District	My family has owned the property at 7700 Glenwood Ave for More than 50 years. The proposed zoning change from TD to OX3-PK is a downgrade in zoning. The ability to develop our parcel as a retail site is being taken away by this change and it will substantially reduce the value. It has always been viewed as a retail site in the way it has been valued for tax purposes and that is what potential buyers have showed interest in. This essentially would constitute a taking without compensation. I personally have been working with someone over the past seven months on a project for this site that would not be allowed under the new zoning. I am requesting that any change in zoning be consistent with what currently exist on the property today.		Called back to clarify request - interested in having ability to do retail and perhaps mini/self-service storage. Believes that Community Mixed Use would be the right district. Sent owner email noting that staff is supportive of change request to base district of CX due to existing entitlements and land use context.	Northwest	135
GEN-0506					Comment about Proposed Zoning District	See email for comments about "east side of South Saunders Street from southeast corner of Summit Avenue to the northeast corner of South Saunders and Gilbert Streets "	GEN-0132	Existing zoning for properties immediately adjacent to the side of S Saunders in this area are NB. Proposed zoning would reflect the existing zoning of the parcels.	Southwest	25
GEN-0507		Peace College / Seaboard Station			Comment about Proposed Zoning District	See email w/attachement: "On behalf of Peace College of Raleigh, Inc., Peace College Foundation of Raleigh, Inc., Peace University Properties, LLC and Seaboard Station of Raleigh, LLC, please see attached letter."	Various WEB	Your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193
GEN-0508	0783144438	900 Jones Franklin Road	SC w/SHOD-2	CX-3 w/SHOD-2	Comment about Proposed Height	As Manager and Counsel for Worthy Partners, LLC, owner of 900 Jones Franklin Road, I write to convey our concerns about the proposed rezoning for the property. This property is proposed to be rezoned CX-3. We believe that given its proximity to I-40 and I-440, more height is appropriate and therefore request that it be remapped to CX-12.		Staff has reviewed your request for greater height (12 stories) for the 900 Jones Franklin Rd property. Since there is no existing context or specific plan guidance recommending this height, staff does not support this request. While these parcels may be rezoned in the future to allow for greater height, that decision should be made as part of the public process of a privately initiated rezoning.	West	136
GEN-0509	1725005965	2500, 2600 and 2620 Brentwood Road	IND-2	IX-3	Comment about Proposed Zoning District	As counsel for Isabel C. Worthy, Worthy Enterprises, LLC and Worthy Holdings, LLC, I write to convey our concerns about the proposed remapping for these properties. Each of these properties is proposed to be remapped to IX-3, however given the FLUM designation of Office and Residential Mixed Use, the adjacency to the Raleigh greenway and the Public Safety Center and related 300 foot communications tower and the proximity to the I-440 beltline and a Transit Emphasis Corridor, we believe a wide range of commercial uses should be allowed on these properties. We do not think it appropriate to restrict residential to vertical mixed use in this location. We therefore request that you reconsider the proposed remapping for these 3 properties and revise them to CX-7. We would be pleased to meet with you and discuss this in person.		Staff has reviewed your request for a different zoning district (CX) and greater height (7 stories) for the properties at 2500, 2600, and 2620 Brentwood Rd. We believe that the current staff recommendation for these parcels is the best interpretation of existing zoning entitlements and current land use and development context. While these parcels may be rezoned in the future to allow for different intensity of uses or greater height, that decision should be made as part of the public process of a privately initiated rezoning.	Northeast	137
GEN-0510	1703766221	121 & 125 E SOUTH ST, 600 S BLOUNT ST	NB w/HOD-G	OX-5 w/HOD-G	Comment about Proposed Height	Recommend MAX height 3 or 4 to be consistent with the rest of the block and across Blount street. Are within the HOD. 125 E South Street is a landmark with statewide significance and can be denied demolition. Existing buildings no taller than 2-1/2 stories.		the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	138
GEN-0511	1703771994	13, 15 & 19 E MARTIN ST	BUS w/ DOD & HOD-G	DX-40-SH w/HOD-G	Comment about Proposed Height	Are within the HOD. Existing buildings 3 stories. Recommend MAX height 5.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	139
GEN-0512	1703782139	8, 12, 16 & 20 E HARGETT ST; 206 & 216 S WILMINGTON ST	BUS w/ DOD & HOD-G	DX-40-SH w/HOD-G	Comment about Proposed Height	Are within the HOD. Existing buildings no taller than 3 stories. Recommend MAX height 5.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	140
GEN-0513	1703785164	BLOCK BOUNDED BY HARGETT, BLOUNT, MARTIN & WILMINGTON	BUS w/ DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	Is within the HOD. Existing buildings no taller than 3 stories. Most are 2-stories. Recommend MAX height 5.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	141
GEN-0514	1703785518	BLOCK BOUNDED BY MORGAN, BLOUNT, HARGETT, & WILMINGTON	BUS w/ DOD & HOD-G	DX-7-SH/UG w/HOD-G	Comment about Proposed Height	Is within the HOD. Existing historic buildings no taller than 3 stories. Recommend MAX height 5.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	142
GEN-0515	1703789468	BLOCK BOUNDED BY MORGAN, PERSON, HARGETT, & BLOUNT	BUS w/ DOD & HOD-G	DX-7-UG w/HOD-G	Comment about Proposed Height	Is within the HOD. Existing historic buildings no taller than 3 stories. Most 2-stories. Recommend MAX height 5.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Central	143
GEN-0516	1704802896	401, 407, 411, 415 & 419 N PERSON ST	R-30/O&I-2 w/PDD & HOD-G	PD w/HOD-G	Comment about Proposed Frontage	Are within the HOD. Existing historic houses are no taller than 2-1/2 stories. Recommend -GR or -DE to be more appropriate required frontage based on existing conditions. Within the HOD. Existing historic houses are no taller than 2-1/2 stories.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	North Central	144
GEN-0517	1704807264	219, 220 & 221 N BLOODWORTH ST	NB/O&I-1 w/HOD-G	NX/OX-3-UL	Comment about Proposed Frontage	Are within the HOD. Recommend -GR or -DE to be a more appropriate required frontage based on existing conditions adjacent and across the street. Historically only corner lots had buildings close to the street without a yard and it is unlikely that anything other than that would receive a COA.	GEN-0510	the issues you raise merit public discussion as part of the Planning Commission's review of the citywide remapping. Your requests will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	North Central	145

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
GEN-0518	1723290377	100 & 101 Poe Drive	CUD O&I-2	OX-5-CU	Comment about Proposed Zoning District	See email for details: Requesting CX due to limitations on hotel construction in OX		Determination of whether or not the range of uses allowed by CX zoning would be appropriate for these parcels should be made as part of the public process of a privately initiated rezoning. Staff continues to believe that OX is the appropriate base district for these properties in light of the current CUD O&I-2 zoning. Staff does not agree with your request, however it will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	East	146
GEN-0519	1736173184	5001 Spring Forest Road	CUD TD	RX-5-PK-CU	Comment about Proposed Zoning District	See email for details: Requesting CX-3-CU		Staff agrees with your request to change the base district recommendation from RX to CX for this parcel given the current entitlements and conditions and to reduce the height designation from 5 stories to 3 stories, but staff does not agree with your request to remove the frontage designation. The setbacks required by the current TD zoning are replicated by the PK frontage. The alternate recommendation of CX-3-PK-CU will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Northeast	147
GEN-0520	0793881119	600, 620 Bilyeu St, 715 Nazareth, 2401 Crusader	O&I-1 w/SRPOD	OX-3-PL w/SRPOD	Comment about Proposed Frontage	See email for details: Requesting OX-3 (no frontage)		Staff agrees with your request to remove the frontage designation from these properties. Your request will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Southwest	148
GEN-0521	1713084852	600 New Bern Ave / 17 S Swain St	SC/O&I-2 w/NCOD	NX/OX-3-GR w/NCOD	Comment about Proposed Zoning District	See email for details: Requesting CX-7-GR		Staff does not support the removal of the NCOD without a separate rezoning process. Proposed zoning reflects existing zoning of the property and the recommendations of the New Bern Corridor Plan.	South Central	149
GEN-0522	1703884007	BLOCK BOUNDED BY HARGETT, MARTIN, PERSON & BLOODWORTH	RB, O&I-2, CUD O&I-1 w/DOD	DX-7-SH/UG, DX-7-UG-CU	Comment about Proposed Height	See email for details: Requesting 20 stories		Staff does not feel additional height is appropriate in this location due to existing context. Request is not from property owners(s).	Central	129
GEN-0523	1703881970	220 E Morgan Street	BUS w/DOD	DX-7-UG	Comment about Proposed Height	See email for details: Requesting 20 stories		Staff does not feel additional height is appropriate in this location due to existing context.	Central	128
GEN-0524	1704353002	0 Wade Avenue	O&I-1	OX-4	Comment about Proposed Height	See email for details: Requesting 7 stories		the matter merits further discussion. Your comment will be forwarded to the Planning Commission for their discussion without a recommendation from staff.	Five Points	150
GEN-0525	0794275314	1209, 1213, & 1215 Ridge Road	O&I-1 / CUD O&I-1	OX-3 / OX-3-CU	Comment about Proposed Height	See email for details: Requesting 5 stories		Height recommendations were made based on existing heights, valid approvals for height, and in some cases Comprehensive Plan guidance. None of these factors indicate that it would be appropriate for staff to recommend additional height in this area. Staff does not agree with your request, however your comment will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Glenwood	151
GEN-0526		Various	CUD TD	Various	Comment about Proposed Zoning District	See email: Crossreference with requests from CIP Brier Creek for changes		Various: see email		44-48
GEN-0527	0777287975	8901 Glenwood Ave	TD w/AOD & MPOD	R-4 w/AOD & MPOD	Comment about Proposed Zoning District	See email for details: Requesting CX-3		The initial recommendation of R-4 is not appropriate given the overlay district. Staff would recommend instead IX-3 with airport overlay district and metro park overlay district. This alternate recommendation will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Northwest	152
GEN-0528		Peden Properties			Comment about Proposed Zoning District	See email: Crossreference with requests from Peden family for changes		Staff agrees with this request in light of small area plan guidance for this area of the city. This request will be forwarded to the Planning Commission for their consideration.	East	32
GEN-0529		Paramount	NB w/PBOD	DX	Comment about Proposed Zoning District	I would like the zoning group to consider changing the proposed zoning of areas of DX5, NX3UG, DX7SH (near Peace Street and Boylan Avenue). The proposed zoning is Downtown Mixed Use and I would request a change to Neighborhood Mixed Use. This area is on the border of Glenwood South, but maintains the neighborhood feel. I believe this is an important aspect of keeping the downtown area community focused.	WEB-37450, WEB-38104	Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55

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GEN-0530	0778739502	8733 Springhouse lane	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	I was notified of a proposed rezoning of the area across from my backyard along Ebenezer Church Rd (see attached map, my house is the blue dot and the area in question is the light blue strip). It looks like they could put offices along the road, but I was previously told that there would be a mound blocking the residential area from the offices. Is this true? I would like more information about the proposed rezoning since the website did not provide enough details. Would the offices be right along the road? Would there be any barrier between my backyard and these offices? If not, I will need to move since I do not want business looking into my backyard where my children play.		Emailed citizen about the property in question and provided zoning conditions for both zoning cases on the property.	Northwest	
GEN-0531		Hillsborough Street	NB	NX-4-SH	Comment about Proposed Zoning District	See email: Requesting CX for all of Hillsborough St		Proposed remapping is based on existing uses, zoning, and Future Land Use Map guidance.	Wade	153
GEN-0532	1703949579	512 Martin Luther King Blvd	R-20	R-10	Comment about Proposed Zoning District	Wants to go on record before deadline in opposition to downzoning.		Proposed zoning is consistent with remapping guidance, existing land use, and FLUM designation.	Central	154
GEN-0533	1713041328	1014 Holmes Street	R-20	R-10	Comment about Proposed Zoning District	Wants to go on record before deadline in opposition to downzoning.		Proposed zoning is consistent with remapping guidance, existing land use, and FLUM designation.	Central	154
GEN-0534	1702887696	421 Eby Drive	IND-2 w/SHOD-2	IH w/SHOD-2	General Comment	Concerned about what new zoning district means for conformity of property. Has owned since 1950s. Small parcel, has had outdoor storage of materials, etc. entire time. IH setbacks would cause problems for him. Wants to know if it would become non-conforming? Would outdoor storage be grandfathered in?		Returned phone call and acknowledged receipt of comment; will follow up with final staff response. 10/8/14: followed up with him that he'd be a legal non-conformity and only subject to UDO requirements if property were redeveloped. —DB	Central	
GEN-0535	1703098776	219 Park Ave	SP R-30 w/SRPOD	R-10 w/SRPOD	Comment about Proposed Zoning District	Spoke with young lady before. Does not want to be rezoned; it is inverse condemnation. Wants to be sure and to verify that she is on record against the proposed zoning.	GEN-0418; WEB-15367	Called and left message on 10/9/14 confirming that request will be forwarded to the Planning Commission for consideration.	Hillsborough	116
GEN-0536	0794339499	3411 Hillsborough Street	NB w/SRPOD	NX-3-UL w/SRPOD	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Wade	155
GEN-0537	1725031568	2929 Capital Boulevard	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Atlantic	156
GEN-0538	0786681528	6712 Glenwood Avenue	IND-1	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Northwest	157
GEN-0539	0795698823	4123 Glenwood Avenue	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Glenwood	158
GEN-0540	1715936330	2823 Capital Boulevard	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Atlantic	159
GEN-0541	1716990129	5620 Atlantic Avenue	SC	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	North	160
GEN-0542	1715829585	2744 Capital Boulevard	SC	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Northeast	161
GEN-0543	0796700071	4120 Glenwood Avenue	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Glenwood	158
GEN-0544	1717127972	6601 Falls of Neuse Road	SC	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	North	162

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GEN-0545	1715494776	4101 Wake Forest Road	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Midtown	163
GEN-0546	1702470709	2516 South Saunders Street	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Southwest	164
GEN-0547	1712498642	1960 Rock Quarry Road	SC	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	South	165
GEN-0548	1715133422	2837 Wake Forest Road	NB	CX-3-PL	Comment about Proposed Frontage	Objects to frontage designation; requests reconsideration and revision to CX-3.		Removing frontage would be inconsistent with mapping guidance. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Midtown	166
GEN-0549	0794336646	3611 Hillsborough Street	NB w/SRPOD	NX-3-UL w/SRPOD	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Staff is considering options for inclusion of car wash use as part of NX. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Wade	167
GEN-0550	1713572734	1900 Poole Road	NB	NX-3	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		Request seems reasonable with current use of property.	Southeast	168
GEN-0551	1714193080	1942 Wake Forest Road	NB	NX-3-PL	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Staff is considering options for inclusion of car wash use as part of NX. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Five Points	169
GEN-0552	1713497184	1809 New Bern Avenue	NB	NX-3-UL	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	East	170
GEN-0553	1704815826	540 North Person Street	NB	NX-3-SH	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	North Central	171
GEN-0554	0794337981	3614(3616) Hillsborough Street	NB w/SRPOD	NX-3-PL w/SRPOD	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	Wade	172
GEN-0555	0784202723	5633 Western Boulevard	NB	NX-3-GR	Comment about Proposed Zoning District	Objects to proposed zoning; requests reconsideration and revision to CX-3.		CX base zoning is inconsistent with remapping guidance. Removing frontage would be inconsistent with mapping guidance as well. Language is planned to be added to the UDO that would ensure that the application of frontage would not render a property a non-conformity.	West	173
GEN-0556	0795887501	3717 National Drive	O&I-1 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-12.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	174
GEN-0557	0795887960	3725 National Drive	O&I-1 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-12.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	174
GEN-0558	0795879441	3700 Glenwood Avenue	CUD O&I-2	OX-7-CU	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-12-CU.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	174
GEN-0559	0795879708	3701 National Drive	CUD O&I-2	OX-7-CU	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-12-CU.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	174

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GEN-0560	0795990214	3733 National Drive	O&I-1 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-12.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	174
GEN-0561	0795993108	3739 National Drive	O&I-1 w/SHOD-2	OX-5 w/SHOD-2	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-7.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	175
GEN-0562	0795982876	3724 National Drive	O&I-1	OX-5	Agree with Proposed Zoning	Writing to convey thoughts about proposed zoning; at the present time comfortable with this proposed remapping, however will continue to study this matter.		Thank you for your comment.	Glenwood	
GEN-0563	0795889173	3700 National Drive	O&I-1	OX-5	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-7.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	175
GEN-0564	0795889544	3716 National Drive	O&I-1	OX-5	Comment about Proposed Height	Concerned about proposed zoning for property; requests reconsideration and revision to OX-7.		Request is not consistent with remapping guidance and there is no policy guidance to support additional height in this area.	Glenwood	175
GEN-0565	0795983272	3310 Womans Club Drive	O&I-1	OX-5	Agree with Proposed Zoning	Writing to convey thoughts about proposed zoning; at the present time comfortable with this proposed remapping, however will continue to study this matter.		Thank you for your comment.	Glenwood	
GEN-0566	1702346427	2916 South Wilmington Street	IND-1	IX-3	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-3.		Request is consistent with FLUM designation. One of the properties in the common ownership of the 5 neighboring parcels contains a billboard, which will render the property non-conforming and trigger action on removing the billboard if the propety is zoned CX-3. Further discussion is needed.	Southwest	176
GEN-0567	1702346225	3000 South Wilmington Street	IND-1	IX-3	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-3.		Request is consistent with FLUM designation. One of the properties in the common ownership of the 5 neighboring parcels contains a billboard, which will render the property non-conforming and trigger action on removing the billboard if the propety is zoned CX-3. Further discussion is needed.	Southwest	176
GEN-0568	1702346005	3020 South Wilmington Street	IND-1	IX-3	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-3.		Request is consistent with FLUM designation. One of the properties in the common ownership of the 5 neighboring parcels contains a billboard, which will render the property non-conforming and trigger action on removing the billboard if the propety is zoned CX-3. Further discussion is needed.	Southwest	176
GEN-0569	1702335897	3040 South Wilmington Street	IND-1	IX-3	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-3.		Request is consistent with FLUM designation. One of the properties in the common ownership of the 5 neighboring parcels contains a billboard, which will render the property non-conforming and trigger action on removing the billboard if the propety is zoned CX-3. Further discussion is needed.	Southwest	176
GEN-0570	1702335750	3100 South Wilmington Street	IND-1	IX-3	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-3.		Request is consistent with FLUM designation. One of the properties in the common ownership of the 5 neighboring parcels contains a billboard, which will render the property non-conforming and trigger action on removing the billboard if the propety is zoned CX-3. Further discussion is needed.	Southwest	176
GEN-0571	1714292486	1053 East Whitaker Mill Road	IND-2	IX-3-PL	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to CX-5.		Staff supports request with addition of a PL designation.	East	177
GEN-0572	1705029420	2600 Glenwood Ave	O&I-2	RX-7-PL	Comment about Proposed Zoning District	Concerned about proposed zoning for property; requests reconsideration and revision to OX-7-PL.		Request is consistent with mapping guidance (existing zoning, current and proposed land uses, and FLUM designation). Staff agrees with request.	Glenwood	178
GEN-0573	1704412869	618 N. Boylan Avenue	NB w/PBOD & PDD	PD	Comment about Proposed Zoning District	We purchased our home at the Paramount prior to construction. It was one of the very first downtown residences and we feel like pioneers who brought it to Glenwood South. We are pleased with our urban living. Please keep ALL the surrounding properties zoned Neighborhood Mixed Use as this zoning is most conducive to all living in residences.		Thank you for your comments regarding proposed UDO remapping near your property at 618 N Boylan. Your comments, along with the others we have received related to the properties surrounding The Paramount, will be forwarded to the Planning Commission for their review. More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic “UDO - Unified Development Ordinance.“ You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.	Hillsborough	55
GEN-0574		Glenwood-Brooklyn Neighborhood	Various	Various	Comment about Proposed Zoning District	Received various comments from Glenwood-Brooklyn regarding zoning proposal for entire neighborhood; requesting NCOD as well as various differences from City proposal…see email & supporting documents		This request has been broken down into separate requests. See additional requests from Glenwood-Brooklyn Neighborhood/Phil Poe.	Five Points	180

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GEN-0575	1705023229	2607 Glenwood Ave	O&I-1	OX-3-GR	Comment about Proposed Zoning District	See email/letter for request		Staff notes that the Green frontage designation reduces some parking requirements and may actually facilitate redevelopment of the parcel. Your request will be forwarded to the Planning Commission for their consideration without a staff recommendation.	Wade	179
GEN-0576	1713340839	814 Rock Quarry Rd	NB, R-10	NX-3, R-10	Comment about Proposed Zoning District	Would like entire parcel zoned CX-3		R-10 portion of property was not part of the original scope of remapping since R-10 translated to the UDO. Staff feels NX-3 is appropriate for front portion of lot since existing zoning is NB and current uses are permitted in NX-3.	South Central	198
GEN-0577		Various	SP R-30	RX-3, R-10	Comment about Proposed Zoning District	Apply NCOD to properties zoned SP R-30	GEN-0574	This request is consistent with mapping guidance, but additional discussion is needed on how to proceed.	Five Points	180.1
GEN-0578		Various	Various	Various	Comment about Proposed Zoning District	Apply NCOD to properties not zoned SP R-30 (R-30, R-30-CUD, O&I-1, O&I-1-CUD, NB, IND-2)	GEN-0574	Request is not consistent with mapping guidance. Properties are not located within current SP R-30 zoning district and are not subject to SP R-30 standards.	Five Points	180.2
GEN-0579		Various	SP R-30	RX-3	Comment about Proposed Zoning District	Rezone parcels (4) to R-10 instead	GEN-0574	Request is not consistent with mapping guidance. Request is not from property owners.	Five Points	180.3
GEN-0580		Various	R-30 / CUD R-30	RX-3, RX-3-CU	Comment about Proposed Zoning District	Rezone various R-30 properties to R-10 instead	GEN-0574	Request is not consistent with mapping guidance. Request is not from property owners.	Five Points	180.4
GEN-0581	1704329607	722 Gaston St	NB	NX-3	Comment about Proposed Zoning District	Rezone parcel to RX-3 instead	GEN-0574	Request not consistent with mapping guidance. Request is not from property owner.	Five Points	180.5
GEN-0582	1704325892	809 Brooklyn St	O&I-1	OX-3	Comment about Proposed Zoning District	Rezone parcel (parking lot) to RX-3 instead	GEN-0574	Request is not consistent with mapping guidance. Request is not from property owner.	Five Points	180.6
GEN-0583	1704424530	601 Devereux St	O&I-1, CUD O&I-1	OX-3, OX-3-CU	Comment about Proposed Zoning District	Rezone Partnership Elementary to R-10, R-10-CUD instead	GEN-0574	Rezoning parcels to R-10/R-10-CU would not be consistent with guidance on mapping. Request is not from property owner.	Five Points	180.7
GEN-0584	1704541874	1315 Filmore Street	SP R-30	R-10	Comment about Proposed Zoning District	Rezone parcel to RX-3 instead	GEN-0574; GEN-0435	Property owner has also submitted request to rezone to RX-3. Staff supports request.	Five Points	180.8
WEB-18		510 Glenwood Avenue	IND-2 w/PBOD	DX-7-SH	Bug/Viewer Error	This is not anywhere near the address of 510 Glenwood Avenue as shown on the map.		Thanks for reporting this bug with our viewer. Our IT folks have worked it out. We encourage you to try your search again, and let us know any feedback you may have. You can also pan and click on properties you're interested in viewing in either map.	Northwest	
WEB-321		5520 Louisburg Road	R-1	R-1	General Comment	My understanding is that the future land use is moderate density residential! Am I missing something?		You are correct that the Future Land Use designation for this parcel is Moderate Density Residential. However, the existing zoning designation is Residential-1 (R-1). As part of this process, R-1 properties are not being proposed for rezoning, so there are no changes being considered for this property. Should you wish to pursue a change to the zoning of this property, we require a petition rezoning through the process explained here: http://www.raleighnc.gov/business/content/PlanDev/Articles/DevServ/Rezoning.html	Northeast	
WEB-641		502 W LENOIR ST	R-20	RX-3	Comment about Proposed Zoning District	This property is an industrial property with an existing commercial structure. The proposed zoning change includes this property with the RX-3 zoning to the west. A better fit for this existing commercial property would be to zone it similar to the IX-3 UL proposed zoning to the north. This will eliminate a need for future rezoning of this property.		Informed inquirer about rationale behind proposed zoning (existing zoning was primary consideration in determining UDO zoning, along with FLUM, which both are consistent with RX-3). Also mentioned that legal non-conformities would be allowed to remain under UDO zoning.	Central	
WEB-642		514 W LENOIR ST	R-20	RX-3	Comment about Proposed Zoning District	This property is owned by the same owner as 503 W. Lenoir St. Please see comments for 502. W. Lenoir St. "The 502 W. Lenoir St. property is an industrial property with an existing commercial structure. The proposed zoning change includes this property with the RX-3 zoning to the west. A better fit for this existing commercial property would be to zone it similar to the IX-3 UL proposed zoning to the north. This will eliminate a need for future rezoning of this property."		Informed inquirer about rationale behind proposed zoning (existing zoning was primary consideration in determining UDO zoning, along with FLUM, which both are consistent with RX-3). Also mentioned that legal non-conformities would be allowed to remain under UDO zoning.	Central	

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WEB-323		Right-of-Way	R-6	R-6	Agree with Proposed Zoning	There is not an inch of property that has not been built upon. Why are you going to rezone it?		With the implementation of the Unified Development Ordinance (UDO), the current zoning district of your property will no longer exist. It is being rezoned to a comparable UDO district. Conditions related to your property can be found at: http://maps.raleighnc.gov/planning/conditionaluses/1999/Z-63-99.pdf	North	
WEB-324		1540 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	I disagree with the proposed rezoning of the property. The rezoning would increase traffic in the Wood Spring neighborhood especially on Whittington Dr. It will also cause more traffic on Falls of Neuse which already is congested in the afternoon.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-325		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This is a purely residential area, at the nexus of several affluent neighborhoods. Shopping is already abundant, varied, and conveniently placed nearby both to the north and the south. Current area residents would have no need of the businesses in this area and would likely boycott due to their current overwhelming objection. Zone is not large enough to make it appealing enough to attract others from outside the area to sustain the businesses. Rezoning this would be a mistake and a massive gamble for those acquiring the property.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-326		8041 Allyns Landing Way	R-6	R-6	General Comment	I received the post card today from you about the proposed rezoning of my property. However, when I look at the two maps, I don't see a change in codes for my particular address. Please advise.		In your case, Residential-6 remained the same zoning district in the UDO mapping. The biggest change in Residential-6 in the UDO mapping is multifamily and townhome developments are not allowed in conventional development. They were in the old code. There are different development scenarios, compact and conservation developments, which would that, would allow townhome or apartments, but there are minimum site acreages required.	North	
WEB-643		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-644		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Against rezoning.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-645		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do not agree with rezoning this area. This changes will negatively impact the property values, safety of residents, volume of traffic and materially change the character of the area that green, natural, and mostly residential. We have 4 grocery stores within close proximity and a vacant grocery store location a couple of miles away. Rezoning this for a new grocery store makes absolutely no sense.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-646		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Against rezoning		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-647		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: Against rezoning		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	

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WEB-961		1540 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This is a residential area. This proposal would make the neighborhood too commercial. Please, do not rezone this area.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-962		3813 Boddie Drive	R-6	R-6	Agree with Proposed Zoning	Thank you for notifying me of the proposed changes. I have no issues with the proposed rezoning. Please notify me if any additional changes are proposed on nearby parcels.		If there are any additional changes adjacent to you, we will let you know. You will also receive notice of any related Public Hearings after our public comment period is closed.	Atlantic	
WEB-1281		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Rezoning this property makes little sense in light of the recent traffic changes at Falls of Neuse and Dunn Road. A large retail/commercial property would just back up northbound traffic at the critical home commute hours of 4-7pm turning right and east down Dunn Road, a single lane boulevard. This will lead to fender benders and other accidents at that juncture, essentially blocking and slowing ingress in to the large Bedford development. Thus, one of the most important benefits of the recent widening would be nullified. There is already ample retail and commercial amenities less than 2 miles in both directions - no need for more. Two Harris Teeter and two Food Lion stores are plenty. This zone instead should be developed in the boutique concept style of Lafayette Village: coffee shop, butcher, etc.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-1282		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1283		1519 MICHELLE DR	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1284		1519 MICHELLE DR	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1285		Right-of-Way	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1286		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: A major retail development would greatly devalue homes in this area and create new traffic patterns that would be both inconvenient for homeowners as well as unsafe for the many younger children living in this area.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	

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WEB-1287		8105 FALLS OF NEUSE RD	SC w/FWPOD	CX-3-PL w/FWPOD	Comment about Proposed Height	I believe this plot should be rezoned as Neighborhood Mixed Use because of the proximity to the Bent Tree Neighborhood which would limit the height to existing neighborhood requirements. This property abuts several homeowners in Bent Tree, much like Lafayette Village (just a block north) does to its adjoining neighborhood and the zoning should be consistent between the two. Also, I'm concerned that the proposed rezoning would allow Hibernian to expand, potentially increasing noise levels at night. With its proximity to my front door (we own property within eyesight of the proposed rezoning), I'd like to keep that potential problem at bay.		The proposed rezoning for the properties on Falls of the Neuse Road is Commercial Mixed Use (CX)-3-Parking Limited (PL). The property at 7805 Fiesta Way is proposed to be rezoned to CX-3. The base district of CX is recommended because it is the most similar district in the Unified Development Ordinance to the Shopping Center district and generally allows the same uses. The 3 indicates that buildings in this district are limited to 3 stories/50 feet maximum. For reference, residential districts limit height to 3 stories/40 feet maximum. Parking Limited (PL) is a frontage designation that limits the amount of parking that can be located between the building and the street in order to promote walkability of future developments. Parking Limited frontage is recommended for much of the commercial property in this vicinity along Falls of the Neuse Road.	North	
WEB-1288		2420 WYCLIFF RD	SC w/SHOD-1	CX-3 w/SHOD-1	General Comment	What is the designation for CX3 for what appears to be Lake Boone Shopping Center? Thanks.		Responded via email - Provided descriptions of pre and post zoning as well as links to specific information	Northwest	
WEB-1289		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	DUPLICATE: Against rezoning.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1290		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: I do not agree with rezoning this area. This changes will negatively impact the property values, safety of residents, volume of traffic and materially change the character of the area that green, natural, and mostly residential. We have 4 grocery stores within close proximity and a vacant grocery store location a couple of miles away. Rezoning this for a new grocery store makes absolutely no sense.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1291		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I am against the rezoning of this property. This is a beautiful, family area of Raleigh with lots of natural resources. Please do not destroy it by allowing this property to be rezoned		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-1292		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: Proposal does not enhance neighborhood and surrounding areas. Not appropriate		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1293		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: Proposal does not enhance neighborhood and surrounding areas. Not appropriate		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-1294			Outside Jurisdiction	Outside Jurisdiction	Existing Land Use/Proposed Zoning Mismatch	Against Rezoning		This comment is posted outside our jurisdiction, where we are not making any changes. As such, we're unsure of which part of our proposal you are opposing. Please feel free to revisit our map and try again, or contact us via one of the other methods listed in our contact information.		

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WEB-1601		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Does not fit with the surrounding neighborhoods and traffic could not be supported.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-1921		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do not support the proposed rezoning of this property. It will have considerable negative affect to surrounding residential access roads, neighborhoods and traffic. It is out of scale and character with the immediate area. Road access does not support the proposed development.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-1922		3723 Bison Hill Lane	CUD O&I-1	R-10-CU	Agree with Proposed Zoning	The zoning change more accurately reflects the current land use.		Thank you for taking the time to let us know you agree with what we're proposing.	Northeast	
WEB-1923		225 E DAVIE ST	BUS w/DOD	DX-3-SH	Comment about Proposed Height	Height at this downtown site (along with 228 E Martin Street) should be set to allow for mid-rise development. Would recommend 6 stories be the allowed height.		Part of 228 E Martin Street is located in the Moore Square Historic Overlay District. Its balance and 225 E Davie Street are adjacent to the District. This context is the reason that these parcels are recommended for a three story height limit. While these parcels may be rezoned in the future to allow for greater height, that decision should be made as part of the public process of a privately initiated rezoning.	Central	69
WEB-1924		0 GILMAN LN	R-4 w/PDD	PD	General Comment	i don't understand what any of this means.		Sent link to UDO remapping page with offer to provide site-specific information if address were provided.	Southeast	
WEB-2241		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Please protect our neighborhood from incorrect development		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-2242		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: I live in the Wood Spring neighborhood that Whittington Drive serves as a main entrance. I do not oppose development of this land that is in accordance with the Comprehensive Plan. The Z-1-14 rezoning is not in accordance with the Comprehensive Plan. It does not ensure neighborhood and environmental preservation. It DOES propose to bring more than 2 MILLION new vehicle trips per year (more than 5,000/day) to Falls and Dunn. The site should be maintained in current zoning and development that is allowed should proceed. Raleigh should not allow spot zoning and shoehorn an out-of-scale commercial development in an entirely residential community. We should not permit development that HARMS neighborhoods by decreasing property values and making our residential streets less safe due to cut-through traffic. Let's have smart growth in Raleigh that balances development with neighborhood preservation. Thank you.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-2243		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	There is no way a large store should be allowed on this property, the traffic alone would create havoc to this area. Understood that there may be small business in this land area (which I believe it is zoned for) but a large grocery store would be a disservice to the residents of North Raleigh.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-2244		1540 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Inappropriate location for commercial development. Too small to attract non local consumers. Local residents heavily opposed based on surveys and signs. Alternative shopping already conveniently available w/in two miles.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-2245		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	As a home owner in this area I want to maintain its current residential character and strongly oppose the proposed zoning change.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-2246		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	It is inappropriate to rezone this land. We do not need publix in this location		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-2561		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: Please protect our neighborhood from incorrect development		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-2562		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I live in the Wood Spring neighborhood that Whittington Drive serves as a main entrance. I do not oppose development of this land that is in accordance with the Comprehensive Plan. The Z-1-14 rezoning is not in accordance with the Comprehensive Plan. It does not ensure neighborhood and environmental preservation. It DOES propose to bring more than 2 MILLION new vehicle trips per year (more than 5,000/day) to Falls and Dunn. The site should be maintained in current zoning and development that is allowed should proceed. Raleigh should not allow spot zoning and shoehorn an out-of-scale commercial development in an entirely residential community. We should not permit development that HARMS neighborhoods by decreasing property values and making our residential streets less safe due to cut-through traffic. Let's have smart growth in Raleigh that balances development with neighborhood preservation. Thank you.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-2563		2104 KARNS PL	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This proposal would cause severe traffic hardships to Bedford, Falls River and surrounding developments. It makes absolutely no sense to me to add another major food chain store when sufficient markets already exist within a 2 mile area, specifically, 2 Food Lion stores and 2 Harris Teeter stores. all between New Falls of Neuse and Durant Road. I refuse to deal with the traffic problems this proposal will cause, and will definitely boycott the new Publics proposed at Falls of Neuse and Dunn Rd.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-2881		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	As a home owner in this area we already face issues with traffic. Also, there is a wakemed north campus that is expending around the corner. I strongly oppose the proposed zoning change.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-2897		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	A commercial development on this corner provides no value to an already overwhelming residential neighborhood. The mixed used developments in Bedford are examples of how successful businesses operate under the current zoning plan. I will actively campaign against any council person who votes for the proposed changes.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-3202		Right-of-Way			General Comment	I received a postcard but cannot find a rezoning. Where are the street names??		Reached out for address verification 5/29; Your property is unaffected by this process. Due to the imprecise nature of marrying zoning map data to parcel map data, there may be a slight overlap on your rear property line with the neighboring parcel causing you to get notification. Just know that your parcel is zoned Residential-6 today and will remain Residential-6 until you or a future owner requests otherwise, meaning that for you and your neighbors, the only development that can occur would have to be basically the same as it is today. The parcel to the rear of your property is being rezoned from Conditional Use Office & Institutional to Office Mixed Use – 3 stories, Conditional Use. This is the most direct translation we have from our old zoning regulations to our new. There are also additional restrictions on that property which provide strict buffering requirements to your neighborhood should that property redevelop.	Midtown	
WEB-3521		1500 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Against rezoning. Would cause a traffic nightmare in an already busy intersection. My children attend Little Pros Academy (daycare right next door) and I don't want them to subjected to contstant delivery trucks and garbage trucks on a daily basis		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-3522		1500 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This land is not appropriate to rezone to allow for a large development, as it will negatively impact the adjoining neighborhoods.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-3203		1540 Dunn Rd	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	DUPLICATE: This land is not appropriate to rezone to allow for a large development, as it will negatively impact the adjoining neighborhoods.		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-3204		3221 NORTHSIDE DR	IND-1	IX-3	General Comment	How does the proposed zoning from IND-1 to IX-3 affect the property?		IND-1, the old legacy district was classified as a strictly industrial district, and therefore, it allowed for all types of industrial and commercial uses; while residential uses were strictly prohibited; setbacks are specified, a height of max. 50' is recommended, though you could go higher by giving additional setbacks meeting the code requirements. IX, the new UDO district is classified as an industrial mixed use district. It is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service, and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed-use buildings. IX is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity.	North	
WEB-3841		618 North Boylan Avenue	NB w/PBOD	DX-5	Comment about Proposed Height	I live at 618 North Boylan Ave. (The Paramount). The lot immediately adjacent to my condo on the west side has a proposed height of up to 5 stories. Given that there is not road seperating the lot from our building, I propose this should be maximum 3 stories like the other adjacent lot on the west side. **Correction to my last comment. I meant the adjacent lot on the east side for the building… should be maximum 3 stories vs. the proposed 5.		This property is proposed to be rezoned to Downtown Mixed Use (DX) – 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. The plan recommends a maximum building height of 40 to 50 feet along Peace Street; 615 W Peace Street is proposed to be rezoned to a 3 story height limit (50 feet maximum) for this reason. For areas of the city where small area plans, such as the Peace Streetscape and Parking Plan, have been completed, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-3842		618 North Boylan Avenue	NB w/PBOD	DX-5	Comment about Proposed Height	Correction to my last comment. I meant the adjacent lot on the east side for the building… should be maximum 3 stories vs. the proposed 5.		This property is proposed to be rezoned to Downtown Mixed Use (DX) – 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. The plan recommends a maximum building height of 40 to 50 feet along Peace Street; 615 W Peace Street is proposed to be rezoned to a 3 story height limit (50 feet maximum) for this reason. For areas of the city where small area plans, such as the Peace Streetscape and Parking Plan, have been completed, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55

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WEB-3857		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I strongly object the re-zoning proposal at Falls of Neuse and Whittington/Dunn. While I'm all for progress, growth, and innovation the proposed location is simply NOT the right place for a large grocery store. It would severely impact my beloved neighborhood of Wood Spring – with increased traffic, less safe streets, noise and emission pollution, and a hugely negative impact on the aesthetics of our beautiful neighborhood entrance. Furthermore, our neighborhood would no longer be safe for pedestrians and children. Please, please do what's right for the people who live here. The building of a Publix is completely out-of-scale with this location. It will turn our lovely neighborhood into a traffic-jammed, loud, unsafe area. I urge you to stop this. Please let me know how I can help you do so.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-3858		2808 Royal Forrest Drive	R-4 w/UWPOD and PDD	PD w/UWPOD	General Comment	Why is there no "disagree with re-zoning" on the drop down menu? We disagree!! We believe that this area should NOT be rezoned to allow large developments to pop up where smaller developments were designed to fit. As a Bedford resident since 2004, we do not oppose development and growth, we oppose re-zoning to allow larger developments to take over (and maybe even fund insider deals ... because that is surely what it seems like to 3,400+ people opposed to re-zoning). Don't ignore us ... we know what you are trying to do.		Emailed 5/30; As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-3859		Right-of-Way			Agree with Proposed Zoning	I've received your post card. I've looked at the map; however there were no addresses or street names. Thank you for considering my input.		Sent email for more information on 5/30; Apologies if you could not find what you were looking for. Please let us know if you have any further questions; Rec'd followup asking about widening of Rock Quarry near 5500 block; forwarded to Trans Planning who followed up with him.	Southeast	
WEB-3860		6212 OLD WAKE FOREST RD	R-6	R-6	Comment about Proposed Zoning District	This parcel is on very busy road with lots of frontage. This is not suitable for R-6 type of development. It makes sense to make this OX-3 to match the other 4 interior acres adjacent to this other half. Please rezone this parcel and the adjacent 2 acres with two old houses to OX-3. Thank you!		Emailed inquirer with the explanantion that R-6 properties are not under consideration for rezoning under this process since R-6 made the transition to the UDO. Provided a link to the City's rezoning webpage in case someone is interested in pursuing a traditional rezoning.	North	
WEB-3843		1440 Rock Quarry Road	TD w/SHOD-1	IX-3-PK w/SHOD-1	Comment about Proposed Height	Height limitation is too restrictive. At least 5 stories should be allowed. With the SHOD overlay and a 50 ft buffer this more than protects the appearance from the road since you can't see over or through 50 ft pine trees.		In light of current adjacent uses and zoning, as well as the recommendation of the Future Land Use Map that this area support Business and Commercial Services, Office Mixed Use (OX)–5–Parkway (PK) would is an alternative to the initial proposed rezoning to IX-3-PK. Office Mixed Use (OX) provides for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. The existing zoning of Thoroughfare District (TD) and SHOD-1 would allow development of up to 5 stories/75 feet.	South	63

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WEB-3861		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Strongly disagree with the rezoning proposal. After just slightly addressing extremely heavy traffic with an additional lane, this new rezoning will make this entire area a nightmare. There are plenty of empty grocery buildings that this entity can go into without causing their major chaos here. I, for one, would boycott this store, not only on principle, but also because we are familiar with it from FL and are not impressed. We have adequate grocery stores nearby already with much finer quality.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-4161-4801		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I am terribly concerned about the amount of traffic the proposed rezoning would bring to the Bedford/Falls River/Woodspring neighborhoods not to mention to the watershed area and the existing day care. The proposed rezoning is not at all what thousands of homeowners agreed to when purchasing their homes. I am worried about my property value declining just so that people can have yet another grocery store when there are already plenty of options in a very small radius.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-4162-4481		11110 Falls Of Neuse Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	Please sit at the intersection of Falls and Dunn around rush hour on any given work day. This corridor was just widened and it's already at it's capacity during these hours, not too mention the blind turn onto Dunn heading South on Falls. It's going to be a logistical nightmare adding increased traffic to this area. What if any plans are there to improve traffic flow if a big box tenant inhabits this location? Raleigh PD should sign a lease for one of the small retail shops as I'm sure their will be a fender bender every other day at this location.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-4177-4482		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Comment related to property at Dunn Road and Falls of Neuse...please maintain current zoning. Proposed rezoning is not in line with existing neighborhoods and recreational Falls Lake feel. Developers propose 'walkable' retail which is not really feasible given already heavy traffic. Traffic and safety issues will only get worse if rezoned as proposed.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-4802		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I disagree with the rezoning proposal for Falls and Dunn. It is not necessary, nor beneficial, and is harmful to the neighborhoods here. This road was just widened within the last 18 months. The traffic impact will exceed the previous calculations designated for this area and impede traffic flow. There are more suitable locations for Publix to acquire and those other locations have proper accommodations for traffic and pedestrian use. As a growing community we need to monitor business impact. Raleigh has the benefit of being a desirable location. We need to manage our roadways for long term growth within the next 10-15 years. Lifetime Fitness is building the largest workout facility on the east coast on the southside of 540, miles from this location. We need to look at the larger picture and impact of traffic in our metropolitan area. Raleigh is not desperate to have Publix. Publix is desperate to be in Raleigh.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-4803		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	The proposed rezoning will be detrimental to the existing residential neighborhoods. Rezoning would allow for a huge supermarket that will have negative traffic, safety, and pollution impacts that will detract from the community feel and Falls of Neuse natural spaces. This rezoning is not inline with the Comprehensive plan, and existing zoning of small retail and office space, in a community setting, is more inline with the existing and future use. On top of all this, large supermarket and retail centers existing in three directions in under 5 miles, so this density and scale are not needed at this time. More importantly, this rezoning is not consistent with Raleigh Comprehensive Plan for the Falls of Neuse corridor.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-4804		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	I disagree with rezoning this property for Publix. The traffic impact will be awful for the families who live near this site.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-4805		201 Waterford Park Lane	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	I disagree entirely with the Current and the Proposed zoning of our development. Why in the world would a townhouse community be rezoned for mixed office, retail use? Why can we not be rezoned the same as the townhouse community immediately to our south?		Given the current development and use of your neighborhood, R-10 would be a logical choice. However, Waterford Square was zoned in conjunction with the Six Forks Office Park to the north in November of 1999 to Office and Institution-1 Conditional Use. One of those conditions (#8 in the attached PDF) controls the overall scale of development that can occur for the entire acreage of the zoning case (your neighborhood and the office park). Due to this restraint, it is necessary to carry forward the conditions associated with the 1999 zoning and apply a consistent zoning district for the entire acreage. The most direct translation of the current zoning in the Unified Development Ordinance is Office Mixed Use, with a 3 story limit (OX-3-CU). One thing to be aware of is that, while this zoning allows for office and limited retail, if your homeowners' association has restrictive covenants that exclude these uses, they would further restrict what uses are allowed in the neighborhood.	North	
WEB-4806		null	Outside Jurisdiction	Outside Jurisdiction	General Comment	The interactivity of the map is quite poor, and very disappointing. Links to a legend and information regarding the codes used would be helpful if citizen/proprty/home owner understanding and feedback is truly desired. Knowing the vast array of technical and technological resources available in the Triangle, I would have thought a true interactive map would be provided to the citizens of Raleigh. Such a disappointing site.		We are sorry that you have not found our viewer to be as useful as you expected. We have generally received positive reviews of the viewer, and are surprised by your feedback. Our viewer is designed to be compatible for users of computers, tablets, and even phones. If you can tell us more about what sort of problems you were having, we can see if there's anything we can tweak on our end to make the experience better for everyone. We do sincerely desire to be transparent and allow for the greatest level of understanding for all of our constituents and are sorry that you have not experienced that with what we have provided. If you have any specific questions about the impacts of our proposal to your property, we have setup multiple venues for that discussion. While I hope you'll give our viewer another chance, please do not hesitate to call or email us with any questions.		
WEB-4483		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	General Comment	Does the new zoning allow for the stores to be larger then in the old? Why does the new zoning not allow for outdoor seating?		Provided inquirer with info on basic development standards under existing and proposed zoning.	North	
WEB-4807		4020 ED DR	CUD R-15	RX-3-CU	Existing Land Use/Proposed Zoning Mismatch	Ours is a condominium community consisting of nine, two and three story buildings contained mostly within the Hemlock Forest Circle loop. It is not compatible with ground floor businesses due to the lack of ability to handle any substantial volume of traffic and lack of adequate parking. The building entrances are controlled by electronic code systems and there are no external entrances for the units on 7 of the buildings. Access would require compromising security for all residents as well as presenting a maintenance issue for the common areas, both inside and outside. The zoning description addresses apartments, not condos, so this may be an error also.		Emailed inquirer about the rationale for the choice of RX-3 (existing zoning and density are > 10du/a) and told him that commercial uses would not be permitted in his condominium community due to existing buildings not meeting locational or building type requirements.	Northwest	

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WEB-5121		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This rezoning is complete wrong for the area in terms of character and safety for the neighborhood children given the traffic increase which will occur. Dunn and Falls already has too much traffic and rezoning will increase it. The area is totally residential and in the watershed area. Why does Raleigh not want to protect the neighborhoods and watershed? Rezoning and developing this property as if it were on Capital Blvd with sufficient road access is inappropriate and out of scale.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-5122		1708 Patton Road	IND-2	R-10	Existing Land Use/Proposed Zoning Mismatch	None at this time		Emailed inquirer and asked if there were any specific questions, comments, or concerns.	Five Points	
WEB-5441		312 S SWAIN ST	R-20	R-10	Existing Land Use/Proposed Zoning Mismatch	I have already had infrastructure changes made to my home to add a 1 bedroom attic apartment.		The property is proposed to be rezoned to R-10, a residential district that allows up to 10 dwelling units per acre. Two-unit living is permitted in R-10. The minimum lot size for an attached house is 6,000 square feet, and the property in question is 0.15 acres or 6,534 square feet. The proposed rezoning is not in conflict with your current arrangement.	South Central	
WEB-5457		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I am against the Publix moving into this property. The proposed store doesn't fit the surrounding neighborhoods look and feel. There are plenty of other places within Raleigh that a Publix could move including the former Kroger property, which Publix has declined stating " the traffic flow was not ideal and they didn't like the shoppers in that area". That area is only 2 miles from where the store would be. Those shoppers will come to the store anyways so why not have the store in an existing space. Also Falls of Nuese was just widened within the last 18 months to provide "more adequate" coverage for the neighborhoods. The traffic pattern is still no ideal and with Publix bringing in 2 million cars per year it will make the area a huge traffic jam all of the time.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-5458		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-5459		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5460		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5461		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree w/ re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn & Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for us- the citizens of this community- you were NOT elected to line the pockets of greedy developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5473		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5474		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5475		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	
WEB-5476		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I do NOT agree with re-zoning this land for a huge grocery store & plaza that is in the WRONG place. Rezoning will do much more HARM and provides NO benefit for citizens in this area. Homes will be devalued and the traffic on Falls, Dunn and Whittington is already horrible as it is. This will be a HUGE mistake and very POOR planning on the part of the City if they approve placing a HUGE store/ plaza on a small corner directly inside of a beautiful neighborhood. You work for US the citizens of this community- you were NOT elected to line the pockets of greedy not the developers!		Thank you for taking the time to share your thoughts with us. This appears to be a duplicate comment. Please be advised that City of Raleigh staff will only respond to each unique comment once.	North	

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WEB-5477		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	We moved to this community in September 2012 under the premise that this land was zoned for small office or small retail. The Falls Corridor is mentioned in the Comprehensive Plan as an area protected from large out-of-scale development and that factored into our decision to live here. We believed the Comprehensive Planâ€™s promise to guide decisions affecting development and protect neighborhoods. This rezoning proposal does not provide a public benefit and is instead detrimental to our neighborhoods. The proposed development will increase traffic on our neighborhood streets and harm the investment we made in buying our home. Raleigh should develop in a manner that is consistent with the Comprehensive Plan and that benefits communities, not harm them. As a resident, taxpayer, voter and mother, I respectfully request that this rezoning proposal is not permitted.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-5478		3519 EDGEMONT DR	CUD R-15	RX-3-CU	General Comment	It appears that the Edgemont Drive area is being rezoned to RX-3-CU, which is "residential mixed use." It was zoned as CUD-R-15. What will be the differences due to the rezoning?		You can find answers to many of your questions on the remapping website here: http://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/ZoningRemapping.html There is a comparison sheet where you can compare the differences between R-15 and RX. With regards to retail sales in RX, they would only be permitted on the ground floor corner unit of an apartment building, not in townhomes. http://www.raleighnc.gov/content/PlanDev/Documents/Zoning/UDO/ZoningComparisonR-15andR-30toRX.pdf	Northwest	
WEB-5479		3519 Edgemont Drive	CUD R-15	RX-3-CU	Existing Land Use/Proposed Zoning Mismatch	The Edgemont Drive community consists three story townhomes contained mostly within the Olde Town at Bentley Ridge area. It is not compatible with ground floor businesses due to the lack of ability to handle any substantial volume of traffic and lack of adequate parking. The zoning description addresses apartments, not town homes or condos, so this is an error also.		You can find answers to many of your questions on the remapping website here: http://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/ZoningRemapping.html There is a comparison sheet where you can compare the differences between R-15 and RX. With regards to retail sales in RX, they would only be permitted on the ground floor corner unit of an apartment building, not in townhomes. http://www.raleighnc.gov/content/PlanDev/Documents/Zoning/UDO/ZoningComparisonR-15andR-30toRX.pdf	Northwest	
WEB-5489		1933 Somerset Hills Court	R-10	R-10	General Comment	This map show a change in the zoning of the golf course that bumps into my part, changing for R6 to PD. What is PD?		Emailed citizen information about his zoning. His property is not being rezoned, it is already zoned R-6 and R-10. Answered his question about the replacement of the old PDD to new PD.	Northeast	
WEB-5761		214 LOFT LN	R-10-CU	R-10-CU	Agree with Proposed Zoning	Checking out the changes		Thank you. Please let us know if you have any questions.	North	
WEB-5762		214 LOFT LN	R-10-CU	R-10-CU	Agree with Proposed Zoning	Checking out the changes		Thank you. Please let us know if you have any questions.	North	
WEB-6081		702 Quarry Street	R-20	R-10	Existing Land Use/Proposed Zoning Mismatch	can I have more information on the rezoning of quarry street, coleman and state streets		Emailed with an explanation of how to access the PDFs of the tiles.	South Central	
WEB-6401		2324 WADE AVE	CUD R-15	RX-3	General Comment	There seems to be a small sliver of RX-3 next to RX-3. Can these be merged into one district?		These will be merged on the final map. The reason they are not currently shown as merged is because one is going from a conditional use district to a general use district and the other is a general use to general use cleanup to align with parcel boundaries.	Wade	

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WEB-6721		3301 TERMINAL DR	IND-1 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	I live at 3241 Lake Woodard and am concerned that this property which I can see from my front window is being rezoned " IH heavy industry" which by it's definition is incompatible with nearby residential. The only access to this property is via Lake Woodard Dr which is already overloaded with pass through traffic and utilty vehicles from the City Operation Center. There is already a bottle neck of traffic at Lake Woodard and Brentwood Road. This rezoning, I assume, would allow for heavy vehicles which could only be a greater load and threat to existing traffic. I am also concerned that this is the only nearby property on this side of the beltline being rezoned to "IH". That makes me wonder If someone doesn't already have plans for a significant change to the use of the property which currently is only office and vehicle parking by the City.		doing some additional research on this property and will be back in touch soon with more information	Northeast	
WEB-7041		7716 Fiesta Way	R-4	R-4	Agree with Proposed Zoning	I disagree with any rezoning in this area. Myself & my neighbors have been negatively affected by the Hibernian Pub. The noise level is unacceptable (especially) on Fri. & Sat.nights (I have contacted law enforcement concerning the noise level). Any additional commerical usage will increase runnoff & additional lighting issues which is also a problem.		Her property is R-4, but told her some properties along Falls of Neuse Road (south side) have potential to be rezoned to commercial uses.	North	
WEB-7042		5900 CHAPEL HILL RD	IND-1	IX-3-PK	General Comment	Why would this area not be proposed as CX-12-CU as the "Inside Wade" project is? This area is in need of restaurants/shops with residential space above. There are limited options for patrons to events at the PNC arena and Carter Finely. This area needs to be more attractive before/after events and in between for residents. Location is prime.		This property is recommended to be rezoned to Industrial Mixed Use (IX) – 3 – Parkway (PK). This is the closest translation in the Unified Development Ordinance of the property's existing zoning, Industrial (IND)-1. Additionally, there is no policy guidance in the 2030 Comprehensive Plan (including the Future Land Use Map) or any subsequent small area planning documents that would support rezoning to a Commercial Mixed Use (CX) district.	West	70
WEB-7361		Right-of-Way	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This is a Terrible place to allow rezoning. I purchased a home in the community of Bedford 10 years ago when there were only 241 residents... I knew that growth would take place... But I knew what type and size of growth would be allowed and what would not be allowed and you did too. A vote in favor of rezoning this area will be a direct slap in the face to your constituents. Growth is fine and I'm all for it! When it fits the community need and blends well with its surroundings. I have a lake behind my home and I'll ask you this question: there are only 2 gas stations in our 3 mile radius so if someone came to you and said "Let's fill in the lake and put a gas station there! It'll be a really convenient spot!". Would you?		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-7681		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Comment about Proposed Zoning District	How am I supposed to know when I get to the 1,000 character max allowed? Shouldn't this comment box have a counter on it?		Thanks for pointing that out. Initially, the box should have turned red when you exceeded 1,000 characters. However, that did not always work exactly right in every browser. So due to your feedback, we have added a counter.	North	
WEB-8001		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	No rezoning		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

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WEB-7682		301 Park Avenue	SP R-30	R-10	Existing Land Use/Proposed Zoning Mismatch	I bought this property for in 2005 as a R-30 zoning (previously neighborhood business). I would like this property to remain as close as possible to R-30 as an R-X designation. I had already expressed this to planning staff but it was not reflected on this map.		Contacted inquirer by email and phone, and explained rationale for the choice of proposed zoning district (R-10). I mentioned that I would be taking his comments and request for RX-3 zoning to the review team for consideration. I will follow up with the inquirer 6/11/14, following the review team meeting. UPDATE (6/13/14) - I contacted inquirer and let him know we would amend the draft zoning map to change his properties to RX-3.	Hillsborough	71
WEB-7683		221 Dexter Place	SP R-30	R-10	Existing Land Use/Proposed Zoning Mismatch	First of all this is not a separate parcel. 221 Dexter Place does not exist. This is part of 301 Park Avenue and it is all deeded as one lot, paid for as one lot, etc. Wake Co. was notified many years ago about this and has not updated their record. Regardless, I would like this property to be zoned as R-X, which is most closely aligned with the Special R-30 zoning and relates to the other properties on the south side of Dexter.		Contacted inquirer by email and phone, and explained rationale for the choice of proposed zoning district (R-10). I mentioned that I would be taking his comments and request for RX-3 zoning to the review team for consideration. I will follow up with the inquirer 6/11/14, following the review team meeting. Suggested he contact Wake County regarding the one parcel vs. two issue. UPDATE (6/13/14) - I contacted inquirer and let him know we would amend the draft zoning map to change his properties to RX-3.	Hillsborough	71
WEB-8321		219 Dexter Place	SP R-30	R-10	Existing Land Use/Proposed Zoning Mismatch	I bought the property in 1998 as an Special R-30 designation. Downzoning to R-10 is a significant reduction in the use of the property. I would like the property to be zoned as R-X along with the rest of the propriety on the south side of Dexter. We had a community meeting and relayed this information to Doug Hill on planning staff and it was not reflected in this mapping.		Contacted inquirer by email and phone, and explained rationale for the choice of proposed zoning district (R-10). I mentioned that I would be taking his comments and request for RX-3 zoning to the review team for consideration. I will follow up with the inquirer 6/11/14, following the review team meeting. UPDATE (6/13/14) - I contacted inquirer and let him know we would amend the draft zoning map to change his properties to RX-3.	Hillsborough	71
WEB-7684		217 WATERFORD PARK LN	CUD O&I-1	OX-3-CU	Existing Land Use/Proposed Zoning Mismatch	The Waterford Square Townhome community is completely built out consisting solely of single family residences. As such the designation should be changed to R-10-CU as the neighboring community of townhomes to our south. The office complex to our north should be combined with the office complex to its north and classified as either OX-3-CU or NX-3-CU. Both of these complexes are also completely filled in with various businesses but no retail is included. The proposed classification of OX-3-CU is inappropriate for Waterford Square as our Declaration of Covenants and Restrictions would deny the possibility of conducting a business or retail operation in our townhome community. Waterford Square is simply a residential community of townhomes. Regards, John Stewart President Waterford Square HOA		Given the current development and use of your neighborhood, R-10 would be a logical choice. However, Waterford Square was zoned in conjunction with the Six Forks Office Park to the north in November of 1999 to Office and Institution-1 Conditional Use. One of those conditions (#8 in the attached PDF) controls the overall scale of development that can occur for the entire acreage of the zoning case (your neighborhood and the office park). Due to this restraint, it is necessary to carry forward the conditions associated with the 1999 zoning and apply a consistent zoning district for the entire acreage. The most direct translation of the current zoning in the Unified Development Ordinance is Office Mixed Use, with a 3 story limit (OX-3-CU). One thing to be aware of is that, while this zoning allows for office and limited retail, if your homeowners' association has restrictive covenants that exclude these uses, they would further restrict what uses are allowed in the neighborhood.	North	
WEB-7685		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	The current zoning has a limit of 3,000 sqft, and as stated in the "Conditional User Buffer Commercial" zoning definition "was originally intended to provide compatibility between small retail uses and adjacent low density residential uses." The proposed zoning would remove the square footage limitation and explicitly allows for buildings up to 50ft tall - well out of scale with the surrounding neighborhood. In other words, rezoning may be necessary as a result of the applicability of the UDO, but NX-3-CU is an incredible jump up from the existing zoning classification. This is out of character with the surrounding land use, will increase traffic to levels not supported by BRAND NEW infrastructure (updated to handle current residential use) and will increase the likelihood of accidents and incidents in the surrounding area due to the lack of ingress/egress typically needed for the size development contemplated with NX zoning. I am against this proposed rezoning classification.		You are correct that Buffer Commercial (BC) has a 3,000sqft limit. However, that is per floor, per lot. Currently, there are two lots; as there is no minimum lot size for non-residential uses of BC, these could be further subdivided to whatever point a developer could meet all setback, stormwater, tree save, parking, and other requirements. As the two existing properties together are ~180,000sqft, they could theoretically be subdivided many more times, with each of these new lots allowed 3,000sqft per floor. As the height cap for BC is 40ft (or more with increased setbacks), a 3 story/50ft product is conceivable, similar to what the proposed NX-3-CU would allow. You can find more information on Buffer Commercial here: https://library.municode.com/HTML/10312/level4/COCOTA_PT10PLDE_CH2ZO_ARTCSUREZODI.html	North	
WEB-8641		10630 BEDFORDTOWN DR	R-4 w/UWPOD and PDD	PD w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	There is no need for re-zoning this neighborhood. With the exception of the zoning case, the neighborhood is completely built-out and doesn't require rezoning. R-4-UWPOD-PDD appears EXACTLY THE SAME (functionally speaking), as PD-UWPOD. So why waste the city's (and resident's) time rezoning that which doesn't need to be rezoned?		You are correct that, functionally speaking, the existing zoning and the proposed zoning are the same. When the Unified Development Ordinance (UDO) was adopted, it removed the Planned Development Overlay District (PDD) and replaced it with a Planned Development (PD) base zoning district. In order to fully implement the UDO and retire the old zoning regulations, the PDD overlay district will be rezoned to the new PD base zoning district on the map.	North	
WEB-8961		5113 NORTH HILLS DR	R-4 w/PDD	PD	Comment about Proposed Zoning District	This property is part of the current greenway system. Our family very much enjoys this property in its current state. Its natural areas are quite serene & beautiful. We walk these trails often. We would not support re-zoning that opens this property up to development.		We love our greenways and definitely want them to continue as the wonderful amenities they are. This rezoning process does not create any additional entitlements for development of the properties in the vicinity of your comment. The land here is preserved under an easement for use as a greenway.	Midtown	

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WEB-8962		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I oppose rezoning of this property because the proposed development is harmful to neighborhoods.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-8978		916 WITHERS RD	IND-1	IH	Comment about Proposed Zoning District	This is proposed to be zoned as a "Heavy Industrial" zone. This is literally directly across the street from a residential neighborhood. Machinery and industrial noise are a current issue and it clearly states that this is a mismatch to being near a residential zone (Renaissance Park).		This property was recommended for Heavy Industrial (IH) zoning based on the current use on the site. Review of the current use suggests that this site is already being used for a high-impact industrial use. This is an allowed use currently and the proposed zoning was chosen to allow continuation of the current use.	Southwest	
WEB-9282		11110 FALLS OF NEUSE RD	R-4 w/UWPOD and PDD	PD w/UWPOD	General Comment	I agree with the proposed rezoning. There is not enough variety in this area as it is. A Publix grocery store would be a welcome addition to our community. This area could definitely use an alternative to having to drive 2 miles in either direction just to buy groceries. Having a grocery store within walking distance might help to alleviate the congestion issues we currently experience. Please take note that I am only agreeing with the proposed rezoning if the store is a Publix, as I have lived in other areas where Publix anchors shopping malls and it has resulted in a great convenience for all.		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-9602		3708 Dade Street	R-4	R-4	Comment about Proposed Zoning District	Please inform us as to what rezoning of this property entails.		Emailed citizen information about his zoning. His property is not being rezoned, it is already zoned R-4.	Glenwood	
WEB-9603		5012 TANGLEWOOD DR	R-4 w/NCOD	R-4 w/NCOD	General Comment	I do not know enough about the proposals at this time to make an informed comment. My property backs up to the two large buildings facing Fairhill Drive.		Emailed Ms. Parramore with an explanation of the existing and proposed zoning on the office property to the east of her lot.	Northwest	
WEB-9604		Right-of-Way	R-4	R-4	Agree with Proposed Zoning	I was pleased to see the zoning on the east side of Lead Mine Road remained unchanged, preserving Lead Mine Road as a natural boundary between high density commercial to the west of Lead Mine and R4 residential to the east. Maintaining these natural boundaries seem to help avert many difficulties in the long run. (Great use of technology for informing the public! Nice web site.)		Thank you for taking the time to let us know you agree with what we're proposing.	Midtown	
WEB-8979		5646 Hamstead Crossing	R-10	R-10	Existing Land Use/Proposed Zoning Mismatch	I am very concerned about this proposal. It concerns me that I may lose this peaceful space as well as for safety and my property value. The lake and woods provide a nice buffer for sound, a safe backyard without undesirables living behind us and definitely help with resale values for aesthetic and privacy reasons. Would the lake still exist under this proposal? How much of a buffer would be left between our homes and the new development? Would the residential units built be high end or low end sales/rentals? What about saving green space in Raleigh? Isn't this a factor? I see deer, fox, turtles, geese, ducks, frogs, eagles, bluebirds, etc. in these woods and around the lake. It seems so wasteful to destroy this beautiful and serene area just for more buildings and concrete. Please reconsider this proposal and take into consideration those of us who own homes behind this space. Our property values, safety and privacy will all be shot if this proposal is implemented. Please reconsider.		emailed response. Please note that your property is currently zoned R-10 and the proposed UDO remapping will not change/affect properties zoned R-10. So there is no direct impact to your property through the remapping process. With regards to your inquiry regarding buffering, there is a strip (approx.. 95') of Conservation Management zoning (CM) edging the property line of your subdivision. Within this strip of CM, no buildings would be permitted other than open space. However, beyond that, it is impossible to predict the future of the lake, which will likely depend on the property owner, the future use of the property on which the lake is located and the surrounding properties. It appears that the lake currently serves as a stormwater catchment area.	Northwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-8980		9228 Stone Mountain Road	CUD O&I-2	R-4	Agree with Proposed Zoning	Thank you for giving us the opportunity to comment. We definitely agree with the proposed re-zoning.		Thank you for taking the time to let us know you agree with what we're proposing.	Northwest	
WEB-8981		10401 FOSSIL CREEK CT	CUD TD	CX-3-PK	Comment about Proposed Zoning District	I am worried about too many shops behind brier creek country club since it will not only generate noise but give more access to casing houses in our neighborhood. we have a problem with people parking and breaking in so it is better to have a distance. The fire station protects that section but not where you propose		Contacted inquirer via email and explained rationale for choice of proposed zoning district. Mentioned issues she brings up are public safety issues.	Northwest	
WEB-8982		7204 Aquinas Avenue	CUD O&I-1	OX-3-CU	Existing Land Use/Proposed Zoning Mismatch	The Land Use of the zone at our address is at present purely residential as a matter of fact. Therefore the future zoning should reflect this and also be "Residential-Only" and not "Mixed Use"		Emailed inquirer and noted that the conditions associated with his property's rezoning are linked to those of the surrounding area (which is partially undeveloped). Therefore staff proposes to leave the conditions intact. One of those conditions permits a limited amount of office development, therefore staff supports the recommended OX-3-CU zoning.	Northwest	
WEB-8963		7252 Terregles Drive	CUD O&I-1	OX-3-CU	Comment about Proposed Height	PLEASE ANNEX MY SUBDIVISION INTO WAKE COUNTY! What is the proposed usage for the property BEHIND my house (North)?		Emailed inquirer to inform him that the UDO remapping does not contemplate annexation, and noted that the property to his north is in Durham County and not part of this UDO remapping.	Northwest	
WEB-9922		216 Dexter Place	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	Current property and neighborhood has greater density than R-10. Correct zoning should be RX-3 to not devalue property.		Contacted inquirer via email and mentioned Staff will be taking the comments and request for RX-3 zoning to the review team for consideration, in conjuction with other properties in the vicinity. I will follow up with the inquirer 6/11/14, following the review team meeting. UPDATE (6/18/14) - I emailed inquirers to let them know we would not recommend change to RX-3 due to non-conforming lot size and neighborhood transition requirements would burden future development of the property.	Hillsborough	72
WEB-10242		217 Dexter Place	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	Correct zoning should be RX or NX to reflect existing and future land use for this neighborhood as well as make for a more contiguous zoning area. R-10 would devalue these properties and, over time, prove discriminatory. 2010 census data for the neighborhood confirms a) that the current density greatly exceeds R10 and b) that the average household income would not support single family housing on these parcels. Healthy growth - supporting both greater income/rent/taxes per acre and diversity of population can only be achieved thorough RX, NX, etc. Also, please confirm that all stakeholders are really being contacted. Two owners of multi-family property that I contacted last week (on this block alone) where unaware that their property was earmarked for down-zoning or might become non-conforming.		Contacted inquirer via email and mentioned Staff will be taking the comments and request for RX-3 zoning to the review team for consideration, in conjuction with other properties in the vicinity. I will follow up with the inquirer 6/11/14, following the review team meeting. UPDATE (6/13/14) - I contacted inquirer and let him know we would amend the draft zoning map to change his properties to RX-3.	Hillsborough	71
WEB-10258		4705 Mifflin Street	R-4 w/ PDD	PD	Comment about Proposed Zoning District	I disagree with the proposed change; I see no clear or compelling evidence that supports changing this address from purely residential and see that this proposal does not extend itself to similar neighborhoods adjacent (on Sugarbush) and across Creedmoor (same developer and more adjacent to retail that 4705 Mifflin st. Thank You		There is essentially no change to your neighborhood's zoning. It is already part of a Planned Development Overlay District (PDD). Under our current code, PDD's also have underlying zoning (yours happens to be R-4) though it really doesn't serve any purpose as it is superseded by the Planned Development Overlay District that is already in place on your property. Under the new Unified Development Ordinance, the requirement for an underlying zoning district had been eliminated for Planned Developments, thus your notification. Under the UDO, we are changing Planned Development District (PDD) to Planned Development (PD) which is really mainly a name change on the map. Please let me know if you have any additional questions.	Northwest	
WEB-10243		9156 Wooden Road	CUD TD w/ PDD	PD	General Comment	To be clear, this is NOT a general comment. I DISAGREE with this zoning. Going to PD as "a relief mechanism against prescriptive zoning"... I don't see any way anyone in these neighborhoods benefits from that. "Prescriptive zoning" is a good thing as a property owner, since you liked what you saw enough to buy here. "Prescriptive zoning" is probably bad for the tax base, though, which is probably why the municipal government wants to do this.	WEB-10562	This area is currently zoned Conditional Use District-Thoroughfare District-Planned Development Conditional Use Overlay District (CUD-TD-PDD). Citywide, areas currently regulated by a Planned Development Conditional Use Overlay District (PDD) are proposed to be rezoned to the Planned Development (PD). While the naming convention for this type of zoning is changing, the regulations and entitlements are effectively the same. Development in a PD district is controlled by a Master Plan. This area was developed under the Brier Creek Village Center Master Plan, which the City approved in 2005. The Brier Creek Village Center Master Plan controlled development that has already occurred here (including the townhouse and apartment neighborhoods), and will continue to control what development can occur here under the proposed zoning.	Northwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-10562		9156 Wooden Road	CUD TD w/ PDD	PD	General Comment	Make nthat "NOT" a good thing for homeowners.	WEB-10243	This area is currently zoned Conditional Use District-Thoroughfare District-Planned Development Conditional Use Overlay District (CUD-TD-PDD). Citywide, areas currently regulated by a Planned Development Conditional Use Overlay District (PDD) are proposed to be rezoned to the Planned Development (PD). While the naming convention for this type of zoning is changing, the regulations and entitlements are effectively the same. Development in a PD district is controlled by a Master Plan. This area was developed under the Brier Creek Village Center Master Plan, which the City approved in 2005. The Brier Creek Village Center Master Plan controlled development that has already occurred here (including the townhouse and apartment neighborhoods), and will continue to control what development can occur here under the proposed zoning.	Northwest	
WEB-10882		5929 Cameo Glass Way	O&I-1	R-10	Comment about Proposed Zoning District	I could not find a key for the maps to tell me what the zoning changes mean. It appears that this is moving my neighborhood to more of a commercial zone, but I cannot tell for certain. Is there anyway to understand what this means?		The key to the map appears as the text below the maps. When you search for your address or click on any point on the map, that text updates to explain what the designations mean at the selected property. The designation proposed for your neighborhood actually accomplishes the opposite of what you seem to be concerned about. It moves your neighborhood into a more strictly Residential zoning. Currently, your neighborhood is zoned Office & Institution-1 (O&I-1), which allows for some types of commercial development including banks, salons & offices. Whereas, the proposed zoning of Residential-10 generally only allows for residential development, with a cap of 10 dwelling units per acre. Your neighborhood was developed under the O&I-1 category as residential is allowed to be developed under that category. The proposed zoning intends to protect the residential character of your neighborhood by more closely reflecting how it was constructed.	Northwest	
WEB-11202		3937 WESTERN BLVD	NB & R-6 w/SRPOD	NX-3 w/SRPOD	Agree with Proposed Zoning	Thank you, this makes much more sense.		Thank you for taking the time to let us know you agree with what we're proposing.	West	
WEB-9281-11522		3607 FALLS RIVER AVE	R-4 w/ PDD & UWPOD	PD w/UWPOD	General Comment	The Future Land Use Map shows the Shoppes at Bedford area as Neighborhood Mixed Use and not PD		Areas that currently have a Planned Development Conditional Use Overlay District (PDD) are all being translated to the Planned Development (PD) Special District under the UDO. This is because development of these areas are controlled by Master Plans that are tied to these Planned Developments. You are correct that the Future Land Use designation for this property is Neighborhood Mixed Use. However, the Future Land Use Map is only one factor in determining the proposed zoning. The primary factor is translating existing conditions. Because this property currently lies within the Falls River Master Plan (as amended on 11/6/2002 by Z-62-2002), the existing PDD is being translated directly to the PD base district which replaces the PDD in the UDO. You will receive a copy of this master plan and the referenced amendment at the email address you've provided.	North	
WEB-11538		401 N Harrington Street	IND-2 with DOD	DX-12-SH	Agree with Proposed Zoning	Condo Owner @ West Bldg. (400 W. North St.,Unit 1406) It appears the city has done a thoughtful job on the rezoning. You have my provisional support. Good luck.		Thank you for taking the time to let us know you agree with what we're proposing.	North Central	
WEB-11842		9801 Brier Creek Parkway	CUD O&I-2	OX-3-PK-CU	Comment about Proposed Zoning District	The area across the street from the elementary school on brier creek parkway between alm and globe marked in red CX would be better zoned as NX or something less dense. CX is not appropriate here as it abuts houses and apartments without a buffer.		Emailed inquirer and described rationale for CX-3-PK zoning (existing zoning is TD and FLUM is Regional Mixed Use). Also mentioned requirement of development under UDO to incoporate transitions on their property when abutting single family zoning. NOTE: address and marker on the web tool are not the location of the properties described by inquirer.	Northwest	73
WEB-11843		10594 Sporting Club Drive	CUD TD	NX-3-PK	Comment about Proposed Zoning District	This zone is within walking distance of my house. As such the NX code reflects this. But given this is in a residential area, exactly which "commercial" entities can use this lot seems very vague. Seems it could be any retail or service use. If the zone is designed for businesses that serve clients within "walking distance", I'd argue that the business should predominantly serve people that walk to it and not increase motorized traffic to the neighborhood. The "code" provides insight in terms of building dimensions, but I'm not seeing anything in terms of noise, storage of hazardous materials or impact on traffic - 3 of the most pressing concerns of anyone living in a residential area. What assurances can be given to protect against these 3 concerns?		Informed inquirer that primary remapping guidance has been provided by existing zoning and land use. Noise is addressed in several parts of UDO, as well as Chapter 12 of Code; hazardous materials regulated by multiple levels of government, and traffic impacts dependent on several factors.	Northwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-12162		909 Rock Quarry Road	R-10	R-10	Comment about Proposed Zoning District	I do not understand why this one small piece of land is not included in CUD O&I like all the property around it. This property has never been used as anything but an office and this goes back to when E.I. du Pont de Nemours purchased 126.4 acres in 1927 for a storage area for explosives. William Henry Nordan was a magazine keeper for du Pont and had an office sitting on the portion now know as 909 Rock Quarry Rd. On May 29, 1951 J.W. Nordan purchased the 1.06 acres from du Pont and maintained an office for Nordan Transportation Company until the business was sold a few years back. I believe the R-10 designation is not good for this parcel as it would be a bad location for residential sitting at a major intersection of 5 lanes in every direction and all other property zoned for office and industrial use. Please review this I has been a real issue for renting as it is so limited in the R-10 code for a business of any kind		This parcel is currently zoned R-10 (limited to no more than 10 dwelling units per acre). The city-initiated rezoning is not recommending any changes to residential districts, including R-10 districts. For this reason, no change in zoning is being recommended for this property.	South Central	74
WEB-12482		6016 Windham Drive	R-4	R-4	General Comment	need more information on the proposed zoning		The current zoning for your property is R-4 and no change is proposed. You were likely notified due to the property directly across Six Forks Road from you. The current zoning there is O&I-3 and the proposed zoning is OX-3. See the O&I-3 to OX- comparison sheet for more information at: http://www.raleighnc.gov/content/PlanDev/Documents/Zoning/UDO/ZoningComparisonOandI-3toOX.pdf	North	
WEB-12483		5144 Twelvepole Drive	CUD TD	RX-3-PK	General Comment	Need more information on the proposed zoning		Emailed citizen about zoning proposal. Current use is townhomes, and gave information about the current TD zoning and the proposed RX zoning.	Forestville	
WEB-12484		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	I oppose the rezoning. There are 2 Harris Teeters, 2 Food Lions and a Whole Foods close by. We don't need to build another shopping center for Publix there's an empty spot where Krogers was in Wakefield . There are accidents at the intersection of Falls and Dunn frequently . The traffic is bad already and to add to it would make it worse !		As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-12485		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Zoning mismatch and the disconnect between UDO remapping and Comprehensive Plan must be fixed to protect homes adjacent to the proposed development on this property.	WEB-12802, WEB-12803	As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-12802		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	This parcel is part of Rezoning Request Z-1-14 and the remapping will make it possible for developer to build larger scale and intensity adjacent to our neighborhood homes because the UDO does not define the intent of the Comprehensive Plan.	WEB-12485, WEB-12803	As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-12803		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	The vagueness of the UDO would allow the proposed remapping on this parcel to give developers free rein to destroy the intent of the Comprehensive Plan in the adjacent neighborhood.	WEB-12485, WEB-12802	As part of the City-initiated remapping process, the parcels at the southeast intersection of Dunn and Falls of Neuse Roads are proposed to be rezoned from Buffer Commercial Conditional Use District (BC CUD) to Neighborhood Mixed Use-3 story-Conditional Use (NX-3-CU). NX-3 comes closest to matching the use and height permitted by BC CUD. Conditions that currently govern development are proposed to remain. As part of the same City-initiated remapping process, the properties immediately south, at Falls of Neuse and Whittington Drive, are proposed to be zoned Planned Development (PD) and remain subject to all relevant provisions of the Falls River master plan. There is an active privately-initiated zoning request, Z-1-14, in this area. This case has not yet been scheduled for review by the Planning Commission. You can sign up for notice about this zoning request by clicking 'Subscriptions' at www.RaleighNC.gov and choosing Planning Commission and City Council.	North	
WEB-13122		9715 Blackwell Drive	CUD TD	R-10-CU	Agree with Proposed Zoning	I have no issue with rezoning this area. However parking is a major issue in this area and while I don't know how much power the city has once a developer has been given permission to build, if you could keep an eye on the plans and suggest they give proper parking allocation a serious look when making their plans, that would probably help out future developments.		Emailed citizen and offered more information on parking standards and explained process of development plans meeting parking requirements. Will follow up if more info is needed.	Northwest	
WEB-13442		8311 Deckbar Place	CUD NB	RX-3-CU	Comment about Proposed Zoning District	The area along Barefoot Industrial that runs parallel to Deckbar Place is currently zoned as the same as my house. The proposal is to change that small piece of land to commercial (CX-3-CU). DO NOT DO THIS!!!! The truck noise is already very bad to the point where I cannot open my windows. NO NO RE-ZONING, PLEASE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!		For the most part, the allowed uses on this parcel are not changed by the proposed rezoning; conditions carried forward. Property owned by Glenwood Crossing Homeowners Association Inc. If there are covenants held by the homeowners association that further restrict the use of this property they would be able to provide you with additional information. Provided HOA mailing address.	Northwest	75
WEB-13443		2300 Laurel Valley Way	R-10 w/ PDD	PD	Comment about Proposed Zoning District	This new zone boundary goes through the middle of our home, literally. It appears half of our property is being rezoned. What does that mean, will our home be split by two different zones? We are really confused about what the rezoning is meant to accomplish and how it impacts us.		Property will be split zoned R-10 and PD (Hedingham). Emailed inquirer and explained that R-10 is not being touched as part of rezoning process. Also explained that the Hedingham PDD is being rezoned to a PD district and that development regulations would not change.	Northeast	
WEB-13762		2500 DOVER FARM RD	R-1 w/ SWPOD	R-1 w/ SWPOD	Existing Land Use/Proposed Zoning Mismatch	This is a working farm. Just saying it!		This property has been zoned Residential-1 since it was brought into Raleigh's Extraterritorial Jurisdiction in 1981. Residential-1 zoned properties are not considered for change during this process.	West	
WEB-14082		4068 Barton Park Place	O&I-1	R-10	Agree with Proposed Zoning	This proposed change makes good sense to me. I didn't know that we were currently zoned for offices and institutions, so switching to residential is the correct change to make. I agree with this proposed zoning. Thanks!		Thank you for taking the time to let us know you agree with what we're proposing.	Northwest	
WEB-14402		7324 CAPITAL BLVD	IND-1	IH	Comment about Proposed Zoning District	I have a general concern about the rezoning of this area, from 7308 through 7324 Capital Blvd from IND-1 to IH. The description of IH includes the storage of toxic waste and could have heavy pollution in an area that includes several housing areas (one of which is where I live), and a daycare where my four year old is currently attending. I don't feel like this is the best use of the space located right next to a heavily residential area. Pretty much anything besides IH would be appropriate.		Emailed inquirer and told him that in order for existing uses to continue and not create a non-conformity, IH would be needed for the parcels. Also infomed him that we would forward his concerns to the Planning Commission for its review.	Forestville	76

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-14722		5712 CORBON CREST LN	CUD R-15	RX-3-CU	Agree with Proposed Zoning	I would like to see if this property zoning changed.		Informed inquirer that primary remapping guidance has been provided by existing zoning and land use; those being proposed are intended to reflect current circumstances. Existing zoning conditions continue in effect.	Northwest	
WEB-15042		1316 DIEHL ST	R-6	R-6	General Comment	As I understand it, my property at 1316 Diehl Street is not to be rezoned; however, property at 1304 Anapolis Drive backing up to Diehl Street is to be rezoned from O&I-1 to OX-3. in a quick review of online zoning handbook, I could not find a description of the OX-3 category. Could you please indicate where we might learn more about that. Also, on the proposed maps, solid black lines in front of both Diehl Street and Williamson Street have been removed. Is this a buffer that is to be removed as part of the rezoning? If so, how do we get more information on the removal of that buffer? Finally, a general comment--the Street connecting Diehl and Williamson is shown as Allison although that street has been known and identified by street signage as Martel Street for a number of years. Thank you.		Emailed citizen and provided more information on the proposed zoning change to his adjacent property, and offered to speak with him on the phone to determine more on the potential buffer.	Hillsborough	
WEB-15362		3000 S WILMINGTON ST	IND-1	IX-3	Comment about Proposed Zoning District	This area is immediately adjacent to Renaissance Park and should not be zoned Industrial. This could result in undesirable businesses adjacent to the neighborhood. Isn't there another zoning more appropriate?		This property is currently zoned IND-1; IX-3 is a logical translation of existing rights in the Unified Development Ordinance for this parcel and four others nearby. Also, there is a billboard on one of the adjacent parcels.	Southwest	77
WEB-15363		407 CHAPANOKE RD	IND-1	CX-3-PL	Comment about Proposed Zoning District	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
WEB-15364		3551 GRENELLE ST	CUD SC	CX-3-PL-CU	Comment about Proposed Zoning District	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	This property is currently zoned CUD SC: CX-3-PL-CU is a logical translation of existing right in the Unified Development Ordinance for this parcel. Also, this area is designated as Community Mixed Use on the Future Land Use Map.	Southwest	24
WEB-15365		3210 S WILMINGTON ST	IND-1	CX-3-PL	Agree with Proposed Zoning	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance.	Southwest	24
WEB-15378		3210 S WILMINGTON ST	IND-1	CX-3-PL	Comment about Proposed Zoning District	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance.	Southwest	24
WEB-15682		3400 OLYMPIA DR	IND-1	CX-3-PL	Comment about Proposed Zoning District	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance.	Southwest	24
WEB-15683		420 CHAPANOKE RD	IND-1	CX-3-PL	Comment about Proposed Zoning District	This area is immediately adjacent to the Renaissance Park neighborhood - due to noise and size it would be a better fit in the Neighborhood Mixed Use category in my opinion.	GEN-0098	Staff agrees that the proposed rezoning for this parcel merits further discussion this parcel will be highlighted to the Planning Commission as one that requires discussion. (7/11/14)	Southwest	78
WEB-15684		407 Chapanoke Road	IND-1	CX-3-PL	Comment about Proposed Zoning District	This should be zoned as neighborhood mixed use (NX) because of the proximity to Renaissance Park.	GEN-0098	Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
WEB-15685		407 Chapanoke Road	IND-1	CX-3-PL	Comment about Proposed Zoning District	Please rezone this area NX.	GEN-0098	The proposed zoning is Commercial Mixed Use - 3 story height - Parking Limited frontage (CX-3-PL). The base district, CX-, provides for a variety of residential, retail, service, and commercial uses. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work opportunities and mixed use development. The 3 story height designation limits buildings to a 3 story/50 foot height maximum. Parking Limited frontage is intended for areas where access to buildings by automobile is desired, while maintaining some level of walkability. Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-15379		407 Chapanoke Road	IND-1	CX-3-PL	Comment about Proposed Zoning District	As a resident of Renaissance Park, I would like to see this area rezoned as NX and not the CX. Consideration should be given to the size of our neighborhood and the amount of residents affected by the shopping center. THANK YOU!	GEN-0098	The proposed zoning is Commercial Mixed Use - 3 story height - Parking Limited frontage (CX-3-PL). The base district, CX-, provides for a variety of residential, retail, service, and commercial uses. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work opportunities and mixed use development. The 3 story height designation limits buildings to a 3 story/50 foot height maximum. Parking Limited frontage is intended for areas where access to buildings by automobile is desired, while maintaining some level of walkability. Given the current use of the site and the designation on the Future Land Use Map of Community Mixed Use, the CX- base district is the most appropriate district definition in the Unified Development Ordinance. Furthermore, this parcel is 14.23 acres in size and therefore exceeds the allowable maximum area of 10 acres in Neighborhood Mixed Use (NX-).	Southwest	24
WEB-16002		7214 Terregles Drive	CUD O&I-1	OX-3-CU	General Comment	who do we have to petition to propose annexation into Wake county? all of our services are through city of Raleigh.		Emailed citizen and provided more information on the annexation agreement areas, etc. For further details referred citizen to our annexation section.	Northwest	
WEB-15366		211 PARK AVE	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure my partner and I purchased under SP R-30 zoning. The current density of our properties (207 and 211 park) is 26 units/acre. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.		Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79
WEB-15367		219 PARK AVE	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure with densities over 10 units/acre. I'm making this comment based on conversations I've had with owners on the block that have not voiced their opinion through this portal. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.	WEB-15366	Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79
WEB-15368		213 PARK AVE	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure with densities over 10 units/acre. I'm making this comment based on conversations I've had with owners on the block that have not voiced their opinion through this portal. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.	WEB-15366	Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79

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WEB-16322		207 PARK AVE	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure my partner and I purchased under SP R-30 zoning. The current density of our properties (207 and 211 park) is 26 units/acre. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.	WEB-15366	Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79
WEB-16323		216 DEXTER PL	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure with densities over 10 units/acre. I'm making this comment based on conversations I've had with other owners on the block that have not voiced their opinion through this portal. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.	WEB-15366	Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79
WEB-16338		206 ASHE AVE	SP R-30 w/SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	This property is currently a multi-family structure with densities over 10 units/acre. I'm making this comment based on conversations I've had with owners on the block that have not voiced their opinion through this portal. It seems that avoiding spot-zoning is the primary reason these properties have been zoned R-10, however this block represents a special case as 6 of the 12 properties in have densities 10 units/acre, along with multi-family properties in the blocks north, south, and west of this block. The multi-family properties in this area serve a diverse array of individuals who bike and use transit, as well as students who walk to NC State. We respectfully request that these properties be zoned RX-3 consistent with their existing use and nearby properties. Doing so will preserve their long term stability as dense, affordable, diverse residential housing.	WEB-15366	Emailed inquirer and let him know we will be recommending that the Planning Commission dedicate further study to the SP R-30 areas during the Commissions review. Also offered for Staff to meet with the neighborhood again if it so chooses.	Hillsborough	79
WEB-16642		5732 Westgate Road	CUD IND-1 w/AOD	IH-CU w/AOD	Comment about Proposed Zoning District	The AOD was removed from this parcel in Zoning Case Z-10-12 (Ord. No. (2012) 85ZC674). It should not be reflected in the Current or Proposed Zoning of the parcel.	GEN-0038	You are correct that the adopting ordinance for Zoning Case Z-10-12 called for the removal of the AOD in this location. Staff agrees that this is an error with the map that should be fixed. While the map is up for public comment, it is essentially frozen, aside from City Council approved rezonings. We will recommend removing the AOD, as called for in ordinance 085ZC674, when the new map is carried forward to Planning Commission in October.	Northwest	80
WEB-17922		726 GASTON ST	SP R-30	R-10	General Comment	Learning		Please let us know if we can be of any assistance.	Five Points	
WEB-18242		2550 Glenwood Avenue	O&I-2	RX-7-PL	Existing Land Use/Proposed Zoning Mismatch	Great mapping tool! Very easy to use and it's nice to see current vs. proposed side-by-side. Currently I am a renting resident of these quaint, older (1953), two-story apartment buildings and I am concerned that the proposed zoning (RX-7-PL) would be incompatible with the neighborhood (golf course, single-family homes, mature trees, etc). I understand this property is valuable per city-data.com, so I am especially concerned that with the new zoning, a developer will purchase this property, tear down the historic register-eligible units, and build something incongruous in its place, like a high-end condo/apartment building with retail amenities that require parking and encourage driving. Interestingly, these apartment are priced very affordably in an area where this is unheard of, and changes in zoning could eliminate this needed affordable housing. It is for these reasons that I consider this proposed land use/zoning change to be mismatched. Thank you for reading/responding!		Emailed asking if she wants to request a zoning category other than the one on the draft rezoning map. In a follow-up email she asked that the zoning on the property not be changed. RA - Apologies for the delay in further follow-up. We received your request that the zoning for this property not be changed. However, as this property exists in a zoning designation that no longer exists in the new development code, it must be changed to a district in our new development code. As well, given that a site plan for a new development has already been approved for this property under the existing zoning, which fits in well with the zoning proposed for the property, staff cannot support your request. However, it will be forwarded to the Planning Commission for further consideration upon the closing of the public comment period, which ends September 30th.	Glenwood	81
WEB-18562		908 E DAVIE ST	R-20	R-10	Comment about Proposed Zoning District	This area should be switch to higher density if you keep approving 6 story apartment buildings in the major areas. We are wasting all the available land with tiny buildings designed to give a quick profit to developers.		Emailed inquirer and provided rationale for choice of R-10 in the vicinity of the subject parcel. Mentioned Staff felt it was important to respect the existing context of the primarily single-family neighborhood in the area.	South Central	

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WEB-18882		1000 SHEETBEND LN	R-10 w/ SRPOD	R-10 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	Map boundary appears to be incorrect. The existing R-6 zoning area should cover all of the Lake Johnson Harbor subdivision.		It is outside the scope of this process to change any boundaries of the zoning districts in this area. The UDO rezoning process is focused primarily on remapping commercial properties, whose zoning district options changed with the adoption of the Unified Development Ordinance (UDO). As Residential-6 (R-6), Residential-10 (R-10), & Conservation Management (CM) were all carried forward from our old development code to the new UDO, these are not being changed. In addition, it appears this area was intentionally mapped this way in the 80s, prior to the subdivision of land for the development of the Lake Johnson Harbor subdivision.	West	
WEB-19202		11118 Emerald Creek Drive	CUD TD	R-6	General Comment	Residential 6 doesn't look to be a change. Have I missed something?		As a matter of fact, this property is proposed to be changed. Currently, it falls into an old zoning category called Thoroughfare District (which currently covers most of the Brier Creek area). This zoning district allows for a wide variety of uses, including retail, office, and/or residential uses. As we are removing Thoroughfare District from the current zoning map, we have sought to select a zoning category that is more compatible with what has been constructed in the area. As a result, our proposal shows Residential-6 zoning along the entire east side of Emerald Creek Drive, including this property. This creates a consistent zoning designation for all of Regency at Brier Creek.	Northwest	
WEB-19522		3709 SOUTHAMPTON CT	R-6	R-6	General Comment	WHAT THE HECK DOES YELLOW MEAN? AND GRAY??? This map tells me NOTHING!		The zoning of this property is not proposed to change in any way. As far as the colors, in general, yellows/oranges indicate Residential, purples indicate Industrial, reds indicate Commercial, and blues indicate Office. The reason that we have not included a legend is that if you zoom in to a particular color, codes will appear representing what those colors indicate. Additionally, if you click on any of them, you will receive a description of what they mean. Because there are many different colors (24 on the existing map and 18 on the proposed map), we decided that a legend would interfere with the information we are trying to convey, which is related to the codes and the descriptive text that appears below the maps with each click.	Atlantic	
WEB-19842		3709 SOUTHAMPTON CT	R-6	R-6	General Comment	WHAT THE HECK DOES YELLOW MEAN? AND GRAY??? This map tells me NOTHING!		The zoning of this property is not proposed to change in any way. As far as the colors, in general, yellows/oranges indicate Residential, purples indicate Industrial, reds indicate Commercial, and blues indicate Office. The reason that we have not included a legend is that if you zoom in to a particular color, codes will appear representing what those colors indicate. Additionally, if you click on any of them, you will receive a description of what they mean. Because there are many different colors (24 on the existing map and 18 on the proposed map), we decided that a legend would interfere with the information we are trying to convey, which is related to the codes and the descriptive text that appears below the maps with each click.	Atlantic	
WEB-20162		3600 Windemere Place	R-1 w/NCOD	R-1 w/NCOD	Comment about Proposed Zoning District	Residents expressed their concerns that Focroft's NCOD, that includes minimum of 2.5 acres to create a new lot, will be replaced with R1, 1 lot per acre. What assurrances does the city give to them that R1 infill will not happen?		The Foxcroft Neighborhood Conservation Overlay District (NCOD) is not proposed to change in any way. The NCOD standards will still control and can be found here: http://www.raleighnc.gov/content/extra/Books/PlanDev/UnifiedDevelopmentOrdinance/#117 "a. Minimum lot size: 108,900 square feet. b. Minimum lot width: 200 feet as measured at the required front yard setback. c. Front yard setback: Minimum of 50 feet. d. Side yard setback: Minimum of 40 feet. e. Rear yard setback: Minimum of 40 feet. f. Setbacks for accessory structures: Side and rear yard setbacks for accessory structures shall be a minimum of 20 feet. g. Maximum building height: 40 feet for the principal building and 25 feet for accessory structures."	Northeast	
WEB-20178		704 GLENWOOD AVE	SP R-30 & NB	R-10	Existing Land Use/Proposed Zoning Mismatch	We presently run a small business at 704 Glenwood Avenue. The lot is presently split, half SP R-30 and half NB. The proposed rezoning is R-10 for the entire lot. As the adjacent property is also a business and its proposed zoning is NX, we would expect to be zoned NX or to maintain our split-zoning, so as to not necessitate a relocation of the business. Please advise. Thanks		Emailed inquirer and provided rationale for the choice of R-10. Mentioned I would bring her request to the review team and get back with her shortly. Asked her if the property was just used as a business or both business and residence. She said both. Having Eric Hodge research home occupation or limited home business permit for property. 8/18/14 BW left vm with call back info and noted issue would be forwarded to PC for consideration.	Five Points	82
WEB-20482		1625 Navaho Drive	IND-1 w/SHOD-2	IX-3 w/SHOD-2	Comment about Proposed Zoning District	This property is not near any residential zoned property and is adjacent to the proposed light rail station. The property is also buffered by a rail corridor and the Beltline. There is no better place to have a higher building height limit. The property is set back from the beltline and has a SHOD across the front. I feel that this and the adjacent property that I own should have a higher zoning for these reasons. This property and the adjacent tract I own to the east as well as the tract to the west makeup nearly an entire block that should be converted to a much higher use.	WEB-20498; GEN-0314	Emailed and asked for clarity on his request, including what building height he requests and whether he is requesting a different base zoning district. See GEN-0314; Update (9/26/14) - Property owner requests IX-5 w/ SHOD-2. Taking request to 9/30/14 Staff Review Team meeting.	Atlantic	83

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WEB-20498		0 NAVAHO DR	IND-1 w/SHOD-2	IX-3 w/SHOD-2	Comment about Proposed Zoning District	I own this property and the property adjacent to it to the west. These properties should be zoned to a higher use to encourage development of uses that will increase ridership of the proposed light rail adjacent to it. The fact that a light rail station is proposed adjacent further argues for a higher zoning. The other contributing reason for a higher zoning is that the entire city block is owned by only three people and the buildings on these properties are older metal buildings. This means that the entire 40 acre tract located adjacent to the Beltline and in the Midtown area lends itself to redevelopment at a much higher zoning.	WEB-20482: GEN-0314	Emailed and asked for clarity on his request, including what building height he requests and whether he is requesting a different base zoning district. See GEN-0314; Update (9/26/14) - property owner requests IX-5 w/ SHOD-2. Taking request to 9/30/14 Staff Review Team meeting.	Atlantic	83
WEB-20179		7222 Terregles Drive	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	I disagree with the proposed zoning change. This is a neighborhood with plenty of retail in less than a few miles. We moved here to be near the city yet still in the country. I believe the zoning should be changed to R-4 Residential only.		Emailed and gave her rationale for Staff's choice of OX-3-CU.	Northwest	84
WEB-20499		1938 S WILMINGTON ST	IND-2	IH	Comment about Proposed Zoning District	This property directly abuts a community park and a residential area. Heavy Industrial use is not compatible with the surrounding zoning of R-6 & R-10. Use of the property for "industrial waste" is also hazardous so close to areas where people live and children play. Please reconsider a lower zoning that would be more restrictive. Thank you.		Outside staff purview; will be presented to PC	Southwest	85
WEB-20163		3107 Hillsborough Street	NB w/SRPOD	NX-3-UG w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which, together with adjoining parcels at 3105 and 3101 Hillsborough Street, are currently utilized as the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company engaged in software design, research and development, and general office uses. The proposed NX-3 zoning is inconsistent with these uses (e.g. research and development is not allowed in the NX district). Given the current uses of the property and the height of new development in the immediate area, it is submitted that CX-5 is a more appropriate zoning for this parcel and the other parcels comprising the Lulu facility. The proposed Frontage and overlay are appropriate.	WEB-20802; WEB-20818	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20802		3105 Hillsborough Street	NB & IND-2 w/SRPOD	NX-3-UG w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which, together with adjoining parcels at 3107 and 3101 Hillsborough Street, are currently utilized as the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company engaged in software design, research and development, and general office uses. The proposed NX-3 zoning is inconsistent with these uses (e.g. research and development is not allowed in the NX district). Given the current uses of the property and the height of new development in the immediate area, it is submitted that CX-5 is a more appropriate zoning for this parcel and the other parcels comprising the Lulu facility. The proposed Frontage and overlay are appropriate.	WEB-20163	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20818		3101 Hillsborough Street	NB & IND-2 w/SRPOD	NX-3-UG w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which, together with adjoining parcels at 3105 and 3107 Hillsborough Street, are currently utilized as the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company engaged in software design, research and development, and general office uses. The proposed NX-3 zoning is inconsistent with these uses (e.g. research and development is not allowed in the NX district). Given the current uses of the property and the height of new development in the immediate area, it is submitted that CX-5 is a more appropriate zoning for this parcel and the other parcels comprising the Lulu facility. The proposed Frontage and overlay are appropriate.	WEB-20163	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20803		1108 DRESSER CT	O&I-3	OX-3	Existing Land Use/Proposed Zoning Mismatch	This was the first O&I 3 zoned property in Raleigh. The O&I 3 zoning request (1973) was agreed to by the adjacent residential neighbors because it promised an acceptable transition from residential to commercial use. Also, there is an existing land use agreement (Book 2182 Page 215-223) signed by both parties. OX-3 is NOT an acceptable replacement for O&I 3. The property is currently developed according to O&I 3 and the adjoining residential neighbors would prefer it to stay that way.	GEN-0187	Returned call and let him know the Re-mapping oversight group would be meeting to discuss the issue and get back to him	Midtown	28

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WEB-20164		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Remapping should align as close as possible to current zoning uses. Buffer Commercial has square footage restrictions of 3k sq ft/ floor per premise for office & retail structures; excludes fuel sales; excludes drive-thru or drive-in facilities. The Remapping Guidance Document lists OX as one of the proposed districts for mapping to from BC. OX maintains square footage restrictions & expands them from 3k to 4k sq ft to provide greater entitlement but not unlimited as in NX. OX also allows retail sales & personal services that would serve the offices in the development & the surrounding neighborhood. BC restrictions on fuel sales & drive-in or drive-thru facilities are maintained in OX. The proposed remapping of these properties to NX eliminates all of the current restrictions & expands greatly on the current uses. This is clearly not in keeping with the city's stated goal of mapping properties to the most closely aligned new zoning district. This property should be remapped to OX.	WEB-20165	As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be.	North	30
WEB-20165		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Remapping should align as close as possible to current zoning uses. Buffer Commercial has square footage restrictions of 3k sq ft/ floor per premise for office & retail structures; excludes fuel sales; excludes drive-thru or drive-in facilities. The Remapping Guidance Document lists OX as one of the proposed districts for mapping to from BC. OX maintains square footage restrictions & expands them from 3k to 4k sq ft to provide greater entitlement but not unlimited as in NX. OX also allows retail sales & personal services that would serve the offices in the development & the surrounding neighborhood. BC restrictions on fuel sales & drive-in or drive-thru facilities are maintained in OX. The proposed remapping of these properties to NX eliminates all of the current restrictions & expands greatly on the current uses. This is clearly not in keeping with the city's stated goal of mapping properties to the most closely aligned new zoning district. This property should be remapped to OX.	WEB-20164	As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be.	North	30
WEB-20819		1500 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Remapping should align as close as possible to current zoning uses. Buffer Commercial has square footage restrictions of 3k sq ft/ floor per premise for office & retail structures; excludes fuel sales; excludes drive-thru or drive-in facilities. The Remapping Guidance Document lists OX as one of the proposed districts for mapping to from BC. OX maintains square footage restrictions & expands them from 3k to 4k sq ft to provide greater entitlement but not unlimited as in NX. OX also allows retail sales & personal services that would serve the offices in the development & the surrounding neighborhood. BC restrictions on fuel sales & drive-in or drive-thru facilities are maintained in OX. The proposed remapping of these properties to NX eliminates all of the current restrictions & expands greatly on the current uses. This is clearly not in keeping with the city's stated goal of mapping properties to the most closely aligned new zoning district. This property should be remapped to OX-3.	WEB-21122	As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be.	North	30
WEB-21122		1540 Dunn Road	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Existing Land Use/Proposed Zoning Mismatch	Remapping should align as close as possible to current zoning uses. Buffer Commercial has square footage restrictions of 3k sq ft/ floor per premise for office & retail structures; excludes fuel sales; excludes drive-thru or drive-in facilities. The Remapping Guidance Document lists OX as one of the proposed districts for mapping to from BC. OX maintains square footage restrictions & expands them from 3k to 4k sq ft to provide greater entitlement but not unlimited as in NX. OX also allows retail sales & personal services that would serve the offices in the development & the surrounding neighborhood. BC restrictions on fuel sales & drive-in or drive-thru facilities are maintained in OX. The proposed remapping of these properties to NX eliminates all of the current restrictions & expands greatly on the current uses. This is clearly not in keeping with the city's stated goal of mapping properties to the most closely aligned new zoning district. This property should be remapped to OX-3.	WEB-20819	As you are probably aware these properties are part of an active, privately-initiated, rezoning request (Z-1-2014) that also includes parcels to the south, proposing to rezone them to Neighborhood Mixed Use, 3 stories, Conditional Use (NX-3-CU). The public process associated with Z-1-2014 is independent of the City's remapping initiative and takes precedence over the city-wide remapping effort. Should Z-1-2014 be approved by City Council, the city-wide remapping recommendation will become irrelevant, as it will be superseded by the new zoning designation. Should the case be denied by City Council, the recommendation of the city-wide remapping for the area will be evaluated by the Planning Commission and City Council publicly. As part of that process, your comments will be presented to Planning Commission and City Council for consideration as part of their decision making process about what the future zoning of these properties should be.	North	30

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-21442		3112 Stanhope Avenue	IND-2 w/SRPOD	OX-3 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which together with adjoining parcels, is utilized as the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company engaged in software design, research and development, and general office uses. This parcel is currently zoned I-2 and is utilized for parking for Lulu's employees. It also serves, in part, as a driveway providing access to Rosemary Street. In order to be used for these purposes, the parcel must be zoned a district that allows the uses conducted by Lulu. The proposed OX-3 district does not allow all of those uses (e.g. research and development). Given the current zoning and utilization of the parcel, it is submitted that CX-3 is a more appropriate zoning for this parcel.		We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20820		5 ROSEMARY ST	IND-2 w/SRPOD	OX-3 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which is zoned I-2 and comprises a part of the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company currently engaged in software design, research and development, and general office uses. Lulu conducts Light Manufacturing (e.g. printing) at another location, but requires the ability to consolidate all of its operations at its headquarters facility. This parcel was acquired and is being held for Lulu's future expansion. The proposed OX-3 zoning would not allow all of the uses required for the Lulu facility. Given the existing zoning and Lulu's need to accommodate future expansion, it is submitted that CX-3 is a more appropriate zoning for this parcel.	WEB-20163	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20821		7 ROSEMARY ST	IND-2 w/SRPOD	OX-3 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	I am attorney for the owner of this parcel, which is zoned I-2 and comprises a part of the headquarters and primary operating facility of Lulu (Lulu Press, Inc. and Lulu Enterprises, Inc.), a technology company currently engaged in software design, research and development, and general office uses. Lulu conducts Light Manufacturing (e.g. printing) at another location, but requires the ability to consolidate all of its operations at its headquarters facility. This parcel was acquired and is being held for Lulu's future expansion. The proposed OX-3 zoning would not allow all of the uses required for the Lulu facility. Given the existing zoning and Lulu's need to accommodate future expansion, it is submitted that CX-3 is a more appropriate zoning for this parcel.	WEB-20163	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20822		3112 Stanhope Avenue	IND-2 w/SRPOD	OX-3 w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	In a prior post for this parcel, I failed to note that Lulu conducts Light Manufacturing (e.g. printing) at another location, but requires the ability to consolidate all of its operations at its headquarters facility. The proposed OX-3 zoning would not allow all of the uses required for the Lulu facility. CX-3 would allow those uses and is a more appropriate zoning for this parcel.	WEB-20163; WEB-21442	We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height and range of use, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	86
WEB-20823		112 TURNER ST	IND-2 w/SRPOD	NX-3 w/SRPOD	Comment about Proposed Height	The allowed building height of Turner Street (south of the power-line right-of-way) should match or exceed that of Valentine Student Housing (at least 12 floors/150 feet). This is the last piece of adequate-sized contiguous land which could accommodate high-density development in the Hillsborough Street Corridor. Additionally, with adequate building height, its ridgeline elevation would provide excellent views.		We believe that the current staff recommendations for the parcels you inquired about are the best interpretation of existing zoning and development context. While these parcels may be rezoned in the future to allow for greater height, staff believes that those decisions should be made as part of the public process of a privately initiated rezoning. 8/14/14	Wade	87
WEB-21762		106 WAKEFIELD AVE	IND-2 w/SRPOD	RX-3 w/SRPOD	General Comment	I have hopes the city of Raleigh will contribute to the efforts put forth by so many Raleigh citizens to protect the historic stature while improving this neighborhood. I believe the city, as well as the developer, should maintain commitments previously made - this being a true "transition" between single family homes and multi-unit dwellings. A 50 ft. max height for this parcel would immediately create yet another wall surrounding the neighborhood and impact ALL homes on Ashe Ave in which significant personal investments were / are made. We've lost our skyline view, we now continuously hear the buzz of parking garage fans, and now have 20+ units with views into the back of our homes. Please, let's get this right. I strongly believe a 2 story (25 ft) limit would serve as a compromised transition that should satisfy both homeowners and the developer. The single family portion of the neighborhood continues to shrink - let's take one of our last opportunities to grow the community.	GEN-0056	Thank you for your inquiry regarding the property at 106 Wakefield Avenue. The property in question is proposed to be rezoned to Residential Mixed Use with a 3 story height limit (RX-3). The property is currently zoned Industrial-2. It is worth noting that this property is in fact proposed for downzoning from a more intensive zoning district. RX-3 will allow residential uses and limited accessory retail, but will not allow industrial uses (the limited commercial uses permitted in RX-3 would only be allowed on the first floor of a corner unit in an apartment building type located at the intersection of two public streets, which this parcel cannot satisfy). 3 stories is the minimum height limit under the new zoning code. There are also neighborhood transition requirements when development on a property that is zoned mixed use is adjacent to vacant or residential properties zoned R-10.	Hillsborough	88

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WEB-22402		612 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	I own a condominium in the building next door at 618 N Boylan have a very strong concern about this property being allowed to be developed to a height of 75 feet. If a building were allowed to ascend to that height, many units in the building will have their east facing windows looking directly into the property next door. In addition, a new building of this height would also remove all privacy to our adjacent pool deck. What assurance is their in this new code that we would not have our property values damaged by a possible building of that height. While all of the properties that abut the east side of our building could be subject to a new 75 tall structure, this one specifically causes me the most heartburn for the value of all of our properties. We still suffer the property value consequences of the city agreeing to the suburban model McDonald's to our West without having to worry about what being boxed in to our east would cause.		This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans. We're unaware of any property value consequences you may have suffered as a result of the McDonald's to the West of The Paramount; though it was rebuilt in 2008, the McDonald's has been there since at least the 1980s.	Hillsborough	55
WEB-22403		610 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a property owner at the adjacent property: 618 N Boylan Ave., I have serious concern about a possible 75 ft building extending over our pool deck and removing associated privacy with an immediately adjacent building extending above it. While I understand that living in the city does not assure the sort of privacy one may have in the suburbs, I don't think it's unreasonable to expect that our existing building and pool deck could be afforded the courtesy of having immediately adjacent buildings not extend above it.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22404		601 W PEACE ST	NB w/PBOD	DX-3-SH	Comment about Proposed Height	As a property owner at the adjacent property: 618 N Boylan Ave., I have serious concern about a possible 75 ft building extending over our pool deck and removing associated privacy with an immediately adjacent building extending above it. While I understand that living in the city does not assure the sort of privacy one may have in the suburbs, I don't think it's unreasonable to expect that our existing building and pool deck could be afforded the courtesy of having immediately adjacent buildings not extend above it.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 3 - Shopfront (SH). This site is part of the Glenwood South Streetscape and Parking Plan completed in 2000. Guidance from this plan document for this site recommends a building height of up to 40 feet along Peace Street and up to 80 feet along Glenwood Ave, depending on the mix of uses in the building. The proposed three story limit caps building height at 50 feet. For areas of the city where small area plans have been completed, such as the Glenwood South Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22405		609 GLENWOOD AVE	NB w/PBOD	DX-7-SH	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am pleased that the zoning comments for the properties to our west include a comment about heights of buildings to be compatible with adjacent housing. However, I am dismayed that such a comment is absent for all the immediately adjacent properties to our east. This sort of language needs to be included for this property and all adjacent properties abutting 618 N. Boylan Ave.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 7 - Shopfront (SH). This site is part of the Glenwood South Streetscape and Parking Plan completed in 2000. Guidance from this plan document for this site recommends a building height of up to 80 feet along Glenwood Ave, depending on the mix of uses in the building. The proposed seven story limit caps building height at 90 feet. For areas of the city where small area plans have been completed, such as the Glenwood South Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans. Here, additional consideration was given to existing context; as this property, along with 603, 605 & 607, fronts on Glenwood Avenue where nearby buildings exceed 5 stories, they were mapped for 7 stories.	Hillsborough	55
WEB-22406		608 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am pleased that the zoning comments for the properties to our west include a comment about heights of buildings to be compatible with adjacent housing. However, I am dismayed that such a comment is absent for all the immediately adjacent properties to our east. This sort of language needs to be included for this property and all adjacent properties abutting 618 N. Boylan Ave.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22418		612 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am pleased that the zoning comments for the properties to our west include a comment about heights of buildings to be compatible with adjacent housing. However, I am dismayed that such a comment is absent for all the immediately adjacent properties to our east. This sort of language needs to be included for this property and all adjacent properties abutting 618 N. Boylan Ave.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55

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WEB-22419		610 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am pleased that the zoning comments for the properties to our west include a comment about heights of buildings to be compatible with adjacent housing. However, I am dismayed that such a comment is absent for all the immediately adjacent properties to our east. This sort of language needs to be included for this property and all adjacent properties abutting 618 N. Boylan Ave.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22434		601 W PEACE ST	NB w/PBOD	DX-3-SH	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am pleased that the zoning comments for the properties to our west include a comment about heights of buildings to be compatible with adjacent housing. However, I am dismayed that such a comment is absent for all the immediately adjacent properties to our east. This sort of language needs to be included for this property and all adjacent properties abutting 618 N. Boylan Ave.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 3 - Shopfront (SH). This site is part of the Glenwood South Streetscape and Parking Plan completed in 2000. Guidance from this plan document for this site recommends a building height of up to 40 feet along Peace Street and up to 80 feet along Glenwood Ave, depending on the mix of uses in the building. The proposed three story limit caps building height at 50 feet. For areas of the city where small area plans have been completed, such as the Glenwood South Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22722		608 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a property owner at the adjacent property: 618 N Boylan Ave., I have serious concern about a possible 75 ft building extending over our pool deck and removing associated privacy with an immediately adjacent building extending above it. While I understand that living in the city does not assure the sort of privacy one may have in the suburbs, I don't think it's unreasonable to expect that our existing building and pool deck could be afforded the courtesy of having immediately adjacent buildings not extend above it.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 5. This site is part of the Peace Streetscape and Parking Plan completed in 2005. Guidance from this plan document for this site recommends a building height of up to 80 feet, depending on the mix of uses in the building. The proposed five story limit caps building height at 75 feet. For areas of the city where small area plans have been completed, such as the Peace Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans.	Hillsborough	55
WEB-22723		609 GLENWOOD AVE	NB w/PBOD	DX-7-SH	Comment about Proposed Height	As a property owner at the adjacent property: 618 N Boylan Ave., I have serious concern about a possible 75 ft building extending over our pool deck and removing associated privacy with an immediately adjacent building extending above it. While I understand that living in the city does not assure the sort of privacy one may have in the suburbs, I don't think it's unreasonable to expect that our existing building and pool deck could be afforded the courtesy of having immediately adjacent buildings not extend above it.	WEB-22402	This property is proposed to be rezoned to Downtown Mixed Use (DX) - 7 - Shopfront (SH). This site is part of the Glenwood South Streetscape and Parking Plan completed in 2000. Guidance from this plan document for this site recommends a building height of up to 80 feet along Glenwood Ave, depending on the mix of uses in the building. The proposed seven story limit caps building height at 90 feet. For areas of the city where small area plans have been completed, such as the Glenwood South Streetscape and Parking Plan, the proposed remapping recommendations reflect guidance provided in the small area plans. Here, additional consideration was given to existing context; as this property, along with 603, 605 & 607, fronts on Glenwood Avenue where nearby buildings exceed 5 stories, they were mapped for 7 stories.	Hillsborough	55
WEB-23042		737 West Hargett Street	IND-2 w/SRPOD & DOD	DX-5-UL w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	No bars, nightclubs, etc... on the 700 block of West Hargett (please). I live in the 150 St. Mary's development on the north side of the 700 block of W. Hargett. My corner/end-unit townhouse (address 131 Fenner Lane) runs parallel and is directly on the 700 block of W. Hargett I am concerned about the proposed change to the south side of the 700 block of West Hargett which includes bars, nightclubs, etc... Many of my neighbors are concerned too. Thank you	GEN-0294	Sent email that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14.	Hillsborough	34
WEB-23362		2907 Wake Forest Road	NB & R-4	CX-3-PL & R-4	Comment about Proposed Zoning District	This property has split zoning and the proposed map shows that the property would keep split zoning. The COR should remove this split zoning and zone the entire parcel the new proposed zoning (CX-3-PL) and remove a split zoned property.	GEN-0299	Discussed by phone that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14.	Midtown	35
WEB-23378		407 E SIX FORKS RD	NB & R-4	CX-3-PL & R-4	Comment about Proposed Zoning District	This property has split zoning and the proposed map shows that the property would keep split zoning. The COR should remove this split zoning and zone the entire parcel the new proposed zoning (CX-3-PL) and remove a split zoned property.	GEN-0298	Discussed by phone that item will go to review team at meeting scheduled for 8/13/2014; will follow up after that. Followed up by email 8/14.	Midtown	35
WEB-23682		1108 DRESSER CT	O&I-3	OX-3	Existing Land Use/Proposed Zoning Mismatch	The comment previously submitted for this address was meant to apply to the entire parcel previously zoned as O&I3. At the time I submitted the comment it seemed like it was necessary to provide an address for the comment, so I arbitrarily chose this address. I am sorry if this caused confusion.	WEB-20803	We believe that the questions you raise merit discussion at a future meeting of the Planning Commission. That forum would provide an opportunity to engage all affected property owners in the discussion. The public comment period for the remapping process will remain open until September 30, subsequently the remapping recommendations and all comments will be forwarded to the Planning Commission for their review beginning October 14. Your comments will be presented to the Commission for their consideration. Notification of how to find out when the Planning Commission will consider this issue will be sent out at the beginning of October.	Midtown	28

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WEB-24322		120 North Boylan Avenue	O&I-1 w/NCOD	OX-3-DE w/NCOD	Existing Land Use/Proposed Zoning Mismatch	Presently, the NCOD places restrictions on the redevelopment of our property; however the NCOD does not solely make the present use of the structure and property non-conforming. The present structure is a general building type. DE will only allow the following: detached/attached house, townhouse, apartment house, civic building and open lot. Second, the parking areas that serve our structures are located to the side of the structure between the structure and the street. The new zoning will make this non-conforming. Last, buildings facing the 100 block of N. Boylan are presently being used as office and/or low-intensity commercial. Only 2 of these structures are used for residential purposes. The structures located within The Wooten Company campus are solely used as office. The imposition of this new zoning on our properties severely restricts our ability to expand or redevelop. Based on our analysis we disagree with the proposed zoning to OX-3-DE; future correspondence will follow.	GEN-0079; CC3-0062	have asked for additional information about inquirer's plans and preferred zoning and reminded of 9/30 deadline; would like PL frontage instead of DE so that they will not be made non-conforming - will discuss on 9/11/14; no staff recommendation, to be discussed by PC	Hillsborough	89
WEB-24642		1108 DRESSER CT	O&I-3	OX-3	Existing Land Use/Proposed Zoning Mismatch	Since this parcel (not just this address) has been completely developed as O&I 3, the UDO of OP instead of OX would be more consistent with the current usage. This would provide the current businesses with the business environment they planned to have for their clients.	WEB-20803; WEB-23682	We believe that the questions you raise merit discussion at a future meeting of the Planning Commission. That forum would provide an opportunity to engage all affected property owners in the discussion. The public comment period for the remapping process will remain open until September 30, subsequently the remapping recommendations and all comments will be forwarded to the Planning Commission for their review beginning October 14. Your comments will be presented to the Commission for their consideration. Notification of how to find out when the Planning Commission will consider this issue will be sent out at the beginning of October.	Midtown	28
WEB-24643		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	General Comment	Re: Hillsborough Street property between Montgomery and Furches. We own and reside at 100 Henderson St which is very close to this location. This section is under a proposed rezoning case now: Z-35-13 section. We are very concerned about the proposed rezoning and would like for this entire parcel to be rezoned as NX-3; allowing no more than 3 stories from the dirt regardless of the incline of the property from front to back. This would be more in keeping with the adjacent neighborhood and the adjacent north side of the property which does include office and residential. We do not feel this property should include a single large student only housing complex. Strongly suggest that adequate onsite parking must be provided, else the residents will park in the neighborhood that already has very limited parking available. Access to this property must be from Hillsborough St else traffic will be way too much for the neighborhood.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-25282		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	General Comment	Re: Hillsborough Street property between Montgomery and Furches. We own and reside at 100 Henderson St which is very close to this location. This section is under a proposed rezoning case now: Z-35-13 section. We are very concerned about the proposed rezoning and would like for this entire parcel to be rezoned as NX-3; allowing no more than 3 stories from the dirt regardless of the incline of the property from front to back. This would be more in keeping with the adjacent neighborhood and the adjacent north side of the property which does include office and residential. We do not feel this property should include a single large student only housing complex. Strongly suggest that adequate onsite parking must be provided, else the residents will park in the neighborhood that already has very limited parking available. Access to this property must be from Hillsborough St else traffic will be way too much for the neighborhood.	WEB-24643	Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-24962		7608 RAY RD	R-4	R-4	Agree with Proposed Zoning	Resident of Hampton Oaks on Old Hundred Road. I would not like Old Hundred to be open up. With the congestion on Ray Road, especially during rush hours, Old Hundred Road will become a through road creating an unsafe 'neighborhood' roadway.		Informed inquirer of purposes of remapping, adding note that City subdivision standards address connectivity; included link to UDO Section 8.3.4.	Northwest	

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WEB-25298		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Comment about Proposed Zoning District	Comment about proposed development on Hillsborough Street between Furches and Montgomery. Area behind proposed development is a lovely family neighborhood with child friendly streets and parks. A large structure designed for 100+ units will greatly affect the character of our historic neighborhood and will alter traffic patterns to such a degree (on Montgomery Street in particular) that it will transform our neighborhood into a main thoroughfare. Please consider traffic and parking concerns IN ADVANCE of planning decisions - they are central to this development being a successful neighborhood addition. Additionally request that zoning be NX-3 due to proximity to neighborhood and to fit with neighborhood's existing character.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-25602		124 Montgomery Street	NB w/SRPOD	NX-3-PL w/SRPOD	Agree with Proposed Zoning	I am pleased that you still show my home within a residential area because indeed it is within a designated historic residential area. However, zoning needs to be more than pro-forma and surrounding conditions need to be maintained consistent with the goal. High density development ALONG Hillsborough Street considers Hillsborough Street as the transit corridor, and that is the only thing city policy checks on. However, Hillsborough Street is a busy road with inconvenient turns, and anticipated changes near my home (including pending rezoning requests by developers, should they be granted) are going to channel too much traffic down Ruffin and Montgomery Streets because this is the most convenient approach from the Ridgewood shopping center or I-40. If Raleigh does not uphold its own policies on the zoning of Hillsborough Street, it is poised to degrade a functioning historic neighborhood by turning it into a highway, all because city policy ignores the realities of traffic flow.		The guidance staff has used to prepare the draft map generally directs the selection of the new district that most closely matches the existing zoning entitlements. Staff feels that the recommendations in this area compared to the existing zoning achieve that goal. The privately-initiated zoning case Z-35-13 is outside the purview of the remapping project. We cannot predict the outcome of that case. If it is approved by City Council, then that will become the zoning for those parcels. If it is denied or withdrawn, the remapping project recommendations will continue forward for consideration by the City Council. Your comment will be provided to the Planning Commission when the final draft is transmitted to it on October 14. In the meantime, you can direct your concerns regarding Z-35-13 to the Planning Commission and City Council as the case moves through the review process.	Wade	90
WEB-25922		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Comment about Proposed Height	As an adjacent property owner, I feel the NX-3 zoning designation with a building height not to exceed 3 stories from dirt is appropriate for this property. With regard to rezoning case Z-35-13, I feel the proposed density (units/occupants) and lack of traffic / parking impact analysis makes the proposed development inappropriate given the character of the surrounding neighborhood bordering the North side of the property.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-26242		3428 SILVER PINE CIR	MH	MH	Comment about Proposed Zoning District	We actually have a few questions about the proposed rezoning. First, will we be considered in the "corporate limits of the city" or still in the county? Will our mailing address change from Garner to Raleigh? Will we have any city services, such as water, sewer, trash pickup & street repair? Will we be considered residents of Raleigh and therefore be eligible for discounts on city programs? Will our taxes change? Will we still be able to have chickens, and if so, where can we find out about what rules there are pertaining to them? Thank you!		Emailed responses to her questions on August 28. No change to her situation.	South	
WEB-26562		6500 CHAPEL HILL RD	IND-1	CX-3-PL	Comment about Proposed Zoning District	As a resident of the Nowell Pointe neighborhood, I would like to see mixed-use transitions include a provision that says transitions apply across residential streets and not just to tangent properties and alleys.		Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.	West	
WEB-26882		3402 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	General Comment	To preserve and enhance the residential area that abuts this parcel and mirror treatment of other neighborhoods such as Cameron Park which is bordered by reasonably scaled office buildings or historic homes, NX-3 is more appropriate zoning for the 3 lots in this section. Since multiple high-density projects are already going up or approved in areas immediately adjacent to the NCSU campus, NX-3 zoning for this parcel will help provide greater diversity and contrast. With the stability of families that commit long-term to enhancing and maintaining property combined with thoughtful planning by the City and its representatives for appropriate density and traffic patterns, Raleigh will continue to flourish.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-27202		6324 Nowell Pointe Drive	R-4	R-4	Comment about Proposed Zoning District	As a resident of the Nowell Pointe neighborhood off of Nowell Road, I would like to see Article 3.5 of the UDO on mixed-use transitions include a provision that says transitions apply across residential streets and not just to tangent properties and alleys.		invalid email; Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.	West	

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WEB-27522		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	General Comment	As a resident of Westoak Townhomes I am concerned about the possible rezoning of the property adjacent to our complex (zoning case Z-35-13) It is my understanding that there is potential for a rezoning of RX which would allow for a five story building. It is my strongly held opinion that this would be an inappropriate addition to our residential neighborhood and that an NX-3 zoning would be a much better fit. (Allowing for a three story building , 50 height max) The challenges of traffic flow and parking are a major concern as well as the possibility of such a tall out of character structure next to a residential neighborhood. The adjacent block of Hillsborough St has a very nice office and residential development that is zoned appropriately and is a much better fit for out neighborhood.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-27842		6500 CHAPEL HILL RD	IND-1	CX-3-PL	Comment about Proposed Zoning District	As a resident of the Nowell Pointe neighborhood off of Nowell Road, I would like to see Article 3.5 of the UDO on mixed-use transitions include a provision that says transitions apply across residential streets and not just to tangent properties and alleys.		Thank you for your comment about the proposed rezoning of 6500 Chapel Hill Road. The topic of transition requirements between mixed use zoning districts and residential zoning districts separated by public right of way was discussed at the City Council's Comprehensive Planning Committee meeting on Wednesday, August 27. The issue was referred to the City Council's next work session to be held on September 16 at 11:30 am in Room 305 of the Raleigh Municipal Building at 222 West Hargett Street.	West	
WEB-28162		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Comment about Proposed Zoning District	I am a nearby resident to the lots comprising 3414-3402 Hillsborough Street. This site is much more appropriately rezoned to NX-3. All of these lots were originally developed as single family homes as part of the Wilmont neighborhood in the 1920's. Although usage of these homes has changed over the years, the character of low density housing has been preserved and is compatible with the neighborhood. As these neighborhood lots are redeveloped they should be required to maintain their neighborhood residential & business use and character. Neighborhood Mixed Use with a maximum of 3 stories is appropriate for these sites. A mix of family oriented small scale retail with medium density residential would be a nice addition to the neighborhood and would serve as a gateway along historic Hillsborough Street for the trip to the Capitol and downtown. Zoning case Z-35-13 should not be approved as submitted (RX-5). A zoning of NX-3 is much more appropriate for these sites. Thank you.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-28482		4700 Louisburg Road	SC w/ SHOD-4	NX-3	Existing Land Use/Proposed Zoning Mismatch	My property at 4700 Louisburg Road is currently zoned SC. The proposed zone is NX-3. This will be a down zone from the current zone. NX-3 does not allow outside automobile sales. This is currently allowed in SC zone. I have recently submitted a site plan to the city for an automobile sales office on my property. Under the proposed NX-3 automobile sales would not be allowed. During a conversation with Christine Darges the proposed zone should be CX-3. According to Christine, NX-3 should never have been proposed on this property.		Sent email that item will go to review team at meeting scheduled for 8/29/2014; will follow up after that. Review team recommends CX-3.	Northeast	91
WEB-28498		1922 Smallwood Drive	R-30	RX-3	Existing Land Use/Proposed Zoning Mismatch	Our neighborhood is becoming gridlocked and there are 3 new apartment buildings that are not even filled yet.. Zoning more people here will make it worse. It's extremely difficult to park in the CV shopping center now and on the street. It seems the retail stores are losing business. Residents can't park near our homes. These mixed use developments in my experience do not improve crowding and I don't want any more.		Thanks for your comment about the proposed rezoning for 1922 Smallwood Drive. This property is currently zoned as Residential-30 (R-30). This is a high density zoning district, which permits apartment and condominium development at 30 dwelling units per acre. The property is currently developed as multi-family housing as apartments. The recommendation of RX- zoning is the best correlation between the legacy zoning district of R-30 and the zoning districts in the Unified Development Ordinance. This is a mixed residential district intended to provide for a variety of residential building types and housing options at density in excess of 10 dwelling units per acre. RX- can serve as a land use transition between other mixed use districts and residential neighborhoods. RX- allows limited retail and services subject to use standards that limit the size, scale, and location to the ground floor corner unit of an apartment building.	Hillsborough	

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WEB-28802		3402 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	General Comment	There is an application to re-zone this property, along with the two adjacent lots, 3412 and 3414, as RX-5, but will agreed to NX, Mixed Use. This property is on a transit corridor, Hillsborough St, as well as adjoining an established historic neighborhood (Wilmont), placing it in the Edge category, with a ht of 3 stories max. in the LU-2 chart in the Comp. Plan. In UDO . Sec. 3.1.1. District Intent Statements D. Neighborhood Mixed Use (NX-) states that "Maximum height limits should be compatible with adjacent residential development," which in this case are 1 and 2 stories homes. Of course, the unanimous vote in our neighborhood is for 3 stories max. and that the proposed block long , single apartment building for up to 300 students, including those rent-a-bed 4-BR quads, is unacceptable. Our hope is that the final approved map will identify this property as NX-3, with a statement of intent that in this critical transition zone, bldg. height will be no more than 3 stories. Thank you.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-28803		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Agree with Proposed Zoning	The proposed zoning of NX-3 is the maximum compatible with the existing stable historic neighborhood behind this property. No increase in density or building height (3-stories from dirt) through a pending rezoning case should be allowed. We have been able to determine that (misguided) city policy will channel all car traffic from this redevelopment through our family-oriented neighborhood where children play and people invest in homes with a neighborhood context. The Wilmont neighborhood needs to remain strong for the overall health of the university precinct--continued investment in primarily old housing stock is essential, but will no longer occur if the neighborhood is deliberately turned into a traffic corridor. Grow, but grow healthily and with diverse housing options including strong low density residential neighborhoods in the university area. It is essential to hold the line on NX-3 zoning for this parcel. Thank you.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-28804		3402 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Agree with Proposed Zoning	NX-3 is the maximum tolerable zoning in this parcel. The attempt to rezone it (pending case Z-35-13) must be disallowed. A historic stable neighborhood with a mix of single family homes and rentals exists behind this parcel, and heights beyond 3 stories (from dirt) would be incompatible with the adjoining one and two story homes. Also, traffic impact was assessed only on Hillsborough Street, yet we have been able to determine that (incomprehensible) city policy is for the related car traffic to go onto side streets, which in turn go right through our neighborhood. Existing neighborhoods should not be turned into traffic corridors in the name of increased density. NX-3 as mapped is the maximum tolerable for our neighborhood health, which needs to remain strong and stable for the overall health of the university area. There is no additional need for high density student apartments (please take a look a those in progress). Please maintain NX-3 on this parcel and diverse housing options.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-28805		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Agree with Proposed Zoning	The proposed zoning (NX-3) is acceptable but only with appropriate and sensitive consideration to the character of the adjacent historic neighborhood and careful attention to traffic impacts upon that neighborhood. The proposed rezoning (Z-35-13) is unacceptable, not only for its potential adverse impact upon the adjacent neighborhood, but also because of its fundamental incompatibility with that section of Hillsborough Street. Across the street is the Duke Energy property, which presumably will never be developed, so it seems a project more similar to the scale of the adjacent commercial and residential properties would be more appropriate. NX-3 would be the best way to achieve that goal.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-28806		3402 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Agree with Proposed Zoning	NX-3 is appropriate for this property, assuming that any building on the property not exceed three stories from dirt. This section of Hillsborough Street presents the opportunity for some imaginative development that would interface appropriately with the adjacent historic neighborhood and be an attractive gateway to the core of Hillsborough Street beyond. In this context, the proposed rezoning case Z-35-13 fails on both counts: it is neither appropriate nor contributory to creating a distinctive gateway.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90

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WEB-29122		3412 HILLSBOROUGH ST	O&I-1 w/SRPOD	OX-3-UG w/SRPOD	Comment about Proposed Zoning District	Proposed rezoning for development on Hillsborough (between Furches and Montgomery). As a single family home owner on Montgomery, with 2 children, in a house built in ~ 1936, in a great family orientated neighborhood, a high density development (incl. 4 person quad type accommodations) will greatly affect the character of our historic neighborhood. This development should not include large student only housing and it should be restricted to NX-3 zoning. Also with the current traffic pattern on Faircloth (no left turn on to Clark / lights on Hillsborough) vehicles coming from I-40 / Wade Ave. and Ridgewood cut through Ruffin and Montgomery to Hillsborough, turning these streets into a thoroughfare / highway. Additional residents using these streets would be very problematic for this neighborhood. Even now with increased traffic and speeding vehicles it is a huge safety concern for our children to walk on sidewalks / cross the streets. Thanks for listening to these concerns.		Informed inquirer of purposes of remapping, and rationale for draft designation. Noted pending zoning case is being proposed independently.	Wade	90
WEB-29442		900 Coleman Street	R-20	R-10	General Comment	1. I am developing my final comments. If I want to request a change in the proposed zoning for 900 and 904 Coleman Street, is there an application required? 2. What does proposed height and proposed front footage mean in the comment type? V/R 14 Sep 2014	GEN-0329; GEN-0403	Replied by email: "1. ...No need for an application. Your inquiry is being referred to the Planning Commission along with all other comments received during the May-September comment period. 2. ...Mixed use districts include up to three components: Use and base dimensions [Commercial Mixed Use (CX-), for example] (required), maximum height in stories (required), and frontage (optional). Frontage establishes a desired urban form development pattern along the street edge.... The comment types were provided so people commenting could indicate what component of the proposed zoning they were asking about."	South Central	26
WEB-29762		829 WASHINGTON ST	O&I-1	R-10	Existing Land Use/Proposed Zoning Mismatch	This property is an extension of Fletcher Park and contains the N part of the soccer field in Fletcher park, owned by COR. The S end of the field are two parcels owned by COR. Current zoning for 900 St Marys is O&I-I, proposed to R-10. 805 Washington is O&I-I to R-10. This parcel should also be shifted to R-10, which is consistent with current use, and immediately contiguous and adjacent park parcels.		Emailed to let him know we are inquiring with WCPSS as to the possibility of zoning it R-10. Will follow up with him after hearing from WCPSS.	Five Points	92
WEB-30082		609 GLENWOOD AVE	NB w/PBOD	DX-7-SH	Existing Land Use/Proposed Zoning Mismatch	I would like to see this area as a neighborhood mixed use zone.		will discuss with review team on 9/30; staff does not support. Recommendations based on small area plan guidance.	Hillsborough	55
WEB-30402		618 North Boylan Avenue	NB w/PBOD & PDD	PD	Comment about Proposed Zoning District	I am concerned about the height of buildings in the proposed Downtown Mixed Use Zoning. I am against Downtown Mixed Use. I do support Neighborhood Mixed Use for my property.	WEB-3841; -3842	will discuss with review team on 9/30; staff does not support. Recommendations based on small area plan guidance.	Hillsborough	55
WEB-30722		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	Comment about Proposed Zoning District	The area immediately to the east of the Paramount Condominiums comprising the block between that building and Glenwood Avenue should not allow buildings up to 7 stories as there is absolutely no buffer (such as a street) between that portion of the block and the Paramount Condominiums which consist of 80 residential units. That section of the block should at least be limited to any other designation to limit to 5 stories new buildings which could potentially butt right up against an existing residential building. Allowing Downtown Mixed use buildings to fill up that block next to this residential building would negatively impact our property values and quality of life, whereas limiting buildings on the remainder of the block to 5 stories would not greatly impact the opportunities for future development on that block.	WEB-3841; -3842	will discuss with review team on 9/30; staff does not support. Recommendations based on small area plan guidance.	Hillsborough	55
WEB-31042		1105 West Lenoir Street	IND-2 w/HOD-G	IX-3 w/HOD-G	Comment about Proposed Zoning District	The change in adjoining property from IND 2 to IX 3 allows a change in the property next to us from no dwellings permitted other than a caretaker or parish house to allow a residential structure of up to 3 stories or 50 feet high. I do not agree with this. I do not want a three story building next to my property. I also do not want to endure the construction of a three story building. I have been told that there is no change in the allowed use of the property next to us due to the rezoning but that is not true.		Informed inquirer of remapping approach; noted limitations on residential uses in IX and that new development will remain subject to historic district design guidelines.	Central	93

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WEB-31682		5801 CHAPEL HILL RD	IND-1	IH / IX-3-PL	Comment about Proposed Zoning District	Comment also references parcels east and west of this point. The Comprehensive Plan calls for redevelopment to be largely "multi-family interspersed with a dense grid of public streets to create a village atmosphere." See Policy AP-A 19 and AP-A 20. The initial Future Land Use Map left the area as blank. The Jones Franklin/Western/Hillsborough Small Area Study and current FLUM identifies the area for medium-density residential. A light rail stop and transit hub are planned. In addition, south of the tracks three bus services intersect: CAT, TTA, and CTran, making this are a crossroads of multi-modal transportation. It is not uncommon to see all three bus services in the area within minutes of each other. The remapping should follow the current FLUM and the results of the JF/W/H Small area Plan and not as industrial.		Emailed to explain rationale for choice of proposed zoning. Mentioned we would take his comments and request to PC.	West	94
WEB-32002		505 OBERLIN RD	O&I-1 w/SRPOD	OX-3-UL w/SRPOD	Existing Land Use/Proposed Zoning Mismatch	FLUM from comp plan designates this as neighborhood mixed use. The proposed zoning however, is OX. Additionally, 5 stories is more appropriate on Oberlin Road here.		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Wade	95
WEB-32018		401 WOODBURN RD	SC w/PBOD	CX-5-UL	Comment about Proposed Height	Given the growth of the area and proximity to downtown, Cameron Village has the potential to offset traffic by locating residence and shopping in the same location. As growth continues, transit demand will also grow. Following the comp plans designation of community mixed use where for TOD development up to 12 stories is recommended, I would request that Cameron Village on the whole be 7 stories on the edges with up to 12 stories in the center.		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Hillsborough	96
WEB-32019		1801 CAMERON ST	SC	RX-3	Comment about Proposed Height	The comp plan designates this area as "high density residential", yet it has a proposed zoning of RX-3, the same as areas marked "medium and moderate density residential" in the FLUM. Shouldn't t more height be allowed? Isn't 7-stories (RX-7) is more appropriate?		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Hillsborough	97
WEB-32322		611 OBERLIN RD	O&I-1 w/SRPOD	OX-3-UL w/SRPOD	Comment about Proposed Height	5 stories (NX-5 or OX-5) seems more appropriate for heights on the west side of Oberlin from Clark to at least Bedford Ave.		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Wade	98
WEB-32642		2209 GARDEN PL	R-20 w/SRPOD	RX-3 w/SRPOD	Comment about Proposed Height	The entire area (not just this property) marked with RX-3 South of Clark Ave, could better be zoned RX-5. Given the rezoning cases that have been approved recently, 5 stories here makes more sense.		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Wade	99
WEB-32658		2620 HILLSBOROUGH ST	NB w/PBOD & SRPOD	NX-4-SH w/SRPOD	Comment about Proposed Zoning District	The area bounded by Clark Ave, Brooks Ave, Enterprise St and Hillsborough St will likely be part of the conversation for the revisioning of Hillsborough St. This whole area could be rezoned for greater heights and density and mixed-use, not just residential just north of Hillsborough St. For the band of NX-4 along Hillsborough St, greater height seems more appropriate given the pattern of recent rezonings.		The potential for additional height merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Study that are just getting underway.	Wade	100
WEB-32962		1420 BROOKSIDE DR	IND-2	IX-3-UL	Comment about Proposed Frontage	I do object to the UL frontage restriction. It is simply not practical with this property. Currently, the parking is in the front, between the street and the building. There are minimal set backs which allow more use of the property. The rear of the buildings have small service areas for trucks, etc. And I do mean small. The 1420 building is bordered on all sides by a creek which limits what can be done. This frontage requirement is to restrictive and narrow for the property. It limits the use and compromises the existing use if redevelopment is ever considered. It simply makes a small property even smaller.		Emailed and let him know I would bring this to the Review team for discussion. Will follow up shortly therefater. Told him we would take his request to PC.	East	181
WEB-32963		1500 BROOKSIDE DR	IND-2	IX-3-UL	Comment about Proposed Frontage	I do object to the UL frontage restriction. It is simply not practical with this property. Currently, the parking is in the front, between the street and the building. There are minimal set backs which allow more use of the property. The rear of the buildings have small service areas for trucks, etc. And I do mean small. Forcing all the parking to the rear compromises the service area and is impractical here. This frontage requirement is to restrictive and narrow for the property. It limits the use and compromises the existing use if redevelopment is ever considered. It simply makes a small property even smaller.		Emailed and let him know I would bring this to the Review team for discussion. Will follow up shortly therefater. Told him we would take his request to PC.	East	181

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WEB-32978		5409 OAK FOREST DR	TD	IX-3-PK	Comment about Proposed Frontage	The proposed frontage requirement is impractical and significantly impacts the useable area. The lot is small and narrow. The PK requirement calls for a 50 foot landscape buffer which simply takes too much of the property. This is an industrial area and a dead end street. Heavy landscaping does not do anything to help the commercial use of the property and imposes significant economic consequences to the value of the property. Currently the parking is within 50' of the street with limited landscaping. The businesses that use the property are easily seen from the road. The frontage restriction along with the buffer at the rear limits the amount of useable area too much. We do not need a parkway along a dead end street that is heavily commercial/industrial. The PK designation does not work with the uses allowed by the IX-3 zoning district and is in conflict. I object to this frontage requirement. It compromises the property value by restricting the uses and useable area		Emailed and explained rationale for PK frontage (current TD requirement for 50' landscaped yard). Told him we would take his request to PC.	Northeast	182
WEB-32979		5409 OAK FOREST DR	TD	IX-3-PK	Comment about Proposed Frontage	The proposed frontage requirement is impractical and significantly impacts the useable area. The lot is small and narrow. The PK requirement calls for a 50 foot landscape buffer which simply takes too much of the property. This is an industrial area and a dead end street. Heavy landscaping does not do anything to help the commercial use of the property and imposes significant economic consequences to the value of the property. Currently the parking is within 50' of the street with limited landscaping. The businesses that use the property are easily seen from the road. The frontage restriction along with the buffer at the rear limits the amount of useable area too much. We do not need a parkway along a dead end street that is heavily commercial/industrial. The PK designation does not work with the uses allowed by the IX-3 zoning district and is in conflict. I object to this frontage requirement. It compromises the property value by restricting the uses and useable area		Emailed and explained rationale for PK frontage (current TD requirement for 50' landscaped yard). Told him we would take his request to PC.	Northeast	182
WEB-32994		5409 OAK FOREST DR	TD	IX-3-PK	Comment about Proposed Frontage	The proposed frontage requirement is impractical and significantly impacts the useable area. The lot is small and narrow. The PK requirement calls for a 50 foot landscape buffer which simply takes too much of the property. This is an industrial area and a dead end street. Heavy landscaping does not do anything to help the commercial use of the property and imposes significant economic consequences to the value of the property. Currently the parking is within 50' of the street with limited landscaping. The businesses that use the property are easily seen from the road. The frontage restriction along with the buffer at the rear limits the amount of useable area too much. We do not need a parkway along a dead end street that is heavily commercial/industrial. The PK designation does not work with the uses allowed by the IX-3 zoning district and is in conflict. I object to this frontage requirement. It compromises the property value by restricting the uses and useable area		Emailed and explained rationale for PK frontage (current TD requirement for 50' landscaped yard). Told him we would take his request to PC.	Northeast	182
WEB-33010		5413 OAK FOREST DR	TD	IX-3-PK	Comment about Proposed Frontage	The proposed frontage requirement is impractical and significantly impacts the useable area. The lot is small and narrow. The PK requirement calls for a 50 foot landscape buffer which simply takes too much of the property. This is an industrial area and a dead end street. Heavy landscaping does not do anything to help the commercial use of the property and imposes significant economic consequences to the value of the property. Currently the parking is within 50' of the street with limited landscaping. The businesses that use the property are easily seen from the road. The frontage restriction along with the buffer at the rear limits the amount of useable area too much. We do not need a parkway along a dead end street that is heavily commercial/industrial. The PK designation does not work with the uses allowed by the IX-3 zoning district and is in conflict. I object to this frontage requirement. It compromises the property value by restricting the uses and useable area		Emailed and explained rationale for PK frontage (current TD requirement for 50' landscaped yard). Told him we would take his request to PC.	Northeast	182

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WEB-33602		714 W PEACE ST	NB w/PBOD	NX-3-UG	Comment about Proposed Zoning District	The current Peace Streetscape Plan calls for a 30' max building height on the north side of Peace Street in order to transition appropriately to our historic neighborhood. The proposed NX-3 zoning seems OK as long as the Neighborhood Transitions (zones A, B, and C) apply. Please confirm.		Thank you for your message about the Raleigh Remapping project. Under the proposed zoning, the neighborhood transition standards would apply to most of the north side of Peace St except for the block between N. Boylan and Glenwood (proposed zoning is a mixed use district, RX-3-UG-CU). The transition standards apply when: 1. The site immediately abuts a district boundary of an R-1, R-2, R-4 or R-6 district, except where the abutting property contains a civic use; or 2. The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house or attached house used for residential purposes. Thanks again for contacting us. Please let me know if you have any other questions.	Five Points	
WEB-33922		1540 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Agree with Proposed Zoning	The NX designation for this site conforms with the City of Raleigh Comprehensive Plan and the Falls of Neuse Corridor Plan.		Thank you for taking the time to let us know you agree with what we're proposing.	North	
WEB-34242		1500 DUNN RD	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Agree with Proposed Zoning	The NX-3-CU designation for this site conforms with the City of Raleigh Comprehensive Plan and the Falls Corridor Plan.		Thank you for taking the time to let us know you agree with what we're proposing.	North	
WEB-34562		1208 COUNTRY RIDGE DR	R-4	R-4	General Comment	I need detailed information on the rezoning at Fallsof Neuse and Millbrook Rd. What is it now and what are the changes? What does the rezoning allow if it passes? Your maps are not at all informative.		Primarily, this intersection is just being directly translated from the old zoning code to the most similar designations in the new zoning code. The NW and SE corners of the intersection are currently zoned O&I-1 (or Office & Institution-1); these corners are proposed to change to Office Mixed Use, the most similar zoning district they can be translated to. The SW corner is currently zoned SC (or Shopping Center) and is proposed to be translated to Commercial Mixed Use, again the most similar zoning district available in the new zoning code. The NE corner is currently zoned a mix of R-10 and R-15 (meaning Residential at 10 units or 15 units per acre, respectively). It is proposed to be changed to Residential Mixed Use, the best zoning category we have for apartment complexes over 10 units per acre. Along with these base categories, the Southeast corner has been restricted to 5 stories (up to 75 feet), with the other three corners restricted to 3 stories (up to 50 feet).	Midtown	
WEB-34882		323 S BLOODWORTH ST	RB	NX-3-UL	Comment about Proposed Frontage	The frontage for this property is more appropriately -DE given the current structure setback, and the fact that this is a zone of transition between residential and commercial. Neighborhood-scaled, low-intensity commercial (-DE frontage) is a proper for this property.		Emailed applicant to note that staff does not support this request: parcel does not conform to DE, and DE does not convey parking reductions.	Central	101
WEB-34898		610 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	While I appreciate the answer to my earlier comments and in reference to the Peace Street plan, may I remind the city that it allowed the VERY first development following that plan to veer dramatically from it. This resulted in a suburban "drive-thru" McDonalds at Peace and Boylan across the street from our building that continues to affect our property and resales. The city also allowed the project without the property owners and residents of The Paramount being individually notified as required by the city's processes and procedures. I know this to be true because I followed up on it after the decisions were made to allow the McDonalds as currently stands. To suggest that the land to our east now has a proposed zoning that doesn't even say it has to consider our adjacent residential development is adding insult to injury.	WEB-22402	Thanks for your followup comment about the proposed rezoning of properties adjacent to 618 North Boylan Avenue. This area is part of the Peace Streetscape and Parking Plan completed in 2005 and the Glenwood South Streetscape and Parking Plan completed in 2000. Additionally, the Future Land Use Map indicates this area as part of the City's CBD and it was included in the study area of this year's Downtown Experience Plan. For areas of the city where small area plans such as these have been completed, the proposed remapping recommendations reflect guidance they provide. As well, staff's recommendations took into consideration existing context (i.e. the height of adjacent structures). This comment will be included in the packet forwarded to the Planning Commission for consideration as part of their review of citywide remapping.	Hillsborough	55
WEB-34914		425 S PERSON ST	RB w/HOD-G & DOD	DX-3-DE w/HOD-G	Existing Land Use/Proposed Zoning Mismatch	This downtown property should be zoned more intensely that DX-3-DE. Located on a main downtown artery less than 2 blocks from Moore Square, this property should be urban, commercial, and built to the street edge. DX-7-UL would be appropriate.		Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	102
WEB-34915		300 HILLSBOROUGH ST	BUS w/DOD	DX-20-SH	Comment about Proposed Height	This property (and surrounding properties) should be DX-40-SH because long-term this part of the city has a character that would allow the kind of dense, urban development that the city will need long-term, as population continues to grow		Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	North Central	103
WEB-34930		315 S BLOODWORTH ST	RB	NX-3-UL	Comment about Proposed Frontage	-DE is a more appropriate frontage	WEB-34882	Emailed applicant to note that staff does not support this request: parcel does not conform to DE, and DE does not convey parking reductions.	Central	101
WEB-34946		111 E HARGETT ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.		Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34916		135 S WILMINGTON ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-34962		137 S WILMINGTON ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34917		115 E HARGETT ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34947		123 E HARGETT ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34948		117 E HARGETT ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34931		119 E HARGETT ST	BUS w/DOD & HOD-G	DX-7-SH w/HOD-G	Comment about Proposed Height	This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.	WEB-34946	Emailed applicant to note that staff does not support this request: parcel in question is in an HOD where heights must be consistent with that of nearby and well-related structures.	Central	104
WEB-34918		319 W MARTIN ST	IND-2 w/DOD	DX-5-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.		Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	105
WEB-34919		328 W DAVIE ST	IND-2 w/DOD	DX-5-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.	WEB-34918	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	105
WEB-34920		18 COMMERCE PL	IND-2 w/DOD	DX-5-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.	WEB-34918	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	105
WEB-34949		418 S DAWSON ST	IND-2 w/DOD	DX-4-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east, across Dawson Street.		Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	106
WEB-34921		416 S DAWSON ST	IND-2 w/DOD	DX-4-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east, across Dawson Street.	WEB-34949	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	106
WEB-34963		323 W DAVIE ST	IND-2 w/DOD	DX-4-SH	Comment about Proposed Height	Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east and north	WEB-34949	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	106
WEB-34964		404 S DAWSON ST	IND-2 w/DOD	DX-4-SH	Comment about Proposed Height	Zoning should allow for more height; recommend DX-20-SH	WEB-34949	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	107
WEB-34950		406 S DAWSON ST	IND-2 w/DOD	DX-4-SH	Comment about Proposed Height	Zoning should allow for more height; recommend DX-20-SH	WEB-34949	Emailed applicant to note that staff does not support this request: Downtown West Gateway Area Plan notes a 4 story height limit for this area	Central	107
WEB-34922		600 W HARGETT ST	IND-2 w/DOD	DX-3	Comment about Proposed Height	This property should be zoned to allow for more height; DX-12 (the same as parcels directly to the east) is recommended.		Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Hillsborough	108
WEB-34965		7308 CAPITAL BLVD	IND-1	IH	Comment about Proposed Zoning District	The fact that the City would contemplate rezoning the area from 7300-7324 Capital to any kind of manufacturing use would directly impact the right to quiet enjoyment of dozens of home sites in the adjoining Smoketree subdivision. The existing use of this property creates noxious smells and noise already, and your proposed rezoning would only give them license to further disregard the residents who pre-existed their usage. I would appreciate knowing just what spurred you to consider rezoning, rather than enforcing existing limitations of the site. To say that you want to rezone to allow the current operators to be lawful in their existing use is tantamount to saying your zoning regulations are meaningless. I would like a personal reply explaining exactly to whom I can speak regarding this proposed change, and substantial advance notice when it will come before the public in a meeting for discussion of same. Thank you.		The property in question along Capital Boulevard contains an existing use (towing yard) that is only allowed in the IH district under the new Unified Development Ordinance (UDO). It was approved back in 2009 through a Special Use Permit granted by the Board of Adjustment. One of our foremost guiding principles in the City-wide UDO remapping is to reflect uses already on the property when evaluating the new zoning districts intended for replacement of the districts that are being eliminated (such as Industrial-1). As only the new IH category allows towing yards and the owners legally established that use on the property, our practice (as outlined by the City Council) has been to honor said uses for determination of replacement zoning districts If you would care to discuss this further, I'd be happy to speak with you about this matter.	Forestville	76

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-34966		105 STRONACHS ALY	BUS w/DOD	DX-12-UG	Comment about Proposed Height	This parcel is located adjacent to some of the highest density in downtown Raleigh; either the DX-40-SH or DX-20-SH (as proposed to the north and west) are more appropriate for these parcels.		Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Central	109
WEB-34932		107 STRONACHS ALY	BUS w/DOD	DX-12-UG	Comment about Proposed Height	This parcel is located adjacent to some of the highest density in downtown Raleigh; either the DX-40-SH or DX-20-SH (as proposed to the north and west) are more appropriate for these parcels.	WEB-34966	Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Central	109
WEB-34883		116 E CABARRUS ST	BUS w/DOD	DX-12-UG	Comment about Proposed Height	This parcel is located adjacent to some of the highest density in downtown Raleigh; either the DX-40-SH or DX-20-SH (as proposed to the north and west) are more appropriate for these parcels.	WEB-34966	Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Central	109
WEB-34923		512 S BLOUNT ST	BUS w/DOD	DX-7-UG	Comment about Proposed Height	This parcel is located adjacent to some of the highest density in downtown Raleigh; DX-20-SH (as proposed to the north and west) is more appropriate zoning.	WEB-34966	Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Central	110
WEB-34951		513 S WILMINGTON ST	BUS w/DOD	DX-12-SH	Comment about Proposed Height	This parcel is located adjacent to some of the highest density in downtown Raleigh; DX-40-SH or DX-20-SH (as proposed to the north and west) would be more appropriate for this parcel.	WEB-34966	Emailed applicant to note that staff will be forwarding this comment to Planning Commission for their review with no staff comment	Central	109
WEB-35202		1437 CHESTER RD	R-4	R-4	General Comment	I would like to see it included in the R-6 category instead of the R-4. My mother and aunt own this property and in the future, if deciding to sale, this could make a difference.		Sent email noting that R-4 districts were not changed during this process, but that request would be forwarded to the Planning Commission for their review.	Wade	111
WEB-34899		2315 GRANT AVE	CUD R-15	RX-3-CU	General Comment	I think the transition to the RX-3 or RX-3-CU (the difference between these two is unclear in the description) and does this open up the option for mixed use in this area or would it still be only residential? seems like 50' high will encourage redevelopment of expensive housing in an area where there is currently density but also somewhat affordable rental units that transition to duplex units and then transition to single family homes. Is there a RX-2 options? Does any of this zoning require affordable unit? Are any affordable unit requirements being considered as part of these new zoning districts?		Sent email with information on zoning conditions, the uses allowed in the RX district, neighborhood transitions, and height limitations under the UDO. Also provided some background information on the ULI Technical Assistance Panel Report (Fall 2012) on the viability of including inclusionary zoning (affordable housing) incentives/requirements in the UDO. Also mentioned that the 5-year Comprehensive Plan update will soon kick off and the affordable housing issue will likely be a major topic of discussion.	Wade	
WEB-35522		808 W HARGETT ST	NB w/SRPOD	NX-5-UL w/SRPOD	Comment about Proposed Zoning District	1. All put one house/building on the 800-block of W. Hargett St. are one story. How is allowing a 5-story building compatible with that? 2. The vast majority of houses on the 800-block of W. Hargett St. are from the early 1900's. What will be done to protect those structures? 3. What are the parking requirements for new construction? How many spaces must be provided per resident or per customer?		SEE EMAIL: emailed response.	Hillsborough	186
WEB-35538		804 W HARGETT ST	NB w/SRPOD	NX-5-UL w/SRPOD	Comment about Proposed Zoning District	Regarding urban limited frontage requirements, what is "lower street wall continuity is required."		SEE EMAIL: emailed response.	Hillsborough	
WEB-35842		712 HINSDALE ST	SP R-30	R-10	Comment about Proposed Height	My concern is about height and frontage. There are currently no 3 story homes in this neighborhood but I see nowhere in the R-10 description about height or making it compatible with existing structures. Also, i'm assuming the easement requirements are still in place regarding set-back.		SEE EMAIL: emailed response.	Five Points	
WEB-36162		600 OBERLIN RD	O&I-1	OX-3-UG	Comment about Proposed Height	Per the Wade Oberlin Small area plan, this plot is marked "higher intensity". Being between two 5 story zonings, it makes more sense to zone this 5 stories. See map on p.5 of http://www.raleighnc.gov/content/PWksTranServices/Documents/OberlinRoadStreetscape/WadeOberlinAreaPlan.pdf		The potential for additional height for all of these parcels merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan that is just getting underway.	Hillsborough	183
WEB-36178		615 OBERLIN RD	O&I-1 w/SRPOD	OX-3-UL w/SRPOD	Comment about Proposed Height	The parcels of land between Bedford Ave and Everett on the West border of Oberlin Rd currently proposed as OX-3-UL are labeled as "higher intensity" on the Wade Oberlin Area Plan (p.5 of http://www.raleighnc.gov/content/PWksTranServices/Documents/OberlinRoadStreetscape/WadeOberlinAreaPlan.pdf). It would make more sense to reflect the "higher intensity" designation with a 5 story remapping.		The potential for additional height for all of these parcels merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan that is just getting underway.	Wade	98

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-36482		2016 CAMERON ST	SC w/PBOD	CX-5-UG	Comment about Proposed Height	Historically speaking, 2128 Clark Ave (currently the Crescent Apartments) was rezoned a few years ago, partly because (as I understand it), there was not specific height recommendation for the building outside of it's original SC designation which I believe would have allowed heights much greater than 5 stories. At the time the rezoning, there was a community discussion of the height and 7 stories was granted for rezoning. I would have thought this would help set the standard for the rest of Cameron Village shopping center, especially where Oberlin Rd is marked as a "main street" in the Wade Oberlin Plan (p.2) of http://www.raleighnc.gov/content/PWksTranServices/Documents/OberlinRoadStreetscape/WadeOberlinAreaPlan.pdf. Seven stories along the perimeter of the shopping center and even higher in the middle would reflect more accurately the results of the Crescent rezoning and the small area plan which has marked the shopping center as "higher intensity".		The potential for additional height for all of these parcels merits more focused conversation than is feasible as part of the city-wide rezoning process; these questions will be addressed as part of the Cameron Village Vicinity Plan that is just getting underway.	Hillsborough	96
WEB-36802		301 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Proposed should be NX. This property is on one of the main through ways into the downtown core and across from a university on both sides. This should be more flexible zoning for this area that supports the 2030 plan for South Park that should start now. This home and most others on this main strip should be neighborhood mixed use to provide flexibility in land use and opportunity for economic development from the current land owners.		SEE EMAIL: emailed response.	Central	184
WEB-36818		301 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	The proposed zoning should not move from reducing the density option on the land but should move towards providing opportunities for growth. This should be neighborhood mixed us as it is very close to downtown and flanked by so many opportunities. NX is the recommendation.	WEB-36802	SEE EMAIL: emailed response. But the email bounced back. Appears that the email ID is not correct	Central	184
WEB-36803		236 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Proposed changes should be NX - or Residential Mixed Use to support growth in the 2030 plan.	WEB-36802	SEE EMAIL: emailed response.	Central	184
WEB-36804		8200 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Height	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning limits building height at 2-story and 25 feet. The proposed zoning changes this to 3-story and 50 feet. Doubling the height limitation is "jarring".		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	North	185
WEB-36819		8200 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Frontage	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning requires a 50 foot perimeter buffer. The proposed zoning changes this to zero or six feet on the rear lot line for anything other than residential (detached/attached/townhouse) which requires 20 feet. The current zoning does not allow an alley where as the proposed zoning would allow an alley as close as five feet from the lot line. A structure on the lot line would not maintain existing property values. Water from property north of Lodestar runs to Falls Lake. There are significant restrictions on the residential property limiting the percentage of property that must remain un-built to limit runoff. Are there similar restrictions for non residential property? The property at 8300 Creedmoor has conditional restrictions.	WEB-36804	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	North	185
WEB-37122		8210 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Height	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning limits building height at 2-story and 25 feet. The proposed zoning changes this to 3-story and 50 feet. Doubling the height limitation is "jarring".	WEB-36804	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	North	185

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-36805		8210 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Frontage	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning requires a 50 foot perimeter buffer. The proposed zoning changes this to zero or six feet on the rear lot line for anything other than residential (detached/attached/townhouse) which requires 20 feet. The current zoning does not allow an alley where as the proposed zoning would allow an alley as close as five feet from the lot line. A structure on the lot line would not maintain existing property values. Water from property north of Lodestar runs to Falls Lake. There are significant restrictions on the residential property limiting the percentage of property that must remain un-built to limit runoff. Are there similar restrictions for non residential property? The property at 8300 Creedmoor has conditional restrictions.	WEB-36804	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in further detail.	North	185
WEB-36806		8116 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Height	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning limits building height at 2-story and 25 feet. The proposed zoning changes this to 3-story and 50 feet. Doubling the height limitation is "jarring".	WEB-36804	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	North	185
WEB-37123		8116 CREEDMOOR RD	O&I-3	OX-3	Comment about Proposed Frontage	Two of the Guiding Principles in the Remapping Raleigh document are: 1. Maintain or enhance existing property value. 4. Be sensitive to context. Avoid jarring transitions in height, use or intensity. The existing zoning requires a 50 foot perimeter buffer. The proposed zoning changes this to zero or six feet on the rear lot line for anything other than residential (detached/attached/townhouse) which requires 20 feet. The current zoning does not allow an alley where as the proposed zoning would allow an alley as close as five feet from the lot line. A structure on the lot line would not maintain existing property values. Water from property north of Lodestar runs to Falls Lake. There are significant restrictions on the residential property limiting the percentage of property that must remain un-built to limit runoff. Are there similar restrictions for non residential property? The property at 8300 Creedmoor has conditional restrictions.	WEB-36804	Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	North	185
WEB-36820		610 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	As a homeowner at the adjacent property: 618 N, Boylan Ave, I am concerned about the zoning comments for the properties to our Eastern and Southern boundaries. I believe the current zoning of NB is appropriate for the ENTIRE property. I am excited about and support development downtown, but feel the DX 5 zoning will have a negative impact on 80 homeowners property values.		will discuss with review team on 9/30; staff does not support. Recommendations based on small area plan guidance.	Hillsborough	55
WEB-36821		236 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Propose the current zoning is changed to NX, thus allowing easier, quicker and more resident led economic development.	WEB-36802	SEE EMAIL: emailed response.	Central	184
WEB-37138		236 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	We propose NX. This location is flanked by Person Street and MLK - really busy active streets and Shaw University is across from the property on both sides. This seems perfect for NX zoning.	WEB-36802	SEE EMAIL: emailed response. But the email bounced back. Appears that the email ID is not correct	Central	184
WEB-36807		222 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	NX should be the considered zoning and not R10. More opportunities for this land should be made available, not less. R10 decreases the options. NX supports the 2030 goals for South Park.	WEB-36802	SEE EMAIL: emailed response.	Central	184
WEB-36822		222 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	We do not agree with the proposed R10; we propose NX for more economic opportunities.	WEB-36802	SEE EMAIL: emailed response. But the email bounced back. Appears that the email ID is not correct	Central	184
WEB-37124		212 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	We propose the base zoning be changed on this lot to NX. This is a vacant lot, allowing much opportunity for small development, locally and resident led!	WEB-36802	SEE EMAIL: emailed response.	Central	184
WEB-36823		212 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	We disagree with R10 for this lot. We propose NX - neighborhood mixed us lends itself to many options that support feedback the city is already seeing / hearing for economic opportunities in South Park.	WEB-36802	SEE EMAIL: emailed response. But the email bounced back. Appears that the email ID is not correct	Central	184
WEB-37139		206 MARTIN LUTHER KING JR BLVD	R-20 w/NCOD	R-10 w/NCOD	Comment about Proposed Zoning District	Existing zoning and proposed zoning do not allow for growth. Mixed use is my proposal. My neighbors and I want this land just outside of downtown to mirror downtown and not be such a stark contrast once you get beyond Shaw University.	WEB-36802	SEE EMAIL: emailed response.	Central	184
WEB-37442		9207 STONE MOUNTAIN RD	R-4	R-4	Agree with Proposed Zoning	I agree with the proposed zoning. Thank you for allowing us to comment.		Thank you for taking the time to let us know you agree with what we're proposing.	Northwest	

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-37443		4428 JAMES RD	R-6 w/SHOD-4	R-6	Existing Land Use/Proposed Zoning Mismatch	Danny Eason, UDO-Comments-4428 James Road, Raleigh, NC Shown below are documents from the 401 North Corridor Plan. When the City Council adopted this plan many years ago great discussion occurred related to creating an environment which allowed lots fronting 401 North to transition to a higher zoning use; i.e.-shopping center use. The Council found that continuing to force residential use created an undue hardship on owners of these lots. In plain language people just do not want to live in close proximity to such a high traffic volume corridor. The Council determined that these lot owners would be deprived of peaceable use of their property as a residential use given the proximity of such high traffic volumes. Thus, not creating an allowance to be used as shopping center, could be construed as a "Taking" action thereby becoming a legal & financial liability for the City. Shopping Center is the best/highest use for the Eason/Crocker Properties as determined by past Councils.	GEN-0494	Called back and shared information about staff remapping team's general approach to keeping R-6 properties as is. Let property owner know that request for different zoning would be reviewed by staff review team and passed along to Planning Commission for review. Also, added owner to Planning Commission MyRaleigh subscription list.	Northeast	130
WEB-37762		407 KINSEY ST	R-10 w/HOD-G	R-10 w/HOD-G	Existing Land Use/Proposed Zoning Mismatch	Hello, I am the owner of 407 Kinsey Street and see that the proposed zoning changes include a rezoning of the properties immediately to my rear property line. As it stands today, the lots on Dupont Circle have a mix of Ind-2 and R-10 which historically has provided a buffer zone between the Boylan Heights Historic District and downtown. The rezoning as IX-3-UL will reduce this buffer and thus the protection for neighborhood. I would request that the city leave the R-10 zoning desgination where it sits today.		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	Central	118
WEB-38082		4100 TRYON RD	IND-1 w/SHOD-1 & SRPOD	IX-3-PL w/SHOD-1 & SRPOD	Comment about Proposed Zoning District	The property owner was having email problems and asked I send this just in case it did not go through when he sent it Ray Watson ---------- N. Ray Watson, Jr, P.E. Watson Land Design Services, PLLC 3650 Rogers Road #245 Wake Forest, North Carolina 27587 Office: 919-453-1529 Mobile: 919-418-4715 Fax: 866-437-2610 Email: watsonlanddesign@mindspring.com ---------- Gandhi At Tryon Road, LLC and Tryon Square Plaza, LLC are the owners of Lots 1 and 2, the parcels at 4100 and 4020 Tryon Road respectively. We own both properties but the ownership is in two separate legal entities. It is our understanding that the proposed Industrial Mixed Use zoning will allow a mixture of commercial, retail and mercantile development and residential development is encouraged by the City of Raleigh, but no		called and clarified. Owner is requesting 4 story height (60 feet) and removing PL frontage based on the character of the area. nformed that staff not supportive of removing PL frontage recommendation due to built context and surrounding context, but that 4 stories could be amenable due to location in mixed use center on the urban form map and that Tryon is a Transit Emphasis Corridor.	West	132
WEB-37444		4100 TRYON RD	IND-1 w/SHOD-1 & SRPOD	IX-3-PL w/SHOD-1 & SRPOD	Comment about Proposed Frontage	The property owner was having email problems and asked I send this just in case it did not go through when he sent it Ray Watson ---------- N. Ray Watson, Jr, P.E. Watson Land Design Services, PLLC 3650 Rogers Road #245 Wake Forest, North Carolina 27587 Office: 919-453-1529 Mobile: 919-418-4715 Fax: 866-437-2610 Email: watsonlanddesign@mindspring.com ---------- Gandhi At Tryon Road, LLC and Tryon Square Plaza, LLC are the owners of Lots 1 and 2, the parcels at 4100 and 4020 Tryon Road respectively. We own both properties but the ownership is in two separate legal entities. It is our understanding that the proposed Industrial Mixed Use zoning will allow a mixture of commercial, retail and mercantile development and residential development is encouraged by the City of Raleigh, but no	WEB-38082	called and clarified. Owner is requesting 4 story height (60 feet) and removing PL frontage based on the character of the area. Informed that staff not supportive of removing PL frontage recommendation due to built context and surrounding context, but that 4 stories could be amenable due to location in mixed use center on the urban form map and that Tryon is a Transit Emphasis Corridor.	West	132
WEB-38402		4100 TRYON RD	IND-1 w/SHOD-1 & SRPOD	IX-3-PL w/SHOD-1 & SRPOD	Comment about Proposed Height	The property owner was having email problems and asked I send this just in case it did not go through when he sent it Ray Watson ---------- N. Ray Watson, Jr, P.E. Watson Land Design Services, PLLC 3650 Rogers Road #245 Wake Forest, North Carolina 27587 Office: 919-453-1529 Mobile: 919-418-4715 Fax: 866-437-2610 Email: watsonlanddesign@mindspring.com ---------- Gandhi At Tryon Road, LLC and Tryon Square Plaza, LLC are the owners of Lots 1 and 2, the parcels at 4100 and 4020 Tryon Road respectively. We own both properties but the ownership is in two separate legal entities. It is our understanding that the proposed Industrial Mixed Use zoning will allow a mixture of commercial, retail and mercantile development and residential development is encouraged by the City of Raleigh, but no	WEB-38082	called and clarified. Owner is requesting 4 story height (60 feet) and removing PL frontage based on the character of the area. Informed that staff not supportive of removing PL frontage recommendation due to built context and surrounding context, but that 4 stories could be amenable due to location in mixed use center on the urban form map and that Tryon is a Transit Emphasis Corridor.	West	132

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-37445		1500 HILLSBOROUGH ST	O&I-1	OX-3-GR	Comment about Proposed Height	This property should be designated OX-5-GR. Hillsborough Street is a Priority Transit Corridor per Map T-2 of the Comprehensive Plan. Thus and also, per page 36, properties along Hillsborough Street are in a Core/Transit Area and per Table LU-2 Core/Transit Area height ranges from Min of 2 to max. of 7 stories for the OX designation. Five (5) is the appropriate story height to allow for 1 level of concealed parking with active uses along the street for that level (below grade is cost prohibitive and unrealistic for moderate mixed use developments of 5 stories) and 4 levels of active uses above. At the same time this respects and compliments the Cameron park neighborhood's scale and character. ironically, this is the exact type of project that was discussed with interested Cameron Park neighbors looking for new "empty nester" type housing product. To do otherwise would be an effective down zoning and against the creating a vibrant, pedestrian friendly corridor.		This question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study that are just getting underway. While staff does not agree with your request, it will be forwarded to the Planning Commission for consideration.	Hillsborough	187
WEB-37446		1504 HILLSBOROUGH ST	O&I-1	OX-3-GR	Comment about Proposed Height	This property should be designated OX-5-GR. Hillsborough Street is a Priority Transit Corridor per Map T-2 of the Comprehensive Plan. Thus and also, per page 36, properties along Hillsborough Street are in a Core/Transit Area and per Table LU-2 Core/Transit Area height ranges from Min of 2 to max. of 7 stories for the OX designation. Five (5) is the appropriate story height to allow for 1 level of concealed parking with active uses along the street for that level (below grade is cost prohibitive and unrealistic for moderate mixed use developments of 5 stories) and 4 levels of active uses above. At the same time this respects and compliments the Cameron park neighborhood's scale and character. ironically, this is the exact type of project that was discussed with interested Cameron Park neighbors looking for new "empty nester" type housing product. To do otherwise would be an effective down zoning and against the creating a vibrant, pedestrian friendly corridor.	WEB-37445	This question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study that are just getting underway. While staff does not agree with your request, it will be forwarded to the Planning Commission for consideration.	Hillsborough	187
WEB-38098		1500 HILLSBOROUGH ST	O&I-1	OX-3-GR	Agree with Proposed Zoning	Mr. Zanoni made a comment on the last day of the comment period (today) seeking more height for this parcel and the adjacent 1504 Hillsborough Street parcel than staff has proposed. The Cameron Park Neighborhood Association will review it and provide a response, but it will not be able to respond today.		The potential for additional height along Hillsborough Street merits more focused community conversation than is feasible as part of the city-wide rezoning process; this question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study that are just getting underway. I hope you will continue to be an active voice as part of that process. Your comment will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Hillsborough	187
WEB-38099		1504 HILLSBOROUGH ST	O&I-1	OX-3-GR	General Comment	Mr. Zanoni made a comment on the last day of the comment period (today) seeking more height for this parcel and the adjacent 1504 Hillsborough Street parcel than staff has proposed. The Cameron Park Neighborhood Association will review it and provide a response, but it will not be able to respond today.	WEB-38098	The potential for additional height along Hillsborough Street merits more focused community conversation than is feasible as part of the city-wide rezoning process; this question will be addressed as part of the Cameron Village Vicinity Plan and Hillsborough Street Area Study that are just getting underway. I hope you will continue to be an active voice as part of that process. Your comment will be forwarded to the Planning Commission for consideration as part of their review of the citywide remapping.	Hillsborough	187
WEB-37447		2004 YONKERS RD	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	current building use is office, retail, warehousing. IH zoning would make this non conforming.		Emailed with information noting that staff supports updating proposed zoning district to something more appropriate (IX-3) given the current use.	East	188
WEB-38083		2020 YONKERS RD	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	current use is office	WEB-37447	Emailed with information noting that staff may supports updating proposed zoning district to something more appropriate (IX-3) given the current use; staff will pursue text change to IH allowed uses to include office	East	126
WEB-38084		2021 N RALEIGH BLVD	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	This building is currently used as part office with warehouse for distribution, retail sales. Lot size is not suitable to IH.	WEB-37447	Emailed with information noting that staff supports updating proposed zoning district to something more appropriate (IX-3) given the current use.	East	189
WEB-38100		11700 NEW LEESVILLE BLVD	CUD SC	CX-3-CU	Comment about Proposed Zoning District	A CX mixed use zoning designation for this site is not appropriate.		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	Northwest	123
WEB-38403		2620 YONKERS RD	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	Currently retail sales, distribution, light manufacturing, with office.	WEB-37447	Emailed with information noting that staff supports updating proposed zoning district to something more appropriate (IX-3) given the current use.	East	190
WEB-37763		0 YONKERS RD	IND-2 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	2900 Yonkers Road is a small office building on a subdivided lot to the front of the lot shown on the map.	WEB-37447	Emailed with information noting that staff supports updating proposed zoning district to something more appropriate (IX-3) given the current use.	East	191

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-38085		15 E PEACE ST	O&I-1 w/HOD-G	OX-4 w/HOD-G	General Comment	Owner's requested classification: OX-7 Office Mixed Use, max. 7 stories Removing the conditional use condition from a portion of this property (as proposed) provides for uniformity of the development process across the remainder of the campus of William Peace University as it develops a master plan for its campus, without regard to property boundaries. Permitting a maximum building height of seven stories instead of four stories will promote increased building density on campus, which is acutely important since William Peace University is effectively landlocked and cannot expand outward and is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. For the same reason, and since the properties immediately across the street from this property to the east are primarily commercial in character, it would be appropriate to zone this property as OX-7.	GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193
WEB-38722		101 E FRANKLIN ST	CUD O&I-1	OX-4-CU	General Comment	Owner's requested classification: OX-7 Office Mixed Use, max. 7 stories Removing the conditional use condition from this property (as proposed) provides for uniformity of the development process across the remainder of the campus of William Peace University as it develops a master plan for its campus, without regard to property boundaries. Permitting a maximum building height of seven stories instead of four stories will promote increased building density on campus, which is acutely important since William Peace University is effectively landlocked and cannot expand outward and is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. For the same reason, and since the properties immediately across the street from this property to the north are primarily commercial in character, it would be appropriate to zone this property as OX-7.	WEB-38085; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193
WEB-39042		3600 YONKERS RD	IND-1 w/SHOD-2	IH w/SHOD-2	Existing Land Use/Proposed Zoning Mismatch	This property is owned by St. David's School. The current and future use is for athletic fields and ancillary facilities associated with the school's athletic department. IX appears would be a better match.	WEB-37447	Emailed with information noting that staff supports updating proposed zoning district to something more appropriate (IX-3) given the current use.	East	192
WEB-39043		800 HARP ST	R-20	OX-4	General Comment	Owner's requested classification: OX-7 Office Mixed Use, max. 7 stories Permitting a maximum building height of seven stories on this property instead of four stories will promote increased building density on campus, which is acutely important since William Peace University is effectively landlocked and cannot expand outward and is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. For the same reason, and since the properties immediately across the street from this property to the north and east are primarily commercial in character, it would be appropriate to zone this property as OX-7.	WEB-38085; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193
WEB-37764		621 N BLOUNT ST	CUD O&I-1 w/HOD-G	OX-4-CU w/HOD-G	General Comment	Owner's requested classification: OX-7 Office Mixed Use, max. 7 stories. Removing the conditional use condition from this property (as proposed) provides for uniformity of the development process across the remainder of the campus of William Peace University as it develops a master plan for its campus, without regard to property boundaries. Permitting a maximum building height of seven stories instead of four stories will promote increased building density on campus, which is acutely important since William Peace University is effectively landlocked and cannot expand outward and is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. For the same reason, and since the properties immediately across the street from this property to the east are primarily commercial in character, it would be appropriate to zone this property as OX-7.	WEB-38085; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193

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WEB-38404		605 N BLOUNT ST	CUD O&I-1 w/HOD-G	OX-4-CU w/HOD-G	General Comment	Owner's requested classification: OX-7 Office Mixed Use, max. 7 stories, with HOD-G General Historic Overlay District. Removing the conditional use condition from this property (as proposed) provides for uniformity of the development process across the remainder of the campus of William Peace University as it develops a master plan for its campus, without regard to property boundaries. Permitting a maximum building height of seven stories instead of four stories will promote increased building density on campus, which is acutely important since William Peace University is effectively landlocked and cannot expand outward and is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. For the same reason, and since the properties immediately across the street from this property to the east are primarily commercial in character, it would be appropriate to zone this property as OX-7.	WEB-38085; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	193
WEB-37765		6 W PEACE ST	NB	DX-7-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38101		5 SEABOARD AVE	NB	DX-7-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38738		605 HALIFAX ST	NB	DX-7-UG	General Comment	Note: Peace College of Raleigh, Inc. has an option to purchase this property. Requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38405		826 SEMART DR	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38723		5 W FRANKLIN ST	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-38086		807 HALIFAX ST	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38087		801 HALIFAX ST	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38406		721 HALIFAX ST	NB	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. Whether this property ultimately becomes part of Seaboard Station or remains part of the Peace campus, permitting a maximum building height of seven stories on this property instead of five stories will promote increased building density, which is consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38088		7501 PRECISION DR	TD w/AOD & SHOD-2	IX-3-PK w/AOD & SHOD-2	Comment about Proposed Frontage	The additional frontage required by PK (50'), to the extent it applies to the primary street (ACC Boulevard) and not to the side street Precision Drive, on which the building fronts, is satisfactory. However, we request clarification of intention to continue to apply the PK setback only to ACC Boulevard (as in the TD) and state this objection to the extent the rezoning changes existing compliance into non-conformity.		Our staff team has reviewed your comment about the Parkway (-PK) frontage for 7501 and 7513 Precision Drive. For these properties, the frontage requirements would apply to both ACC Boulevard and Precision Drive. The current Thoroughfare District yard requirements apply to both streets as well (see link to code reference – scroll to section D). The application of the Parkway frontage does not, however, make your properties non-conforming. Any redevelopment of the properties would have to meet the Parkway setback and landscaping requirements in the Unified Development Ordinance (UDO).	Northwest	
WEB-37448		7513 PRECISION DR	TD w/AOD & SHOD-2	IX-3-PK w/AOD & SHOD-2	Comment about Proposed Frontage	The additional frontage required by PK (50'), to the extent it applies to the primary street (ACC Boulevard) and not to the side street Precision Drive, on which the building fronts, is satisfactory. However, we request clarification of intention to continue to apply the PK setback only to ACC Boulevard (as in the TD) and state this objection to the extent the rezoning changes existing compliance into non-conformity.	WEB-38088	Our staff team has reviewed your comment about the Parkway (-PK) frontage for 7501 and 7513 Precision Drive. For these properties, the frontage requirements would apply to both ACC Boulevard and Precision Drive. The current Thoroughfare District yard requirements apply to both streets as well (see link to code reference – scroll to section D). The application of the Parkway frontage does not, however, make your properties non-conforming. Any redevelopment of the properties would have to meet the Parkway setback and landscaping requirements in the Unified Development Ordinance (UDO).	Northwest	
WEB-38102		802 SEMART DR	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194

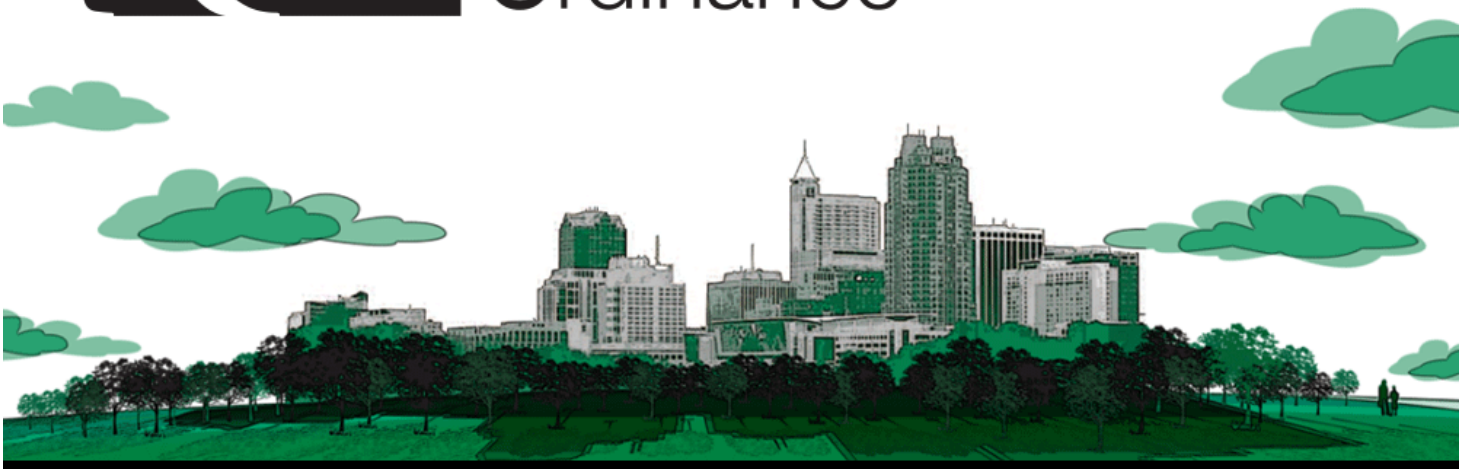
REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-38089		2600 WAKE FOREST RD	IND-1	CX-3-PL	General Comment	Comment submitted under separate cover letter via email	WEB-39044, GEN-0499, GEN-0500	Your comments regarding the properties at 2600 Wake Forest Road and 601 Creekside Drive will be forwarded to the Planning Commission next week as they begin their review of the public comments and draft rezoning map. Staff will forward your comment with no recommendation as there was no specific change request (different district, height or frontage). To answer your question on how the zoning district would affect floodway fringe regulations: the proposed CX (Commercial Mixed Use) zoning district does not alter or expand the floodway regulations.	Atlantic	133
WEB-39044		601 CREEKSIDE DR	IND-1	CX-3	General Comment	Comment submitted under separate cover letter via email	WEB-38089, GEN-0499, GEN-0500	Your comments regarding the properties at 2600 Wake Forest Road and 601 Creekside Drive will be forwarded to the Planning Commission next week as they begin their review of the public comments and draft rezoning map. Staff will forward your comment with no recommendation as there was no specific change request (different district, height or frontage). To answer your question on how the zoning district would affect floodway fringe regulations: the proposed CX (Commercial Mixed Use) zoning district does not alter or expand the floodway regulations.	Atlantic	133
WEB-39045		18 SEABOARD AVE	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38103		10 W FRANKLIN ST	IND-2 w/DOD	DX-5-UG	General Comment	Owner's requested classification: DX-7 Downtown Mixed Use, max. 7 stories. The requested zoning classification of DX-7 will help facilitate higher density development in Seaboard Station, consistent with the City's goals of encouraging the development of urban, walkable communities downtown. Because of the current mix of parking arrangements throughout Seaboard Station, the uncertainty of how future development will occur on the Seaboard Station parcels, and the incomplete city street grid in Seaboard Station, we do not believe there is a justification at this time to propose any specific parking frontage requirements to any of the parcels comprising Seaboard Station.	WEB-37765; GEN-0507	your request for additional height is outside of staff's administrative purview for the remapping process. Your request for additional height will be forwarded to the Planning Commission for their consideration without a recommendation from staff.	Mordecai	194
WEB-38090		11700 NEW LEESVILLE BLVD	CUD SC	CX-3-CU	Comment about Proposed Height	Want to know if this re-zoning is based upon a request from the property owner or a revision by the City? What is driving this proposed change. I am concerned about the potential height of a 3 story commercial/mixed-use building on that site as it sits on the entry way to Harrington Grove neighborhood. The current commercial use blends well with the entrance and provides a good service to the neighborhood. Concerned about impact on neighborhood traffic and property values depending upon future usage. What is proposed for this site?		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	Northwest	
WEB-38091		105 HECK ST	R-10 w/NCOD	R-10 w/NCOD	Existing Land Use/Proposed Zoning Mismatch	This property was originally zoned as R-20 which is why a 4 unit building was built on the property which measures .20 acres. The property was later rezoned as part of a blanket rezoning down to R-10. As part of this new remapping I expected this forced non-conforming use to be corrected. I hope at PC it can be made right. The property currently abuts an RX-3 band of properties.	CC3-0097	emailed. Recommend evaluation of this request to make property conforming.; Existing R-10: outside of staff's administrative purview for the remapping process.	North Central	9
WEB-37449		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	Comment about Proposed Height	I own a condominium in the building next door at 618 N Boylan and am very concerned about the possible development to a height of 75 feet. This would negatively impact the standard of living and property values. Property to the east should be zoned similar to property to the west and north.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-38724		608 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	I own a condominium in the building next door at 618 N Boylan and am very concerned about the possible development to a height of 75 feet. This would negatively impact the standard of living and property values. Property to the east should be zoned similar to property to the west and north.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55
WEB-38739		608 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	I own a condominium in the building next door at 618 N Boylan and am very concerned about the possible development to a height of 75 feet. This would negatively impact the standard of living and property values. Property to the east should be zoned similar to property to the west and north.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55
WEB-37450		612 W JOHNSON ST	NB w/PBOD	DX-5	Existing Land Use/Proposed Zoning Mismatch	I would like the zoning group to consider changing the proposed zoning of areas of DX5, NX3UG, DX7SH (near Peace Street and Boylan Avenue). The proposed zoning is Downtown Mixed Use and I would request a change to Neighborhood Mixed Use. This area is on the border of Glenwood South, but maintains the neighborhood feel. I believe this is an important aspect of keeping the downtown area community focused.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55
WEB-38104		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	Existing Land Use/Proposed Zoning Mismatch	I am a resident at 618 Boylan Avenue and I would like this area and bordering areas to remain neighborhood mixed use. The community would flourish more from this type of zoning which creates more of a hospitable environment.	GEN-0529; WEB-37450	Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55
WEB-37766		512 MARTIN LUTHER KING JR BLVD	R-20	R-10	Comment about Proposed Zoning District	I think that down zoning this area is NOT a good decision for the long term growth plan of Raleigh and the implementation of public transportation. Down zoning any area in Downtown feels like going backwards in the long term growth plan of Raleigh. If it ain't broken don't fix it.		SEE EMAIL: emailed response.	Central	154
WEB-37451		1014 HOLMES ST	R-20	R-10	Comment about Proposed Zoning District	I think that down zoning this area is NOT a good decision for the long term growth plan of Raleigh and the implementation of public transportation. Down zoning any area in Downtown feels like going backwards in the long term growth plan of Raleigh. If it ain't broken don't fix it.		SEE EMAIL: emailed response.	Central	154
WEB-38092		512 MARTIN LUTHER KING JR BLVD	R-20	R-10	Comment about Proposed Zoning District	I do not agree with the down-zoning of this area because this is the only area left for the downtown area to grow.		SEE EMAIL: emailed response.	Central	154
WEB-38725		1014 HOLMES ST	R-20	R-10	Comment about Proposed Zoning District	I don't agree with the down-zoning of this area because this area can, instead, become affordable housing for young and low-income residents.		SEE EMAIL: emailed response.	Central	154
WEB-39046		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	Existing Land Use/Proposed Zoning Mismatch	I am an owner at 618 n boylan, and would want the surrounding areas to be neighborhood mixed use.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor.	Hillsborough	55
WEB-39047		418 DUPONT CIR	R-10	IX-3-UL	Comment about Proposed Zoning District	Current R-10 zoning in the back half of 410-418 Dupont circle provided additional transition to the adjacent neighborhood properties. This should be restored on proposed zoning. Furthermore, 2030 FLUM proposed NX for this area. The contextual requirements that are a part of the NX designation make more sense for this area adjoining the Boylan Heights, west of Dupont.		Informed inquirer of intent and points of guidance in remapping; explained proposed zoning in greater detail.	Central	118

REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
WEB-39048		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	General Comment	I strongly believe our community, especially to the east must remain "neighborhood mixed use," NOT "downtown use" in order to keep social decency. Thank you,		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor	Hillsborough	55
WEB-39049		612 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Height	The proposed DX-5 zoning for this property is concerning. As an owner in 618 N Boylan Ave, the absence of a requirement for adjacent developments to consider the existing developments such as our building is concerning. Rather than the proposed DX-5 zoning, a Neighborhood Mixed Used designation would be much more fitting for this property.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor	Hillsborough	55
WEB-37767		609 GLENWOOD AVE	NB w/PBOD	DX-7-SH	Comment about Proposed Height	The proposed DX-7 zoning for this property is very concerning. As an owner in 618 N Boylan Ave, both the height proposed here and the absence of a requirement for adjacent developments to consider the existing developments such as our building is concerning. Rather than the proposed DX-7 zoning, an NX-5 designation would ensure consideration is given for existing new developments in this area, such as The Paramount.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor	Hillsborough	55
WEB-37452		610 W JOHNSON ST	NB w/PBOD	DX-5	Comment about Proposed Zoning District	The proposed DX-5 zoning for this property is very concerning. As an owner in 618 N Boylan Ave, both the height proposed here and the absence of a requirement for adjacent developments to consider the existing developments such as our building is concerning. Rather than the proposed DX-5 zoning, an NX-5 designation would ensure consideration is given for existing new developments in this area, such as The Paramount.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor	Hillsborough	55
WEB-38726		618 N BOYLAN AVE	NB w/PBOD & PDD	PD	Comment about Proposed Zoning District	While the proposed NX zonings to the West and North of our property make sense, I do not support the proposed DX-5 and DX-7 zonings to the east and immediate south of the property. The proposed DX zones absence of a requirement for adjacent developments to consider the existing developments such as our building is very concerning. Rather than the proposed DX zoning, an NX designation for these areas to the east and south would ensure consideration is given for existing new developments in this area, such as The Paramount.		Much of the block bounded by Peace, Boylan, Johnson, and Glenwood is proposed to be rezoned to Downtown Mixed Use (DX). Guidance from these plan documents for the area in question recommends a building height of up to 80 feet along Johnson Street and up to 80 feet along Glenwood Avenue. he proposed five-story designation caps building height at 75 feet along Johnson Street, the lesser of the two streets. The proposed seven-story designation caps building height at 90 feet along Glenwood Avenue – a more active corridor	Hillsborough	55
WEB-33282		1135 N WEST ST	IND-2	IH	Comment about Proposed Zoning District	I am very surprised and disappointed to see this parcel still left to being heavy industrial, considering West St is slated to be a walkable/bikeable route in the Capital Blvd project. The concrete plant is an anachronism in the burgeoning downtown/near downtown residential Glenwood-Brooklyn area. Surely we can plan better than this. Give the current owners some time to plan, but this plant doesn't belong in the area any longer.		SEE EMAIL: emailed response	Mordecai	195

RALEIGH

Unified Development Ordinance



Remapping Raleigh

Section 4: Resources

These materials contain guidance and unifying principles for decision making and are included as a reference point. They include reference materials created for staff during the initial creation of the zoning map that were subsequently distributed to the public for information. They also include informational presentations made to the Planning Commission to inform their recommendations.

A. Ordinance No. (2013) 151 TC 357

B. Zoning Fundamentals

C. Guidance for Remapping

D. Conditional Use District Guidance

E. District Descriptions from UDO Remapping Viewer

F. Part 10 and UDO District Comparisons

G. UDO Excerpts

- **i. Article 6.1 Allowed Uses**
- **ii. Article 3.1 General Provisions for Mixed Use Districts**
- **iii. Article 3.3 Height Requirements for Mixed Use Districts**
- **iv. Article 3.4 Frontage Requirements for Mixed Use Districts**

H. Summary of Frontage Requirements

I. Staff Presentations to Planning Commission

i. **Remapping Raleigh, October 14, 2014**

ii. **Special Residential-30, January 20, 2015**

iii. **Vehicle Fuel Sales & UDO Frontages, February 17, 2015**

iv. **Brier Creek, February 17, 2015**

v. **Building Heights in Downtown, April 7, 2015**

ORDINANCE NO. (2013) 151 TC 357
TC-3-12

AN ORDINANCE TO ADOPT THE UNIFIED DEVELOPMENT ORDINANCE

Whereas, the City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings;

Whereas, the City has not undertaken a major revision to the development code in over 40 years;

Whereas, the current development code does not provide the necessary tools to implement the land use and development policies of the Comprehensive Plan;

Whereas, modern development codes are producing better development outcomes by focusing more on the form of buildings than on use and density;

Whereas, the Unified Development Ordinance (UDO) (see Section 1 of this ordinance) incorporates the best of the existing code with contemporary best practices, and is consistent with the vision, goals and policies of the Comprehensive Plan;

Whereas, the City's R-1, R-2, R-4, R-6, Special R-6, R-10 and Conservation Management, Agriculture Productive, Special Highway Overlay District-1, Special Highway Overlay District-2, Airport Overlay District, Neighborhood Conservation Overlay District, Metro Park Overlay District, General Historic Overlay District, Manufactured Housing District, Reservoir Watershed Protection Area Overlay District and the Urban Water Supply Watershed Protection Area Overlay District zoning districts will not be changed in geographic extent and can be fully transitioned to the UDO without a zoning map amendment; and

Whereas, the remaining zoning districts of the City Code (legacy zoning districts see Section 10 of this ordinance) will not be part of the UDO, and will require a future zoning map amendment to a UDO zoning district to fully transition into the UDO.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:

Section 1. The Public Review Draft #2 dated January 3, 2012 presented at the public hearing on February 21, 2012 together with (i) the Planning Commission recommendations dated October 15, 2012 contained in Certified Recommendation #11484 and (ii) the City Council adopted amendments dated February 18, 2013, collectively called the

Unified Development Ordinance (the UDO), are hereby adopted and enacted into the City Code on February 18, 2013. The UDO shall be codified into the City Code as Part 10A.

Section 2. The Unified Development Ordinance (UDO), as further set forth in this ordinance, shall be effective beginning September 1, 2013.

Section 3. Upon the effective date of September 1, 2013, areas mapped on the Official Zoning Map Rural Residential are renamed R-1.

Section 4. Upon the effective date of September 1, 2013, areas mapped on the Official Zoning Map Special R-6 are renamed R-6.

Section 5. Upon the effective date of September 1, 2013, areas mapped on the Official Zoning Map Historic Overlay District are renamed General Historic Overlay District

Section 6. Upon the effective date of September 1, 2013, areas mapped on the Official Zoning Map Reservoir Watershed Protection Area Overlay District are renamed Falls Watershed Protection Overlay District (the area generally north of Strickland Road) and Swift Creek Watershed Protection Overlay District (the area generally south of Tryon Road).

Section 7. Upon the effective date of September 1, 2013, areas mapped on the Official Zoning Map Urban Supply Watershed Protection Overlay District are renamed Urban Watershed Protection Overlay District.

Section 8. Beginning September 1, 2013, all of the provisions of the UDO shall apply in the following zoning districts established by the UDO:

a. R-1
b. R-2
c. R-4
d. R-6
e. R-10
f. Residential Mixed Use
g. Office Park
h. Office Mixed Use
i. Neighborhood Mixed Use
j. Commercial Mixed Use
k. Downtown Mixed Use
l. Industrial Mixed Use
m. Conservation Management
n. Agriculture Productive
o. Special Highway Overlay District-1

p. Special Highway Overlay District-2
q. Airport Overlay District
r. Neighborhood Conservation Overlay District
s. Metro Park Overlay District
t. General Historic Overlay District
u. Streetside Historic Overlay District
v. Manufactured Housing District
w. Transit Overlay District
x. Falls Watershed Protection Overlay District
y. Swift Creek Watershed Protection Overlay District
z. Urban Watershed Protection Overlay District
aa. Heavy Industrial
bb. Campus
cc. Planned Development

Zoning districts established by the UDO are subject to applicable Special Highway-3 and Special Highway-4 legacy zoning district overlay districts, which shall be controlling.

Section 9. Beginning September 1, 2013, all areas zoned Planned Development District Overlay, the following provisions apply:

a. Development within the zoning district shall conform to the standards in the associated Master Plan except if otherwise prohibited.
b. Amendments, revisions and time extensions shall be in accordance with UDO Section 4.7.6.

Section 10. The following zoning districts are not retained in the UDO. These districts are known as legacy zoning districts. The legacy zoning districts are:

a. R-15
b. R-20
c. R-30
d. Special R-30
e. Residential Business
f. O&I-1
g. O&I-2
h. O&I-3
i. Buffer Commercial
j. Shopping Center
k. Neighborhood Business
l. Business
m. Thoroughfare District

n. Industrial-1
o. Industrial-2
p. Downtown Overlay District
q. Pedestrian Business Overlay District
r. Planned Development Conditional Use Overlay District
s. Special Highway Overlay District-3
t. Special Highway Overlay District-4

In all legacy zoning districts, the provisions of Part 10 Chapter 2 of the City Code, except as otherwise provided in Sections 11, 12 and 13 below, shall continue to apply to the property until such time as one or more UDO established zoning districts, other than a UDO overlay district, are applied to the property.

Legacy zoning districts are subject to applicable UDO established overlay districts, which shall be controlling.

Section 11. For Part 10 Chapter 2 special use permits applicable to legacy zoning districts, the standards of Part 10 Chapter 2 shall apply. But all special use permits filed after September 1, 2013 shall be heard and decided by the Board of Adjustment and the review procedures of UDO sec 10.2.1 shall apply.

Section 12. Beginning September 1, 2013, the following chapters and sections of the UDO shall be effective, regardless of zoning district:

i. Article 1.1
ii Article 1.2
iii Chapter 8
iv Chapter 9
vii Article 9.4
vii Chapter 10, except UDO Sections 10.2.7 Plot Plan Review and 10.2.8 Site Plan Review. Reviews of plot plans and site plans in legacy zoning districts shall be conducted in accordance with City Code Sections 10-2132.1 and 10-2132.2(a) through (i) except as modified by Section 13.

Section 13. Upon the effective date of September 1, 2013, the following provisions of Part 10 of the City Code are repealed in their entirety:

a. Part 10 Chapter 1 General Provisions
b. Part 10 Chapter 2 Section 10-2054(g)(1) (Avent Ferry West), Section 10-2082.14 (tree conservation), Section 10-2132.2 (b) subsections (12), (13) and (16), and Articles J and K
c. Part 10 Chapter 3 Subdivisions and Site Plans

d. Chapter 4 Floodprone Area Regulations
e. Chapter 5 Erosion and Sedimentation Control
f. Chapter 6 Building and Housing Code Enforcement
g. Chapter 7 Driveway Access Sidewalks and Streets
h. Chapter 8 Facility Fees
i. Chapter 9 Stormwater Control and Watercourse Buffer regulations
j. Chapter 10 Reservoir Watershed Protection Area Regulations

Section 14. Part 10 Chapter 2 of the City Code shall be repealed in its entirety from the City's Code when there are no legacy zoning districts on the Official Zoning Map.

Section 15. Following adoption of this ordinance and beginning on May 1, 2013, the City shall accept applications to rezone property to a new zoning district established by the UDO. Following the adoption of this ordinance, applications to rezone to a legacy zoning district will not be accepted nor processed. The submitted zoning applications will be reviewed for completeness by the City staff in the order in which they were received. No Planning Commission or City Council meeting related to the submittal of a UDO requested rezoning petition shall occur until after the effective date of September 1, 2013. A zoning application will be initially reviewed by the Planning Commission in the order in which it was received by City staff, based upon the completeness of the application and approval of all technical documents. In the event two or more zoning applications are received by the Commission on the same agenda day, staff will schedule the petitions for Planning Commission discussion based on the earlier completeness of the petition and approval of technical documents.

Section 16. Following the effective date of September 1, 2013, applicants for permits and subdivisions in zoning districts established by the UDO may submit an application for development that is compliant with provisions contained within the UDO.

Section 17. Completed applications for permits and subdivisions received by the City prior to the effective date of September 1, 2013 shall be processed by the City in accordance with the applicable standards and procedures existing at the time of submittal.

Section 18. Except as otherwise authorized in this section, following the adoption of this UDO, any changes made to the UDO shall be processed as text amendments in accordance with UDO Sections 10.1.8, 10.2.1 and 10.2.3. The following changes may be made to the UDO without further public hearing:

a. Changes made by the consultant to codify the changes approved by the Planning Commission and by City Council, the inclusions of drawings and flow charts and the correction of any typographical errors.

b. All approved text changes to Part 10 of the City Code that are approved by the City Council between the public hearing date of February 21, 2012 and the effective date of September 1, 2013.

c. Any items listed in the "omnibus" list of items approved by City Council on February 18, 2013. The omnibus items are as follows:

(i) UDO Section 1.5.3 (Building Coverage)
(ii) UDO Section 1.5.12 (Residential Garages)
(iii) UDO Section 3.2 (Transparency Requirements)
(iv) UDO Section 3.3.3 (Building Stepbacks)
(v) UDO Section 8.3.5 (Site Access and Cross Access)
(vi) UDO Article 9.1 (Tree Conservation)

d. Changes made by the staff.

Any changes pursuant to subsections c and d shall be presented to City Council no later than May 31, 2013 for consideration and must be approved in whole or in part by the City Council before August 7, 2013.

Section 19. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

Section 20. This ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the City Planning Commission following a recommendation of the Planning Commission.

Section 21. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 22. This ordinance shall be enforced by law as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar ($50.00) limit in G.S. 14-4 (a) or similar limitations.

Section 23. Sections 1 and 19 through 23 shall become effective five (5) days following the adoption of this ordinance. The remaining sections of this ordinance are effective as set forth in sections 2 through 18.

ADOPTED: February 18, 2013
EFFECTIVE: See Ordinance Section 23

DISTRIBUTION: Planning – Silver, Bowers, Crane, Strickland
Zoning – Fulcher
Department Heads
City Attorney – Botvinick, Hargrove
Transcription Svcs – Taylor

RALEIGH Unified Development Ordinance

REMAPPING RALEIGH

ZONING FUNDAMENTALS

Zoning is a legal instrument to regulate the use of land and building size, height and setbacks. Zoning is intended to promote an orderly pattern of development and to separate or buffer land uses that are incompatible such as industrial uses and homes. The State of North Carolina provides local governments the authority to regulate land use and development. All local zoning ordinances in North Carolina must be consistent with State statutes. Local zoning codes are adopted by the governing body, which is the Raleigh City Council, and administered by City staff and special appointed boards and commissions, such as the Board of Adjustment.

The legal basis for zoning is called the "police power," which is the ability of a local government to establish order within its territory and manage the use of land. The police power, through zoning, is used to promote the public welfare, security and safety. In the United States the most common use of police power over real estate is the adoption and enforcement of zoning and subdivision regulations, building codes and environmental protection regulations.

The History of Zoning in Raleigh

In 1915, the 38-story Equitable Building was erected in New York City in a way that cut off natural light and ventilation from nearby residences in an era before the widespread use of air conditioning. As a result of this and other controversial developments, the first zoning ordinance in the United States was adopted in New York in 1916.

With other cities starting to follow New York City's example, the need arose for proper enabling legislation. The U. S. Department of Commerce, under the leadership of Commerce Secretary Herbert Hoover, played a key role in speeding the adoption of zoning across the United States by drafting and promulgating the Standard State Zoning Enabling Act from 1921 to 1926. Language from this act can be found in the statutes of most states. North Carolina's zoning enabling statute in particular still bears a strong resemblance to the original model law.

Raleigh adopted its first zoning ordinance in 1923, the same year that North Carolina adopted enabling legislation. This ordinance regulated land use and building height and established the following use districts: residence, neighborhood business, business, industrial, and unrestricted. The first Raleigh zoning ordinance was about as thick as a pamphlet and contained basic zoning information.

The current zoning regulations have evolved since 1923. Today's Unified Development Ordinance replaces a zoning framework that first took form in 1954. It became more complex and unwieldy as it was amended during a 50-year period of rapid growth and development and as new regulations were added dealing with landscaping, tree preservation, signs, and other topics. With the adoption of a new Comprehensive Plan in 2009, it was time to modernize the development code as well. The UDO is "unified" in that it combines zoning, subdivision, stormwater, and other regulations into a single document, eliminating redundancies.

The Unified Development Ordinance

The Unified Development Ordinance is the portion of the City Code that establishes zoning districts and implements the zoning framework. The UDO uses illustrations, tables and text to improve readability. In addition to zoning, it includes development standards such as parking, landscaping and screening, signs, lighting, and outdoor display and storage. Other standards protect natural resources such as tree conservation, stormwater, flood prone areas, erosion and sedimentation, and water supply watershed protection areas. It also integrates subdivision and site planning standards and the building and housing code.

Photo: New York City, Lower Manhattan, Financial District, Broadway Av. : Equitable Building 1915 by (vincent desjardins) on flickr (licensed CC-BY)

Guidance Document on UDO Mapping

The following document is intended to provide guidance on how to choose the best UDO zoning district for a particular property. The guidance is based on the following broad principles from the state enabling statute, namely that zoning districts should be drawn:

- Consistent with a comprehensive plan;
- With consideration for the character of the district:
- And the peculiar suitability of the property for particular uses.

This document does not address the mechanics of drawing the map. Carter Pettibone, as project manager, is in charge of the overseeing the technical aspects of map drafting and production.

District Overview

The UDO contains four different types of districts, summarized in the table below:

Residential	Mixed-Use	Special	Overlay
R-1	RX Residential	AP Agriculture	SHOD-1,2
R-2	OX Office	CM Conservation	HOD-G
R-4	OP Office Park	R-MP Manufactured Housing	HOD-S
R-6	NX Neighborhood	CMP Campus	NCOD
R-10	CX Commercial	IH Heavy Industry	MPOD
	IX Industrial	PD Planned Development	UWPOD
	DX Downtown		FWPOD
			SWPOD
			SRPOD
			AOD
			TOD

The residential districts are lightly modified from the existing R-zones, with the most major change being the elimination of townhouses and multifamily as a principal permitted use in R-6 for sites less than 10 acres in size. These districts will not be altered during the remapping project. They have all been brought into the UDO as of September 1st, with townhouse and multifamily developments currently located in R-6 grandfathered in the UDO text.

The mixed-use districts are intended to be the workhorse districts of the ordinance. Most of the city's commercial and denser multifamily areas will be placed within one of these districts. The mixed-use

districts also have modifiers to regulate height and type of frontage treatment. All mixed-use districts will have a specified height limit, and some will also have a frontage type.

Five of the special districts—AP, CM, R-MP, PD and IH—match up with existing and similarly named districts in the current ordinance. Campus is to be used on public or institutional campuses such as colleges and hospitals.

Lastly, the overlay districts all exist in the current ordinance and are to be mapped one-to-one based on the extent of these districts on the current zoning map. Overlay districts to be eliminated in the UDO are SHOD-3 and 4, PBOD, PDD and DOD. Features of these districts are incorporated into other tools such as frontages or into new base districts such as DX.

All mapping team members should be familiar Chapters 2, 3 and 6 of the UDO and should spend some time familiarizing themselves with the permitted use table.

Guiding Principles

The citywide map amendment proposed for the new UDO will have different impacts on different properties, with some seeing few changes in their existing entitlement, and others experiencing larger impacts, which may be positive or negative. The UDO will in general not preserve all the options present in the current zoning, but it will often provide new options. Perhaps the biggest issue will be how to remap the City's extensive IND-1 and 2 areas, much of which are either vacant or developed for non-industrial purposes. The following guiding principles should apply:

- Within the bounds of good planning, the new zoning map should maintain or enhance existing property value. Downzonings engender controversy and negatively impact the City's tax base.
- The new zoning map should reflect uses on the ground and avoid the creation of use-based nonconformities, unless doing so creates spot zones.
- Where there is no conflict with the existing use of property and the character of the area, the new zoning map should implement the Comprehensive Plan.
- The new zoning map, particularly with regards to the application of height and frontage, should be sensitive to context, and not create jarring transitions in height, use or intensity.

Detailed Methodology

Screens

The detailed methodology that follows provides an order for translating the existing zoning map into the new map. Embedded within the individual steps, however, is the concept of screens. Screens are a way of narrowing down choices based on tests and criteria. In general, the screens for the remapping exercise are, in order:

- The existing zoning of the property. Each existing zone has one or more corresponding zones in the UDO.
- The existing use of the property, which further refines the choices.
- Where the first two screens result in a choice of two or more districts, the Future Land Use Map should be used to choose among districts.
- For the mixed-use districts, heights should be chosen based on existing heights, the height context, or valid approvals for specific height. In some cases, the Comprehensive Plan (including any Area Plan) provides specific height guidance.
- Frontages should be based on the Urban Form Map designations, as well as the existing context. In the Downtown element boundaries, the application of Shopfront should be guided by the designated Primary Retail Streets.

Step 1: Base Information

The first step is to gather base information necessary for the mapping effort. In general, the data needed to choose an appropriate district for a particular property consists of the following:

- The draft UDO.
- Existing zoning.
- The existing use of the site and surrounding properties.
- The proposed Future Land Use for the property in the Comprehensive Plan.
- Recently completed area plans and corridor studies, such as Jones Franklin, Blue Ridge Road, New Bern Avenue, and Capital Boulevard.
- Other Comprehensive Plan designation, including the recently-adopted Urban Form Map; TOD locations; and, in the downtown, specific maps including Edge Areas, Green Streets, Retail Priority Streets, and Parking Constraints.
- Pending development plan approvals may be useful in some circumstances, particularly with regards to Council-approved plans for additional height.

The above information can either be in the form of printed maps, or computerized map access. In general, access to both iMaps and Google Maps in the workspace is desirable.

There is an existing land use layer in the City's GIS system that is in the process of being updated. In general, this layer should be reliable. However, if there is ever any doubt about the current use of a property, field visits are recommended.

Step 2: Base Mapping

The base map for drawing the new districts should likely be limited to showing parcels and basic planimetrics for reference purposes. However, to speed the process, the base map should show those zoning features that will not change with the new UDO. These include the following:

- The RR, R-2 R-4, R-6, SpR-6 and R-10 districts in their current extent.
- All PDDs.
- The AP, MH, and CM districts in their current extent.
- Overlay districts except for SHOD-3 and 4, DOD and PBOD.

Coloring in these districts will show how much of the zoning map—anticipated to be well over 60 percent—is not changing as part of the mapping exercise.

Step 3: Existing Residential Districts

New zoning designations will need to be considered for the following residential districts: R-15, R-20, R-30 and SpR-30. The following correspondence table provides guidance on how to select the appropriate base districts.

Current District(s)	Proposed district(s)	Notes
R-15, R-20, R-30	R-10, RX	In theory, all areas zoned for densities in excess of 10 units per acre should be placed within the RX category. In reality, there are many single-family neighborhoods, primarily in southeast Raleigh, that are zoned R-20 even though the development pattern is more akin to R-10. R-10 zoning should be used for these areas. RX can be used along major street and other areas where denser development is appropriate.
SpR-30	R-10, RX w/ NCOD	Special R-30 is currently mapped over many areas where single-family is the predominant use. These areas should be remapped R-10, which has a similar minimum lot size. If there are any SpR-30 areas where built densities exceed 10 DU/acre, they should be placed within the RX district unless the result is a spot zone. The contextual standards in SpR-30 will be superseded by the new contextual infill standards in the UDO, and/or will be replaced by an NCOD.

Choosing the appropriate height for RX-districts

All RX districts need to have a height attached. In general, the appropriate height will be determined by a combination of the existing building height on the property and the height of nearby properties (this

will be the determining factor for undeveloped properties). Most RX districts translated from existing R-zones will be limited to 3 stories, although a few may be mapped for 4 or 5 stories.

Step 4: Campus Uses

Campus uses are typically easy to identify, and consist of all large institutions of higher learning; big hospital complexes such as Wake Med and Rex (but not smaller, stand-alone walk-in centers and clinics); and office or research parks that function as a campus under centralized management (there may not be any of these in Raleigh). These uses are generally located within O&I districts.

The appropriate zoning for most campuses is either CMP or a flavor of OX. For CMP zoning to function well, an associated campus Master Plan is needed. An outreach effort to the two major hospitals and all the colleges and universities needs to be undertaken to determine their interest in adapting their existing master plan, if they have one, to serve as the regulating plan for the CMP district. If not, then OX district should be used with the appropriate height standard.

Step 5: Existing Industrial Districts

IND-1 and 2, along with Thoroughfare District, present some of the thorniest mapping issues, and therefore have their own step. Current industrial zoning permits most uses except for residential, and industrial is widely mapped over areas extending north and south from downtown along Capital, Atlantic, and South Saunders. A wide variety of non-industrial uses are found in the I-zones, including retail, office, and hotel development. Some judgment will be required when remapping these areas.

The new UDO has two industrial districts proposed: IH heavy industrial district reserved for high-impact uses such as manufacturing, quarries, and large-scale distribution; and the IX industrial mixed-use district. IH does not permit most retail. Like the current I-zones, IX does broadly permit retail, but unlike the current district is also permits limited housing under certain circumstances. It differs from the similar CX district in permitting a wider variety of light-industrial and auto-related uses, including self storage.

Choosing the Base Districts

Potential districts to replace specific I-zones include IH, IX, CX, OX and OP. The specific choice should take into account the following factors:

- IH should be reserved for heavy industrial users such as quarries, Pepsi and Mallencrot. The IH district may also be used in areas where the future land use map recommends industrial use, and where retail is not a preferred future use.
- IX is appropriate for light-industrial areas, flex parks, auto-oriented sales and services, and big-box retail such as home improvement stores. There will likely be a lot of IX zoning along places such as Capital Boulevard, Atlantic Avenue and New Bern Avenue. IX also corresponds to the Future Land Use designation of Business and Commercial Services.

- CX should be used where retail is the predominant use, or where a broad range of commercial uses including retail are contemplated.
- OP or OX are appropriate where the prevailing character is similar to an office park or is otherwise predominately office in use. The decision to use OX or OP rather than CX over office development will be based in part on whether retail is not appropriate for the area, such as in transitional locations or where traffic is a concern. The decision to use OP instead of OX should depend on the character of the area, and whether it is currently mapped for employment on the Future Land Use Map. Highwoods is an example of an IND-1 area that would be appropriate for OP.

Choosing an Appropriate Height

In general, most of these areas will be given a maximum height of three stories unless in a TOD location or if the existing condition includes additional height. Additional height may also be assigned to encourage redevelopment, if consistent with the Comprehensive Plan.

Step 6: Small-Scale Mixed-Use Districts (RB, NB, BC)

These existing districts permit varying levels of commercial development, and residential development to a maximum density of 10 units per acre. These districts therefore pose an issue because the only new district which is similar in terms of residential density (R-10) does not permit commercial development, and the new mixed-use categories do not regulate density.

Most of these areas should be remapped to a combination of R-10, OX-3, and NX-3, depending on the current use pattern. OX will generally be preferred for BC and RB areas, and NX will be more appropriate for NB areas. R-10 should only be used to the extent that properties are developed for exclusive residential use and mixed-use redevelopment is not contemplated.

Additional height over 3 stories is not appropriate for most of these areas given the prior 10 unit per acre cap, but may be contemplated in areas such as near Glenwood South where these districts may intersect with a PBOD. In these cases CX may be a more appropriate district. CX should only be used instead of NX where consistent with the Future Land Use Map.

Step 7: PBODs

Speaking of PBODs, most of these should be remapped NX or CX with an Urban General or Shopfront frontage. NX is appropriate for PBODs such as Hillsborough Street or Person Street. CX would be appropriate for Glenwood South. OX or RX may be appropriate in limited circumstances where retail is not contemplated in the Comprehensive Plan, such as near Cameron Park. Heights should reflect to the extent possible the underlying streetscape plan—NX-3 for Hillsborough and Person, CX-5 or 7 for Glenwood, etc.

The Cameron Village PBOD should also be placed in a CX district, but may require a wider variety of frontages based on existing conditions and proposed redevelopment. In general, CX-3 to 5 should be

used, although additional height may be allocated to the corner of Clark and Oberlin consistent the recent rezoning for the Crescent and 401 Oberlin projects.

Glen Lake will not need to be a PBOD under the new UDO. OX or OP zoning would be appropriate.

Step 8: Office & Institution Areas

O&I-1 and 2 are commonly used for office development, multi-family complexes, and institutional uses. Corresponding districts will include RM, CX, OX, OP, and Campus.

The most common translation will be to remap O&I areas to either RX-3 or OX-3, based on the current use of the property. Frontages will be applied in a later step based on context, the Comprehensive Plan, or the draft Urban Form Map.

Some O&I areas correspond to office parks. OP zoning is appropriate for these areas when they are mapped for employment on the Future Land Use Map (an example of an office park that is not so mapped is National Drive off of Glenwood Avenue—this area should be mapped OX). Examples of OP areas include Highwoods, the Forum on Six Forks, and Corporate Center Drive in West Raleigh.

O&I-2 permits additional height to be approved by the City Council. The most significant such approval is recent years was the Soleil Center next to Crabtree Valley Mall. Preserving this height would require that this site be mapped OX-40. This would be very unusual, since the surrounding mapping is likely to call for 5 to 7 stories maximum. Likely, Council and Commission guidance should be sought for this site.

The new UDO has no district similar to O&I-3, which permits offices but not residential. Depending on the use, OX-3 or Campus may be appropriate districts.

Step 9: The Remaining Mixed-Use Districts (SC, TD)

These are two of the most liberal zoning districts in the current code. Accordingly, CX and IX will be the most common replacements for these districts.

TD has special frontage requirements that can best be duplicated through the use of the Parkway frontage. Most TD areas should have a frontage applied. Low-scale shopping centers may be left without a frontage. Parking Limited should be chosen where there is a need for a more pedestrian-friendly pattern.

Heights should generally be three to five stories (note that 50 feet is permitted within the three-story height limit, consistent with the base height in TD). Additional height over three stories should be provided in TOD areas, in PBODs, or where consistent with the Comprehensive Plan.

Step 10: Special Considerations for Downtown

Downtown today is a mixed of BUS, Industrial, and O&I zoning, with much of it covered by a special overlay, the DOD, that will be retired with the new UDO. Currently, the proposal is to replace much of the current zoning with DX combined with appropriate heights and frontages (this likely includes the State Government facilities). OX may be used in some areas where the Comprehensive Plan calls for retail to be limited.

Heights will taper to as low as 3 stories at the edge of special neighborhoods, such as Cameron Park, although four or five stories should be used wherever appropriate. (The Downtown West Gateway and West Morgan plans provide detailed height guidance for the west site of Downtown). Heights in the core will be 20 or 40 stories, and Urban General and Shopfront will be the most common frontages. Shopfront should only be applied on Priority Retail Streets as designated in the Comprehensive Plan, or if retail is mandated by existing zoning (such as the West Morgan area).

Step 11: Frontages

The application of frontages is called out as a separate step, even though some frontages may have already been applied as part of earlier steps. Applying appropriate frontages will be one of the most complex steps, requiring the greatest use of planning judgment. Where significant doubts exist, a frontage should not be applied.

As per the Comprehensive Plan and existing zoning policy, the priority areas for frontages are:

- Downtown and pedestrian business districts
- Urban and multi-modal corridors
- Mixed-use community centers
- TOD locations
- TD-zoned areas
- SHOD-3 and 4 areas

Frontages also depend on context. Urban General, Urban Limited, and Shopfront are intended for pedestrian-oriented streets, and generally should not be mapped along major streets lacking on-street parking or significant pedestrian volumes. The Parking Limited frontage will be most applicable to retail and office development fronting along thoroughfares. The Parkway frontage can be applied in suburban contexts where landscaping is the dominant urban design feature, but its use should be deprecated along urban corridors and in more transit-rich locations. The Green frontage will be primarily useful for office and multifamily residential areas.

The Urban Form Map brings all the adopted frontage guidance together on one map. It indicates where suburban and urban approaches to frontage are recommended. This map should serve as a guide to frontage application in the remapping process. The Transit Emphasis corridors on this map show future

transit-intensive routes and are therefore contiguous, even though portions of these corridors have a more parkway-like development pattern. Frontages along these corridors should respect such context, but Parking Limited or urban frontage types are appropriate at important nodes and intensely developed areas.

Supporting Guidance

Heights in the Future Land Use Map

The current Comprehensive Plan does not provide specific height guidance, but rather recommends density ranges for specific future land use categories. These categories will need to be revised following the adoption of the new UDO, which emphasizes height rather than density for the mixed-use area. The following table provides a draft of how height guidance is proposed to be introduced into the Comprehensive Plan.

	Recommended Building Heights		
Category	**Core/Transit**	**General**	**Edge**
Medium Density Residential	5 stories	3 – 4 stories	3 stories
High Density Residential	7 – 12 stories	3 – 5 stories	3 – 4 stories
Neighborhood Mixed Use	5 stories	3 – 4 stories	3 stories
Community Mixed Use	7 – 12 stories	3 – 5 stories	3 – 4 stories
Regional Mixed Use	12 – 20 stories	5 – 7 stories	3 – 4 stories
Central Business District	20 – 40 stories	5 – 12 stories	3 – 4 stories
Office-Residential Mixed Use	5 – 7 stories	3 – 5 stories	3 – 4 stories
Office/Research & Development	7 – 12 stories	5 – 7 stories	3 – 4 stories

Zoning District Correspondence Table

Current District(s)	Proposed district(s)	Notes
Residential Districts		
R-15, R-20, R-30	RX-3, 4, 5	All areas zoned for densities in excess of 10 units per acre should be placed within the RX category. RX-3 would be used for nearly all of these areas, unless there is precedent or policy for taller buildings.

Current District(s)	Proposed district(s)	Notes
SpR-30	R-10, RX-3	Special R-30 is currently mapped over many areas where single-family is the predominant use. These areas should be remapped R-10, which has a similar minimum lot size. If there are any SpR-30 areas where build densities exceed 10 DU/acre, they should be placed within the RX district. The contextual standards in SpR-30 will be superseded by the new contextual infill standards in the UDO and/or replaced with an NCOD.
Mixed-Use Districts		
RB	R-10, OX-3, NX-3	Use OX unless there is retail in the area, or a desire for retail. Use R-10 for multi-family if additional density is not desired.
O&I-1	RX-3, 4, 5; OX-3, 4, 5; OP-3,4, 5; IX-3,4, 5; Campus	Height based on context. Use RX for multi-family developments, OX or OP for office, and IX for flex parks or R&D. Campus is appropriate for colleges and hospitals if a master plan exists.
O&I-2	RX-3, 4, 5; OX-3, 4, 5; OP-3,5; IX-3, 4, 5; Campus	Height based on context. Use RX for multi-family developments, OX or OP for office, and IX for flex parks or R&D. Campus is appropriate for colleges and hospitals if a master plan existso.
BC	R-10, NX-3, OX-3	Use NX unless there is a specific need to prohibit retail. Use R-10 for multi-family if additional density is not desired.
SC	CX-3, 4, 5, 7; IX-3, 4, 5, 7	CX should generally be used unless IX is a better fit with existing uses patterns.
NB	R-10, NX-3, CX-3	Use R-10 for multi-family if additional density is not desired; otherwise, use NX (or CX if the sites are large and/or well-buffered from adjacent neighborhoods). Additional height is appropriate if also in a PBOD that permits additional height.
BUS	DX-3, 4, 5, 7, 12, 20, 40 OX-3, 4, 5, 7, 12, 20, 40	Use DX except in areas where retail is not contemplated, such as in certain edge areas near particular neighborhoods.

Current District(s)	Proposed district(s)	Notes
TD	Various	Refer to narrative guidance; district selection should be based on current use or Comprehensive Plan.
I-1	IX-3, OP, IH	Use IH where retail is not desired or for heavy uses.
I-2	IX-3, IH	Use IH where retail is not desired or for heavy uses.
Other Zoning Districts		
O&I-3	OX-3	Closest available match, although it permits additional uses and height compared with O&I-3.

Additional Guidance for Conditional Use Districts

Overview

The goal of the remapping is to replace every legacy district on the zoning map with a UDO district. In the case of Conditional Use Districts, this task is somewhat complicated by the presence of zoning conditions that impose additional restrictions over and above the base ordinance requirements. When remapping a conditional use district, there are three legal options:

1. Replace the conditional use zoning with general use zoning. This is the cleanest method, and there is no ambiguity regarding the City's authority to do this. However, in many cases this approach may result in a substantial upzoning in terms of use, height and intensity, which could have adverse impacts on the neighbors.
2. Replace the base district but leave the conditions intact. The City Attorney's Office has determined that this is a legal exercise of the City's zoning power. This will be the approach used for the majority of conditional use districts.
3. Leave the current zoning intact. It is our hope that this option will never be necessary. However, if there is some bizarre interaction between the conditions and the base district that makes a base district swap untenable, then this is the only remaining option.

What is not an option is altering even one word of the zoning conditions. The alteration of a condition requires a rezoning with the assent of the property owner.

Methodology

The methodology for remapping conditional use districts is the same as the rest of the remapping effort, save for one additional step: reading and pondering the zoning conditions. Analyzing the appropriateness of individual conditions is not a remapping task. Rather, the review of the conditions needs to produce answer to two questions:

1. Could the conditions be eliminated through a general use rezoning without substantial impact on neighboring properties or infrastructure capacity?
2. If not, is there some reason why the conditions could not achieve their intent in conjunction with a UDO district?

If the answer to question 1 is yes, then general use zoning is preferred. If no, then option 2 is preferred, but only if the answer to question 2 is no. If the answer to question 2 is yes, then a decision will need to be made between options 1 and 3.

Replacing Conditional Use with General Use

As stated earlier, this is a preferred solution, but will likely only be used for a small minority of cases. Based on a review of past zoning cases, most sets of conditions will need to be retained because they address one or more of the following:

- Permitted uses.
- Building height and bulk.
- Setbacks.
- Buffers.
- Density or floor area.

Removing such conditions will in most cases result in a potential increase in development intensity, which should only occur through a rezoning process involving more direct neighborhood involvement. A potential exception would be a height limitation that is no longer needed under the UDO. However, if even one of the other conditions (say, density) needs to be retained, then they all do. Further, the fact that a project has been built on the site is not a sufficient reason for removing the conditions through general use rezoning.

The types of conditions that would be acceptable to eliminate would be conditions that (1) address a matter now adequately regulated in the UDO, such as maximum building height; or, (2) relate to a particular circumstance that has now been resolved. The sidebar below provides an example.

Sidebar: Obsolete Zoning Conditions

The following conditions are taken from case Z-37-94, and were applied to a property impacted by the planned extension of Edwards Mill Road. Now that the road is built, conditions 3 – 5 no longer serve a meaningful purpose. Condition 1 predates the current stormwater ordinance, and condition 2 is now considered to be legally invalid. Condition 6, concerning access, is adequately regulated in the UDO. General use rezoning would be preferred in this case.

1. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per CR 7107.
2. For purposes of reimbursement, right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.
3. If Edwards Mill Road extension has not been constructed by the time this property is submitted for site plan approval, the owner of the property shall be permitted to construct a two lane roadway in the right-of-way of Edwards Mill Road extension, said roadway to be used for access until such time that the completion of Edwards Mill Road extension has occurred.
4. The 115' right-of-way proposed for Edwards Mill Road extension will be dedicated to the City of Raleigh thirty days after the property has received site plan approval or subdivision approval, whichever first occurs, from the City of Raleigh.
5. The alignment of Edwards Mill Road extension through the property will be as shown on Exhibit "A" which is attached and made a part of this condition. Said alignment is as approved by the North Carolina Department of Transportation.
6. No more than one full access driveway will be permitted on Edwards Mill Road extension as indicated on Exhibit "A" which is attached and made part of this condition.

Verifying District-Condition Consistency

In reviewing past zoning cases, we have yet to uncover an instance in which the conditions could not work with a UDO district. However, reviewers need to be alert to the possibility and flag any issues for resolution. One potential issue would be a district with such a restrictive list of permitted uses that the list no longer works with the permitted uses in the corresponding UDO district. The work-around here may be to choose a different UDO district with a more expansive permitted use list. If, during the course of evaluation, conditions are identified that have some conflict with the UDO districts such that remapping is considered impractical, such conditions should be brought to the attention of Ken and Travis for further discussion.

Thoroughfare District "Master Plans:" Brier Creek, Riverside, Etc.

On a large tract, Thoroughfare District permits most any use, and as a result there are examples of large tracts of land "mass-zoned" to TD that were later developed for a variety of uses, including residential communities. The most significant of these is Brier Creek (Z-65-96, Z-86-98). A smaller but still significant example, known as the Riverside subdivision, is located east of Capital Boulevard and north of Perry Creek Road (Z-35-89, Z-62-95). There are other, smaller examples, mostly off of US 70 in northwest Raleigh.

These cases are problematic as the current zoning would permit the development of incompatible uses in these areas. However, replacement of the current TD zoning with something more reflective of the current use pattern theoretically represents a significant downzoning. Rezoning these areas may, in some cases, best be done through a general use rezoning that removes conditions. Because of these considerations, additional targeted outreach is necessary to determine the best course of action.

Outreach to both the HOAs of these areas as well as their respective CACs should be undertaken prior to embarking on the remapping of these neighborhoods. Two meetings are suggested: an initial meeting to discuss the topic and present the options, and a second meeting to present an actual remapping proposal for feedback. Preparation for the first meeting should include the presentation of background information including maps of the prior zoning cases, a summary of the conditions, and some analysis as to why remapping to a set of UDO districts is better than simply substituting CX for TD.

Problems

There are various problems that may be encountered during the remapping process for conditional use district cases. The following is a running list which may be added to over time:

1. **Missing exhibits:** Many cases, particularly those where a large area was rezoned TD and conditions tied to a map were used determine permitted uses and densities, cannot be understood without the accompanying exhibit. However, some exhibits were never digitized and loaded onto the P drive. These exhibits will have to be recovered from the paper files. For cases older than 2000, that means pulling records from dead storage. These exhibits should be scanned and added to the P drive so that we don't have to pull records again.
2. **Nonsensical boundaries:** Some large tracts were rezoned repeatedly over time as either land was assembled piecemeal, or conditions were adjusted. Post-development, the lot pattern now

bears no relationship to the CUD boundaries. This is evident in several developments off of US 70 in the western part of the City. General use rezoning, where appropriate, should be strongly considered as one option to repair these defective boundaries.

There will likely be many more problems that are encountered in the course of the condition use district rezoning team's work. Frequent meetings with Christine, Ken, Ira and Travis may be necessary to resolve these issues as they arise.

Documentation of Decisions

We will be making hundreds of decisions at a staff level as part of the remapping. Planning Commission and City Council might ask tough questions about any of them. We must take the steps necessary to have real, substantive answers at our fingertips.

Any decision to replace a conditional use district with a general use district requires particularly careful documentation, including a justification of why each condition is no longer necessary. If the choice is between a bad zoning boundary and the removal of seemingly outdated conditions, then the reasoning as to why the general option was chosen, and the balancing that was done in making that determination, needs to be put down in writing. We must be able to account for every conditional to general use rezoning.

In addition, a running Problem Log should be kept for any issues that remain unresolved. Regular meetings to go through the problem log and resolve outstanding issues will be held and the resulting decisions further documented in writing.

Possible UDO Zoning Combinations

R-1
R-1-CU

R-2
R-2-CU

R-4
R-4-CU

R-6
R-6-CU

R-10
R-10-CU

CM
CM-CU

AP
AP-CU

IH
IH-CU

MH
MH-CU

CMP
CMP-CU

PD

RX-3	OP-3	OX-3	NX-3	CX-3	DX-3	IX-3
RX-3-CU	OP-3-CU	OX-3-CU	NX-3-CU	CX-3-CU	DX-3-CU	IX-3-CU
RX-3-PK	OP-3-PK	OX-3-PK	NX-3-PK	CX-3-PK	DX-3-PK	IX-3-PK
RX-3-PK-CU	OP-3-PK-CU	OX-3-PK-CU	NX-3-PK-CU	CX-3-PK-CU	DX-3-PK-CU	IX-3-PK-CU
RX-3-DE	OP-3-DE	OX-3-DE	NX-3-DE	CX-3-DE	DX-3-DE	IX-3-DE
RX-3-DE-CU	OP-3-DE-CU	OX-3-DE-CU	NX-3-DE-CU	CX-3-DE-CU	DX-3-DE-CU	IX-3-DE-CU
RX-3-PL	OP-3-PL	OX-3-PL	NX-3-PL	CX-3-PL	DX-3-PL	IX-3-PL
RX-3-PL-CU	OP-3-PL-CU	OX-3-PL-CU	NX-3-PL-CU	CX-3-PL-CU	DX-3-PL-CU	IX-3-PL-CU
RX-3-GR	OP-3-GR	OX-3-GR	NX-3-GR	CX-3-GR	DX-3-GR	IX-3-GR
RX-3-GR-CU	OP-3-GR-CU	OX-3-GR-CU	NX-3-GR-CU	CX-3-GR-CU	DX-3-GR-CU	IX-3-GR-CU
RX-3-UL	OP-3-UL	OX-3-UL	NX-3-UL	CX-3-UL	DX-3-UL	IX-3-UL
RX-3-UL-CU	OP-3-UL-CU	OX-3-UL-CU	NX-3-UL-CU	CX-3-UL-CU	DX-3-UL-CU	IX-3-UL-CU
RX-3-UG	OP-3-UG	OX-3-UG	NX-3-UG	CX-3-UG	DX-3-UG	IX-3-UG
RX-3-UG-CU	OP-3-UG-CU	OX-3-UG-CU	NX-3-UG-CU	CX-3-UG-CU	DX-3-UG-CU	IX-3-UG-CU
RX-3-SH	OP-3-SH	OX-3-SH	NX-3-SH	CX-3-SH	DX-3-SH	IX-3-SH
RX-3-SH-CU	OP-3-SH-CU	OX-3-SH-CU	NX-3-SH-CU	CX-3-SH-CU	DX-3-SH-CU	IX-3-SH-CU
RX-4	**OP-4**	**OX-4**	**NX-4**	**CX-4**	**DX-4**	**IX-4**
RX-4-CU	OP-4-CU	OX-4-CU	NX-4-CU	CX-4-CU	DX-4-CU	IX-4-CU
RX-4-PK	OP-4-PK	OX-4-PK	NX-4-PK	CX-4-PK	DX-4-PK	IX-4-PK
RX-4-PK-CU	OP-4-PK-CU	OX-4-PK-CU	NX-4-PK-CU	CX-4-PK-CU	DX-4-PK-CU	IX-4-PK-CU
RX-4-PL	OP-4-PL	OX-4-PL	NX-4-PL	CX-4-PL	DX-4-PL	IX-4-PL
RX-4-PL-CU	OP-4-PL-CU	OX-4-PL-CU	NX-4-PL-CU	CX-4-PL-CU	DX-4-PL-CU	IX-4-PL-CU
RX-4-GR	OP-4-GR	OX-4-GR	NX-4-GR	CX-4-GR	DX-4-GR	IX-4-GR
RX-4-GR-CU	OP-4-GR-CU	OX-4-GR-CU	NX-4-GR-CU	CX-4-GR-CU	DX-4-GR-CU	IX-4-GR-CU
RX-4-UL	OP-4-UL	OX-4-UL	NX-4-UL	CX-4-UL	DX-4-UL	IX-4-UL
RX-4-UL-CU	OP-4-UL-CU	OX-4-UL-CU	NX-4-UL-CU	CX-4-UL-CU	DX-4-UL-CU	IX-4-UL-CU
RX-4-UG	OP-4-UG	OX-4-UG	NX-4-UG	CX-4-UG	DX-4-UG	IX-4-UG
RX-4-UG-CU	OP-4-UG-CU	OX-4-UG-CU	NX-4-UG-CU	CX-4-UG-CU	DX-4-UG-CU	IX-4-UG-CU
RX-4-SH	OP-4-SH	OX-4-SH	NX-4-SH	CX-4-SH	DX-4-SH	IX-4-SH
RX-4-SH-CU	OP-4-SH-CU	OX-4-SH-CU	NX-4-SH-CU	CX-4-SH-CU	DX-4-SH-CU	IX-4-SH-CU
RX-5	**OP-5**	**OX-5**	**NX-5**	**CX-5**	**DX-5**	**IX-5**
RX-5-CU	OP-5-CU	OX-5-CU	NX-5-CU	CX-5-CU	DX-5-CU	IX-5-CU
RX-5-PK	OP-5-PK	OX-5-PK	NX-5-PK	CX-5-PK	DX-5-PK	IX-5-PK
RX-5-PK-CU	OP-5-PK-CU	OX-5-PK-CU	NX-5-PK-CU	CX-5-PK-CU	DX-5-PK-CU	IX-5-PK-CU
RX-5-PL	OP-5-PL	OX-5-PL	NX-5-PL	CX-5-PL	DX-5-PL	IX-5-PL
RX-5-PL-CU	OP-5-PL-CU	OX-5-PL-CU	NX-5-PL-CU	CX-5-PL-CU	DX-5-PL-CU	IX-5-PL-CU
RX-5-GR	OP-5-GR	OX-5-GR	NX-5-GR	CX-5-GR	DX-5-GR	IX-5-GR
RX-5-GR-CU	OP-5-GR-CU	OX-5-GR-CU	NX-5-GR-CU	CX-5-GR-CU	DX-5-GR-CU	IX-5-GR-CU
RX-5-UL	OP-5-UL	OX-5-UL	NX-5-UL	CX-5-UL	DX-5-UL	IX-5-UL
RX-5-UL-CU	OP-5-UL-CU	OX-5-UL-CU	NX-5-UL-CU	CX-5-UL-CU	DX-5-UL-CU	IX-5-UL-CU
RX-5-UG	OP-5-UG	OX-5-UG	NX-5-UG	CX-5-UG	DX-5-UG	IX-5-UG
RX-5-UG-CU	OP-5-UG-CU	OX-5-UG-CU	NX-5-UG-CU	CX-5-UG-CU	DX-5-UG-CU	IX-5-UG-CU
RX-5-SH	OP-5-SH	OX-5-SH	NX-5-SH	CX-5-SH	DX-5-SH	IX-5-SH
RX-5-SH-CU	OP-5-SH-CU	OX-5-SH-CU	NX-5-SH-CU	CX-5-SH-CU	DX-5-SH-CU	IX-5-SH-CU
RX-7	**OP-7**	**OX-7**	**NX-7**	**CX-7**	**DX-7**	**IX-7**
RX-7-CU	OP-7-CU	OX-7-CU	NX-7-CU	CX-7-CU	DX-7-CU	IX-7-CU
RX-7-PK	OP-7-PK	OX-7-PK	NX-7-PK	CX-7-PK	DX-7-PK	IX-7-PK
RX-7-PK-CU	OP-7-PK-CU	OX-7-PK-CU	NX-7-PK-CU	CX-7-PK-CU	DX-7-PK-CU	IX-7-PK-CU
RX-7-PL	OP-7-PL	OX-7-PL	NX-7-PL	CX-7-PL	DX-7-PL	IX-7-PL
RX-7-PL-CU	OP-7-PL-CU	OX-7-PL-CU	NX-7-PL-CU	CX-7-PL-CU	DX-7-PL-CU	IX-7-PL-CU
RX-7-GR	OP-7-GR	OX-7-GR	NX-7-GR	CX-7-GR	DX-7-GR	IX-7-GR
RX-7-GR-CU	OP-7-GR-CU	OX-7-GR-CU	NX-7-GR-CU	CX-7-GR-CU	DX-7-GR-CU	IX-7-GR-CU
RX-7-UL	OP-7-UL	OX-7-UL	NX-7-UL	CX-7-UL	DX-7-UL	IX-7-UL
RX-7-UL-CU	OP-7-UL-CU	OX-7-UL-CU	NX-7-UL-CU	CX-7-UL-CU	DX-7-UL-CU	IX-7-UL-CU
RX-7-UG	OP-7-UG	OX-7-UG	NX-7-UG	CX-7-UG	DX-7-UG	IX-7-UG
RX-7-UG-CU	OP-7-UG-CU	OX-7-UG-CU	NX-7-UG-CU	CX-7-UG-CU	DX-7-UG-CU	IX-7-UG-CU
RX-7-SH	OP-7-SH	OX-7-SH	NX-7-SH	CX-7-SH	DX-7-SH	IX-7-SH
RX-7-SH-CU	OP-7-SH-CU	OX-7-SH-CU	NX-7-SH-CU	CX-7-SH-CU	DX-7-SH-CU	IX-7-SH-CU
RX-12	**OP-12**	**OX-12**	**NX-12**	**CX-12**	**DX-12**	**IX-12**
RX-12-CU	OP-12-CU	OX-12-CU	NX-12-CU	CX-12-CU	DX-12-CU	IX-12-CU
RX-12-PK	OP-12-PK	OX-12-PK	NX-12-PK	CX-12-PK	DX-12-PK	IX-12-PK
RX-12-PK-CU	OP-12-PK-CU	OX-12-PK-CU	NX-12-PK-CU	CX-12-PK-CU	DX-12-PK-CU	IX-12-PK-CU
RX-12-GR	OP-12-GR	OX-12-GR	NX-12-GR	CX-12-GR	DX-12-GR	IX-12-GR
RX-12-GR-CU	OP-12-GR-CU	OX-12-GR-CU	NX-12-GR-CU	CX-12-GR-CU	DX-12-GR-CU	IX-12-GR-CU
RX-12-UL	OP-12-UL	OX-12-UL	NX-12-UL	CX-12-UL	DX-12-UL	IX-12-UL
RX-12-UL-CU	OP-12-UL-CU	OX-12-UL-CU	NX-12-UL-CU	CX-12-UL-CU	DX-12-UL-CU	IX-12-UL-CU
RX-12-UG	OP-12-UG	OX-12-UG	NX-12-UG	CX-12-UG	DX-12-UG	IX-12-UG
RX-12-UG-CU	OP-12-UG-CU	OX-12-UG-CU	NX-12-UG-CU	CX-12-UG-CU	DX-12-UG-CU	IX-12-UG-CU
RX-12-SH	OP-12-SH	OX-12-SH	NX-12-SH	CX-12-SH	DX-12-SH	IX-12-SH
RX-12-SH-CU	OP-12-SH-CU	OX-12-SH-CU	NX-12-SH-CU	CX-12-SH-CU	DX-12-SH-CU	IX-12-SH-CU
RX-20	**OP-20**	**OX-20**	**NX-20**	**CX-20**	**DX-20**	**IX-20**
RX-20-CU	OP-20-CU	OX-20-CU	NX-20-CU	CX-20-CU	DX-20-CU	IX-20-CU
RX-20-PK	OP-20-PK	OX-20-PK	NX-20-PK	CX-20-PK	DX-20-PK	IX-20-PK
RX-20-PK-CU	OP-20-PK-CU	OX-20-PK-CU	NX-20-PK-CU	CX-20-PK-CU	DX-20-PK-CU	IX-20-PK-CU
RX-20-GR	OP-20-GR	OX-20-GR	NX-20-GR	CX-20-GR	DX-20-GR	IX-20-GR
RX-20-GR-CU	OP-20-GR-CU	OX-20-GR-CU	NX-20-GR-CU	CX-20-GR-CU	DX-20-GR-CU	IX-20-GR-CU
RX-20-UL	OP-20-UL	OX-20-UL	NX-20-UL	CX-20-UL	DX-20-UL	IX-20-UL
RX-20-UL-CU	OP-20-UL-CU	OX-20-UL-CU	NX-20-UL-CU	CX-20-UL-CU	DX-20-UL-CU	IX-20-UL-CU
RX-20-UG	OP-20-UG	OX-20-UG	NX-20-UG	CX-20-UG	DX-20-UG	IX-20-UG
RX-20-UG-CU	OP-20-UG-CU	OX-20-UG-CU	NX-20-UG-CU	CX-20-UG-CU	DX-20-UG-CU	IX-20-UG-CU
RX-20-SH	OP-20-SH	OX-20-SH	NX-20-SH	CX-20-SH	DX-20-SH	IX-20-SH
RX-20-SH-CU	OP-20-SH-CU	OX-20-SH-CU	NX-20-SH-CU	CX-20-SH-CU	DX-20-SH-CU	IX-20-SH-CU
RX-40	**OP-40**	**OX-40**	**NX-40**	**CX-40**	**DX-40**	**IX-40**
RX-40-CU	OP-40-CU	OX-40-CU	NX-40-CU	CX-40-CU	DX-40-CU	IX-40-CU
RX-40-PK	OP-40-PK	OX-40-PK	NX-40-PK	CX-40-PK	DX-40-PK	IX-40-PK
RX-40-PK-CU	OP-40-PK-CU	OX-40-PK-CU	NX-40-PK-CU	CX-40-PK-CU	DX-40-PK-CU	IX-40-PK-CU
RX-40-GR	OP-40-GR	OX-40-GR	NX-40-GR	CX-40-GR	DX-40-GR	IX-40-GR
RX-40-GR-CU	OP-40-GR-CU	OX-40-GR-CU	NX-40-GR-CU	CX-40-GR-CU	DX-40-GR-CU	IX-40-GR-CU
RX-40-UL	OP-40-UL	OX-40-UL	NX-40-UL	CX-40-UL	DX-40-UL	IX-40-UL
RX-40-UL-CU	OP-40-UL-CU	OX-40-UL-CU	NX-40-UL-CU	CX-40-UL-CU	DX-40-UL-CU	IX-40-UL-CU
RX-40-UG	OP-40-UG	OX-40-UG	NX-40-UG	CX-40-UG	DX-40-UG	IX-40-UG
RX-40-UG-CU	OP-40-UG-CU	OX-40-UG-CU	NX-40-UG-CU	CX-40-UG-CU	DX-40-UG-CU	IX-40-UG-CU
RX-40-SH	OP-40-SH	OX-40-SH	NX-40-SH	CX-40-SH	DX-40-SH	IX-40-SH
RX-40-SH-CU	OP-40-SH-CU	OX-40-SH-CU	NX-40-SH-CU	CX-40-SH-CU	DX-40-SH-CU	IX-40-SH-CU

District Descriptions from UDO Remapping Viewer

AP, Agriculture Productive:
This district carries forward as a Special District with the UDO as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

BC, Buffer Commercial:
This district was originally intended to provide compatibility between small retail uses and adjacent low density residential uses. The adoption of the Landscape Ordinance and Conditional Use Zoning have made this zoning district obsolete. Outdoor dining is prohibited and individual uses are limited to a maximum of 3,000 square feet. Though other scenarios are possible, these areas will generally be rezoned to NX- under the UDO.

BUS, Business:
Raleigh's Downtown central business district is the only applicable location for this zoning district, which permits very intense development in an urban setting. Residential, office, retail, warehousing and limited manufacturing are permitted. Though other scenarios are possible, these areas will generally be rezoned to DX- under the UDO, especially where coincident with the Downtown Overlay District.

CM, Conservation Management:
This district carries forward as a Special District with the UDO as of September 1, 2013.

IND-1, Industrial-1:
Of the two industrial zoning districts, this category is more suburban, with 50 foot building setbacks required. A typical application of this district is a suburban industrial park, though IND-1 land has been developed for retail uses when located adjacent to high-traffic roadways. Though other scenarios are possible, these areas will generally be rezoned to IH, IX-, or CX- under the UDO.

IND-2, Industrial-2:
This district is the same as Industrial-1 except that there are no minimum setback requirements. Consequently in the IND-2 district buildings can be constructed right up to property lines. This district was traditionally used only for industrial development close to downtown. Though other scenarios are possible, these areas will generally be rezoned to IH, or IX- under the UDO.

MH, Manufactured Housing:
This district carries forward as a Special District with the UDO as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

NB, Neighborhood Business:
This district is intended for neighborhood-scale retail in close proximity to residential development. Typical locations for the NB District are on the corner of a major intersection or near the entrance of large residential developments. Though other scenarios are possible, these areas will generally be rezoned to NX- under the UDO.

O&I-1, Office and Institutional-1:
This mixed-use district is intended for office and institutional use. Suburban office parks and medium to high density residential uses are typical of this district. Though other scenarios are possible, these areas will generally be rezoned to OX-, RX-, or OP- under the UDO.

O&I-2, Office and Institutional-2:
This mixed use district is intended for intense development. The City Council can allow taller buildings and parking reductions in this district, such as a Crabtree Valley, Cameron Village and North Hills. The majority of the downtown State Government complex is zoned O&I-2. High density residential uses and hotels are also permitted within this district. Though other scenarios are possible, these areas will generally be rezoned to OX-, RX-, or OP- under the UDO.

O&I-3, Office and Institutional-3:
This is the least intense of the three O & I zoning districts. Residential uses are prohibited, building height is limited to a maximum of 25 feet and a 50 foot perimeter buffer yard is required. The intention of the category was to regulate compatibility between office and low density residential uses. Though other scenarios are possible, these areas will generally be rezoned to OX- under the UDO.

R-1, Residential-1:
This district carries forward as a Residential District with the UDO. Formerly known as RR (Rural Residential), all RR Districts were redesignated R-1 as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

R-2, Residential-2:
This district carries forward as a Residential District with the UDO, as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

District Descriptions from UDO Remapping Viewer

R-4, Residential-4:

This district carries forward as a Residential District with the UDO, as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

R-6, Residential-6:

This district carries forward as a Residential District with the UDO, as of September 1, 2013. Also, former SP R-6 (Special Residential-6) properties were redesignated R-6 as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

R-10, Residential-10:

This district carries forward as a Residential District with the UDO, as of September 1, 2013. While this district is not intended to change during this process, in certain cases it may change where a property has existing split-zoning or in cases where specific Area Plan or Comprehensive Plan guidance recommends a change.

R-15, Residential-15:

This is a medium density district, which permits apartments, condominiums and townhouses at 15 dwellings per acre. Medium density residential districts are often found along major streets and adjacent to commercial areas. This district permits multifamily dwellings on single lots. Though other scenarios are possible, these areas will generally be rezoned to RX- under the UDO.

R-20, Residential-20:

This is a high density district which permits apartment and condominium development at 20 units per acre. Higher density residential districts are often located on major streets, adjacent to commercial areas and North Carolina State University. Fraternities and sororities are permitted in this district. This district allows multifamily dwellings on single lots. Though other scenarios are possible, these areas will generally be rezoned to RX- under the UDO.

R-30, Residential-30:

This is a high density district, which permits apartment and condominium development at 30 dwelling units per acre. This district permits multifamily dwellings on single lots. Though other scenarios are possible, these areas will generally be rezoned to RX- under the UDO.

SP R-30, Special Residential-30:

This is a unique high density district. The Special R-30 zoning district allows 30 dwellings per acre, but features requirements that new structures be of a similar size and height as surrounding existing structures. These are called contextual regulations because they are based on the context of the existing neighborhood. The Special R-30 zoning district is found in the Glenwood-Brooklyn neighborhood north of Peace Street. This district permits multifamily dwellings on single lots. Though other scenarios are possible, these areas will generally be rezoned to RX- or R-10 w/NCOD under the UDO.

RB, Residential Business:

This district is intended to encourage the preservation of the character and scale of older neighborhoods while permitting small-scale nonresidential uses. Typical uses include single family and multifamily dwellings, professional offices and limited retail. Though other scenarios are possible, these areas will generally be rezoned to OX-, NX-, or R-10 under the UDO. Additionally, changes to a Mixed Use designation may receive a -DE (Detached) frontage.

SC, Shopping Center:

The scale of development in the Shopping Center district is larger and more intense than permitted in other retail-oriented districts. The setback and height regulations for the SC district are relatively permissive. Residential uses up to 30 dwellings per acre, office and retail uses are permitted on the same lot. Though other scenarios are possible, these areas will generally be rezoned to CX- under the UDO.

TD, Thoroughfare District:

This district is found along the major roads that lead into central Raleigh. The intent of the district is to soften some of the effects of strip development through the requirement of large setbacks and landscape buffers along thoroughfares such as Glenwood Avenue. All land uses are permitted with the exception of heavy industry. Typical developments include light industry parks, 'big box' developments and high density residential uses. CX- and IX- will be the most common new zones under the UDO. However, due to the wide range of uses allowed under TD and the variety of ways that these areas have developed, other districts may be considered as replacements.

District Descriptions from UDO Remapping Viewer

Residential Districts

R-1, Residential-1:
Subject to the density restriction of 1 unit per acre, R-1 allows single-unit living in a detached house with a minimum lot size of 40,000 square feet.

R-2, Residential-2:
Subject to the density restriction of 2 units per acre, R-2 allows single-unit living in a detached house with a minimum lot size of 20,000 square feet.

R-4, Residential-4:
Subject to the density restriction of 4 units per acre, R-4 allows single-unit living in a detached house with a minimum lot size of 10,000 square feet.

R-6, Residential-6:
Subject to the density restriction of 6 units per acre, R-6 allows single-unit living in a detached house with a minimum lot size of 6,000 square feet and 2-unit living in an attached house with a minimum lot size of 9,000 sq feet.

R-10, Residential-10:
Subject to the density restriction of 10 units per acre, R-10 allows single-unit living in a detached house with a minimum lot size of 4,000 square feet and 2-unit living in an attached house with a minimum lot size of 6,000 square feet. Multi-unit living is also allowed in a townhouse or apartment building.

RX-, Residential Mixed Use:
This is a mixed residential district intended to provide for a variety of residential building types and housing options at density in excess of 10 dwelling units per acre. RX- can serve as a land use transition between other mixed use districts and residential neighborhoods. RX- allows limited retail and services subject to use standards that limit the size, scale, and location to the ground floor corner unit of an apartment building.

Mixed Use Districts

OP-, Office Park:
This district is intended to preserve and provide land for office and employment uses. OP- can also serve as a land use transition between other mixed use districts and residential neighborhoods.

OX-, Office Mixed Use:
This district is intended to provide for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods.

NX-, Neighborhood Mixed Use:
This district is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods. To limit the overall scale, NX- has a maximum lot size of 10 acres. Maximum height limits should be compatible with adjacent residential development.

CX-, Commercial Mixed Use:
This district is intended to provide for a variety of residential, retail, service and commercial uses. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

DX-, Downtown Mixed Use:
This district is intended to provide for intense mixed use development of the City's Downtown area.

IX-, Industrial Mixed Use:
This district is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX- can serve as a land use transition between heavy industrial areas and mixed use districts.

Special Districts

CM, Conservation Management:
This district is intended to preserve and enhance land as permanent open space to meet the passive and recreational needs of the City. All property within the district must be predominately unoccupied by buildings or other impervious surfaces.

AP, Agricultural Productive:
This district is intended to conserve agricultural land and undeveloped natural amenities while preventing the encroachment of incompatible land uses on farm land and other undeveloped areas. The types, area and intensity of land uses in an AP District are designed to encourage and protect agricultural uses and the conservation of undeveloped areas.

IH, Heavy Industrial:
This district is intended to accommodate high-impact manufacturing, industrial or other uses, including extractive and waste-related uses, which are not properly associated with or are not compatible with nearby Residential, Mixed Use or other Special Districts.

District Descriptions from UDO Remapping Viewer

MH, Manufactured Housing:
This district permits manufactured homes in manufactured home parks and manufactured home subdivisions. The MH District is intended to provide a suitable living environment in manufactured home developments and to ensure the compatibility of such developments with adjacent property.

CMP, Campus:
This district is established to allow for growth and development of colleges and universities and other campus-like uses such as hospitals while protecting the larger community, nearby neighborhoods and the environment from impacts accompanying major new development. The CMP District allows for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements that may be recognized through a master plan. Retail, restaurant and commercial uses are allowed, such uses are intended primarily for the convenience of employees or users of the district. Development is encouraged to reduce auto use, mitigate environmental impacts, conserve energy resources and achieve visual continuity in the siting and scale of buildings.

PD, Planned Development:
This district is intended as a relief mechanism from the prescriptive standards of a general use zoning district. The PD District intended to be used to achieve a higher quality of project design than could be accomplished through the strict application of a general use district or set of general use districts, without adversely impacting the adequate facilities required to serve the property and surrounding area.

Heights

3: 3 stories / 50 feet max

4: 4 stories / 62 feet max

5: 5 stories / 75 feet max

7: 7 stories / 90 feet max

12: 12 stories / 150 feet max

20: 20 stories / 250 feet max

40: 40 stories / 500 feet max

Frontages

-PK, Parkway:
This frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.

-DE, Detached:
This frontage is intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.

-PL, Parking Limited:
This frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.

-GR, Green:
This frontage is intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.

-UL, Urban Limited:
This frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

-UG, Urban General:
This frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required than the -UL Frontage.

-SH, Shopfront:
This frontage is intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a 'main street' type of environment; therefore, mixed use buildings are the primary building type allowed.

District Descriptions from UDO Remapping Viewer

Environmental Overlays

-AOD, Airport Overlay District:
This overlay protects the efficiency and long term usefulness of an area's aviation facilities, highways, arterials and major streets by controlling the type and design of land uses in proximity to such facilities. Provisions are made to ensure the attractiveness of this significant gateway to the City, and to protect the public from adverse health effects and annoyance by aircraft noise. Residential and similar uses are prohibited in the -AOD. The uses permitted are better able to protect themselves from aircraft noise and implement the functions of the airport.

-MPOD, Metro-Park Overlay District:
This overlay preserves and protects the integrity of large natural parks that serve the citizens of Raleigh, the region and the state. Parks are protected from incompatible uses and intense developments, by the application of impervious surface and building height limitations near the boundaries of any Metro-Park.

-UWPOD, Urban Watershed Protection Overlay District:
This overlay is intended to protect the integrity of drinking water in Raleigh and surrounding communities, so as to provide clean and safe water for residents, business, industries, plant and animal life at a reasonable cost. The -UWPOD is applicable to Class WS-IV waters only and is divided into 2 areas: a primary water supply watershed protection area and a secondary water supply watershed protection area. Regulations in the -UWPOD include impervious surface limitations and natural resource buffer yards. Use limitations are imposed by this overlay district.

-FWPOD, Falls Watershed Protection Overlay District:
This overlay is intended to protect the integrity of drinking water in Raleigh and surrounding communities, so as to provide clean and safe water for residents, businesses, industries, plant and animal life at a reasonable cost. The -FWPOD is applicable to Class WS-IV waters only and is divided into 2 areas: a primary reservoir watershed protection area and a secondary reservoir watershed protection area. Regulations in the -FWPOD include impervious surface limitations and natural resource buffer yards. Along watercourses, additional design standards are applied. Use limitations are imposed by this overlay district.

-SWPOD, Swift Creek Watershed Protection Overlay District:
This overlay is intended to protect the integrity of drinking water in Raleigh and surrounding communities, so as to provide clean and safe water for residents, businesses, industries, plant and animal life at a reasonable cost. The -SWPOD is applicable to Class WS-III waters only and is divided into 2 areas: a primary reservoir watershed protection area and a secondary reservoir watershed protection area. Regulations in the -SWPOD include impervious surface limitations and natural resource buffer yards. Along watercourses, additional design standards are applied. Use limitations are imposed by this overlay district.

Corridor Overlays

-SHOD-1, Special Highway Overlay District-1:
This overlay is intended to protect and preserve the natural scenic beauty along designated major access corridors and specified principal arterials. Maintaining the attractiveness of these corridors and arterials enhances the economic value of the community by encouraging tourism and trade. -SHOD-1 developments generally require a gross site size of 2 acres and a landscaped protective yards of 50 feet along major access corridors.

-SHOD-2, Special Highway Overlay District-2:
This overlay is intended to protect and preserve the natural scenic beauty along designated major access corridors and specified principal arterials. Maintaining the attractiveness of these corridors and arterials enhances the economic value of the community by encouraging tourism and trade. In contrast to -SHOD-1, -SHOD-2 contains no additional height or gross site size. -SHOD-2 requires a narrower protective yard and less planting than -SHOD-1.

Character Protection Overlays

-HOD-G, General Historic Overlay District:
This overlay preserves and protects certain areas, structures, buildings and objects within the City's zoning jurisdiction that are considered to be valued and important assets and have special significance in terms of one or more of the following: history, prehistory, archaeology, architecture and culture and possess integrity of design, setting, materials, feeling and association.

-HOD-S, Streetside Historic Overlay District:
This overlay preserves and protects certain areas, structures, buildings and objects within the City's zoning jurisdiction that are considered to be valued and important assets and have special significance in terms of one or more of the following: history, prehistory, archaeology, architecture and culture and possess integrity of design, setting, materials, feeling and association. In contrast to the -HOD-G, a -HOD-S applies only to structures as viewed from the adjacent street.

-NCOD, Neighborhood Conservation Overlay District:
This overlay preserves and enhances the general quality and appearance of older neighborhoods, for it is recognized that built environmental characteristics are a major part of the identity and positive image of the City. Through the regulation of street design, greenways, rights-of-way and built environmental characteristics, -NCOD stabilizes and improves property values and promotes local design qualities. By respecting the context of existing built environmental characteristics, the -NCOD reduces conflicts between new construction and existing development, and it encourages compatible infill development.

District Descriptions from UDO Remapping Viewer

Transit Overlays

-TOD, Transit Overlay District:
When combined with the appropriate base district, height and frontage, the -TOD allows for intense, compact and walkable mixed-use development in core areas around planned transit stations as designated on the Urban Form Map or in an adopted station area plan. The -TOD modifies the underlying district, height and frontage standards to promote a vibrant pedestrian core by prohibiting certain incompatible uses, reducing required parking and limiting surface parking and requiring that buildings have a minimum of 2 stories.

Parking Overlays

-SRPOD, Special Residential Parking Overlay District:
The -SRPOD restricts parking area, location and surfacing for detached structures used for single unit living. The requirement to park vehicles on an improved surface reduces soil compaction and erosion, which is detrimental to the City's storm sewer utility.

Legacy Overlays

DOD, Downtown Overlay District:
This is a legacy overlay district that will not carry forward on the Proposed Zoning Map. It will be removed at such time as underlying Zoning Districts are approved that effectively replace it's controls. Generally, it will be replaced by the base zoning district DX-, or Downtown Mixed Use.

PBOD, Pedestrian Business Overlay District:
This is a legacy overlay district that will not carry forward on the Proposed Zoning Map. It will be removed at such time as underlying Zoning Districts are approved that effectively replace it's controls. Generally, it will be replaced by mixed use zoning districts with appropriate height restrictions and frontages that encourage walkability.

PDD, Planned Development Conditional Use Overlay District:
This is a legacy overlay district that is entirely replaced by the PD base zoning district. All existing PDDs are converted to the new PD base district on the Proposed Zoning Map.

SHOD-3, Special Highway Overlay District-3:
This is a legacy overlay district that will not carry forward on the Proposed Zoning Map. It will be removed at such time as underlying Zoning Districts are approved that effectively replace its controls, which generally encourage setbacks with protective yards from major access corridors.

SHOD-4, Special Highway Overlay District-4:
This is a legacy overlay district that will not carry forward on the Proposed Zoning Map. It will be removed at such time as underlying Zoning Districts are approved that effectively replace its controls, which generally encourage setbacks with protective yards from major access corridors.

R-15, R-20, R-30 & Special R-30 Districts: Comparison with RX

OVERVIEW

The existing residential areas zoned for densities in excess of 10 units per acre should be placed within the Residential Mixed Use (RX) category. Special R-30 is currently mapped over many areas where single-family is the predominant use. These single-family areas in Special R-30 should be remapped R-10. A Neighborhood Conservation Overlay District could be applied to address specific built environmental conditions.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use (continued on next page)	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Single-Unit living	P	P	P	P	P	P
Two-unit living	L	L	L	L	P	P
Multi-unit living	L	L	L	L	P	P
Multi-unit supportive housing residence	L	L	L	L	L	L
Supportive housing residence	L	L	L	L	L	L
GROUP LIVING EXCEPT AS LISTED BELOW	S	S	S	S	L	S
Boardinghouse	S	S	S	S	L	L
Congregate Care	L	L	L	L	L	L
Frat./Sorority		P	P	L	L	
Emergency Shelter Type B					L	
Special care facility	S	S	S	S	S	S
Civic, except as listed below:	P	P	P	P	P	P
Cemetery	L	L	L	L	L	L
College/University						

School: Public or Private (K-12)	P/S	P/S	P/S	P/S	L	L
Use (continued from previous page)	**Current Development Code**				**New Development Code**	
	R-15	**R-20**	**R-30**	**SpR-30**	**RX**	**R-10**
Parks & Open Space	P	P	P	P	P	P
Minor Utilities	P	P	P	P	P	P
Telecom. Tower	L/S	L/S	L/S	L/S	L	S
Family Child Care Home	L	L	L	L	L	L
Day Care Facility	S	S	S	S	S	S
Bed & Breakfast	S	S	S	S	L	L
Restaurant/Bar	L	L	L	L	L	
Retail Sales & Service	L	L	L	L	L	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code				**New Development Code**	
	R-15	**R-20**	**R-30**	**SpR-30**	**RX**	**R-10**
Lot area (square feet)	5,000	5,000	5,000	5,000	Detached House: 4,000 Attached House: 6,000 Townhouse: n/a Apartment: 10,000 Civic: n/a	Detached House: 4,000 Attached House: 6,000 Townhouse: n/a Apartment: 15,000 Civic: 4,000
Lot width	45’	45’	45’	45’	Detached House: 45’ Attached House: 50’ Townhouse: 16’ n/a: Other Open Lot: 50’	Detached House: 45’ Attached House: 50’ Townhouse: 16’ Apartment:100’ Civic: 45’
Lot depth	70’	70’	70’	70’	No minimum	No minimum
Building Setbacks	**Current Development Code**				**New Development Code**	

	R-15	R-20	R-30	SpR-30	RX	R-10
Primary street	20’ 10’ (streets platted after 1991)	20’ 10’ (Streets platted after 1991)	20’ 10’ (streets platted after 1991)	> of 15’ or 10% of median	Detached House: 10’ Attached House: 10’ Townhouse: 10’ Apartment: 30’ Civic: 10’	10’
Side street	20’ 10’ (streets platted after 1991)	20’ 10’ (streets platted after 1991)	20’ 10’ (streets platted after 1991)	Triang-ulation of 20’ from inter-section	Detached House: 20’ Attached House: 20’ Townhouse: 6’ Apartment: 6’ Civic: 20’	10’
Side lot line	5’	5’	5’	5’	Detached House: 5’ Attached House: 5’ Townhouse: 6’ Apartment: 6’ Civic: 5	Detached House: 5’ Attached House: 5’ Townhouse: 0’ or 6’ Apartment: 0’ or 6’ Civic: 10’
Rear lot line	20’	20’	20’	20’	Detached House: 20’ Attached House: 20’ Townhouse: 6’ Apartment: 6’ Civic: 20’	Detached House: 20’ Attached House: 20’ Townhouse: 20’ Apartment: 20’ Civic: 20’
Aggregate Side Yard	15’	15’	10’	10’	10’	10’
Aggregate front/rear	40’	40’	40’			n/a
Accessory Structures Setbacks						
Primary street					50’	50’
Side street					20’	20’
Side lot line					5’	5’
Rear lot line					5’	5’
Alley	n/a	n/a	n/a		4 or 20’	4’ or 20’

Height[1]	Current Development Code				New Development Code	
Building Type:	**R-15**	**R-20**	**R-30**	**SpR-30**	**RX**	**R-10**
Detached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Max.12' higher than other resident bldg. w'in 30'	Principal Building: 40'/3 stories Accessory structure: 25'	Principal Building: 40'/3 stories Accessory structure: 25'
Attached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback			Principal Building: 40'/3 stories Accessory structure: 25'	Principal Building: 40'/3 stories Accessory structure: 25'
Townhouse	40 feet + 1 foot for every foot of added setback		40 feet + 1 foot for every foot of added setback		Principal Building: 45'/3 stories Accessory structure: 25'	Principal Building: 45'/3 stories Accessory structure: 25'
Apartment			40 feet + 1 foot for every foot of added setback		Principal Building: Set by District Accessory structure: 25'	Principal Building: 45'/3 stories Accessory structure: 25'
Civic Building			40 feet + 1 foot for every foot of added setback50'(Streets platted after 1989)		Principal Building: Set by District Accessory structure: 25'	Principal Building: 40'/3 Stories Accessory structure: 25'

Notes:

1. Greater height is achieved in the mixed use districts through the application of height categories.

Residential Business (RB): Comparison with R-10, OX and NX

OVERVIEW

The existing Residential Business District will generally be re-mapped to Office Mixed Use (OX) unless there is retail in the area, or a desire for retail as indicated on the Future Land Use Map, in which case Neighborhood Mixed Use (NX) would be appropriate. Existing multi-family developments may be re-mapped to R-10 if no additional density is desired as indicated on the Future Land Use Map.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:	L	S	L	L
Boardinghouse	S	L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		L	

Use (continued)	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Social Service, except as listed below:			S	
Emergency Shelter Type A			S	
Emergency Shelter Type B			L	
Special Care Facility	L	S	L	L
Civic, except as listed below:	p	P	P	P
Cemetery	L	L	L	
College/University			P	
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower	L/S	S	L	L
Commercial Parking	L		P	
Family Child Care Home	L	L		
Day Care Facility	P	S	L	L
Indoor recreation except as listed below:				P
Adult Establishment				
Health Club			P	P
Indoor Sports Academy			P	P
Medical	P		P	P
Office	P		P	P
Overnight Lodging, except as listed below:			P	
Bed and Breakfast	S		L	L

Use (Continued)	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Animal Care (indoor)				L
Eating Establishment	L		L	P
Retail sales & service	L		L	P
Research and Development	P		P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code		
	RB	**R-10**	**OX**	**NX**
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached n/a Townhouse 15,000 Apartment 4,000 Civic & Open	4,000 Detached 6,000 Attached n/a Townhouse 10,000 Apartment n/a General n/a Mixed Use n/a Civic 5,000 Open Lot	4,000 Detached 6,000 Attached n/a Townhouse 10,000 Apartment n/a General n/a Mixed Use n/a Civic 5,000 Open Lot
Lot width	45’ 60’ corner	45’ Detached 50’ Attached 16’ Townhouse 100’ Apartment 45’ Civic & Open	45 Detached 50 Attached 16’ Townhouse 50’ Open n/a Other	45’ Detached 50’ Attached 16’ Townhouse 50’ Open n/a Other
Lot depth	70’	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	0’ Non-Residential 20’ Residential	10’	10’	10’
Side street	0’ Non-Residential 20’ Residential	10’	10’	10’
Side lot line	0’ Non-Residential 5’ Residential	5’detached/attached 0’ or 6’ Townhouse 0’ or 6’ Apartment 10’ Civic & Open	5’ detached/attached 10’ Open Lot 0’ or 6’ all others	5’detached/attached 10’ Open Lot 0’ or 6’ all others
Rear lot line	0’ Non-Residential 20’ Residential	20’detached/attach 20’ Townhouse 20’ Apartment 20’ Civic & Open	20’Detached/attach 20 Townhouse/Apt. 0’ or 6’ Other	20’detached/attached 20’ Townhouse/Apt. 0’ or 6’ Other
Alley	n/a	4’-20’ Townhome	4 or 20 Townhouse 4’ or 20’ Apt 5’ Other	4’-20’Det/Att/Twnhs 5’ Other
Aggregate front/rear	0’ Non-Residential 40’ Residential	n/a	n/a	n/a
Aggregate	0’ Non-Residential	10’	10’ detached/attach	10’ detached/attached

side yard	10’ Residential			
	Current Development Code	**New Development Code**		
	RB	**R-10**	**OX**	**NX**
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)[2]				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 40’	3 stories or 40’
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 40’	3 stories or 40’
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 45’	3 stories or 45’	3 stories or 45’
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 45’	Set by District	Set by District
General Building	40 feet + 1 foot for every foot of added setback		Set by District	Set by District
Mixed use Building	40 feet + 1 foot for every foot of added setback		Set by District	Set by District
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 45’	Set by District	Set by District
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Buffer Commercial (BC): Comparison with R-10, OX and NX

OVERVIEW

The existing Buffer Commercial District will generally be re-mapped to Neighborhood Mixed Use (NX) unless there is a specific need to prohibit retail in the area. Residential-10 may be used for existing multi-family developments if additional density is not desired as indicated on the Future Land Use Map. Office Mixed Use (OX) may be used if office research and development is indicated on the Future Land Use Map.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:	L	S	L	L
Boardinghouse		L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		L	

Use (continued)	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Social Service, except as listed below:			S	
Emergency Shelter Type A			S	
Emergency Shelter Type B	L		L	
Special Care Facility	L	S	L	L
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	
College/University	P		P	
School: public / private (K-12)	P/S	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower	P/L/S	S	L	L
Commercial Parking	P		P	
Family Child Care Home	L	L		
Day Care Facility	P	S	L	L
Indoor recreation except as listed below:	P			P
Adult Establishment				
Health Club	L		P	P
Indoor Sports Academy	L		P	P
Medical	P		P	P
Office	P		P	P
Overnight Lodging, except as listed below:	P		P	
Bed and Breakfast			L	L

Use (Continued)	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Animal Care (indoor)	P			L
Restaurant/Bar	L/P		L	P
Retail sales & service	P/L		L	P
Research and Development	P		P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code		
	BC	**R-10**	**OX**	**NX**
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached 3,300 Townhouse 15,000 Apartment	4,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Other	4,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Other
Lot width	45’ 60’ corner	45’ Detached 50’ Attached 16’ Townhouse 100’ Apartment 45’ Civic	45’ Detached 50’ Attached 44’ Townhouse 100’ Other	45’ Detached 50’ Attached 44’ Townhouse 100’ Other
Lot depth	70’	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30’ Non-Residential 20’ Residential	10’	10’	10’
Side street	½ depth of front yard of the lot which adjoins the rear yard (not less than 10 nor more than 20’) 10’ Residential	20’	10’	10’
Side lot line	0’ Non-Residential 5’ Residential	5’detached 10’ attached 0 or 6’ all others	5’	5’
Rear lot line	0’ Non-Residential 20’ Residential	20’	10 Detached/attach 6’ Townhouse/Apt. 6’ Other	10’detached/attached 6’ Townhouse/Apt. 6’ Other
Alley	n/a	4’-20’	4-20 Det/Att/Twnhs 5’ Other	4’-20’Det/Att/Twnhs 5’ Other
Aggregate front/rear	30’ Non-Residential 40’ Residential	n/a	n/a	n/a
Aggregate side yard	0’ Non-Residential 10’ Residential	n/a	n/a	n/a

	Current Development Code	New Development Code		
	BC	**R-10**	**NX**	**OX**
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)[2]				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40'	3 Stories or 40'	3 stories or 50'
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40'	3 Stories or 40'	3 stories or 40'
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'	3 stories or 50'
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'	3 stories or 50'
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'	3 stories or 50'
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'	3 stories or 50'
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'	3 stories or 50'
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, NX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Neighborhood Business (NB): Comparison with R-10, CX and NX

OVERVIEW

The existing Neighborhood Business District will generally be re-mapped to R-10 for existing multi-family developments if additional density is not desired: Otherwise Commercial Mixed Use (CX) will be the default replacement unless the context warrants it, in which case Neighborhood Mixed Use (NX) might be selected.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:	L	S	L	L
Boardinghouse		L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		L	

Use (continued)	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Social Service, except as listed below:			S	
Emergency Shelter Type A	L		S	
Emergency Shelter Type B	L		L	
Special Care Facility	L	S	L	L
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	L
College/University	P		P	
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower	P/L/S	S	L/S	L/S
Commercial Parking	P		P	P
Family Child Care Home	L	L	L	L
Day Care Facility	P	S	L	L
Indoor recreation except as listed below:	P		P	P
Adult Establishment	S		S	
Health Club	P		P	P
Indoor Sports Academy	P		P	P
Medical	P		P	P
Office	P		P	P
Outdoor Recreation			P	
Overnight Lodging, except as listed below:	P		P	
Bed and Breakfast			P	P

Use (Continued)	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Personal Service except as listed below:	P		P	P
Animal Care (indoor)	S		L	L
Bar/Nightclub	P		P	
Eating establishment			P	P
Retail sales & service	P		P	P
Light Manufacturing	L		P	
Research and Development	P		P	P
Vehicle Service, Except as listed below:	P		L	L
Vehicle Repair (minor)	P		L	L
Vehicle Repair (major)	P		P	
Car Wash	L		L	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code		
	NB	**R-10**	**CX**	**NX**
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached 3,300 Townhouse 15,000 Apartment	4,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Apartment n/a others	4,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Apartment n/a others
Lot width	45’ 60’ corner	45’ Detached 50’ Attached 16’ Townhouse 100’ Apartment 45’ Civic	45’ Detached 50’ Attached 16’ Townhouse n/a Others	45’ Detached 50’ Attached 16’ Townhouse n/a Others
Lot depth	70’	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30’ Non-Residential 20’ Residential	10’	10’ detached, attached and townhouse 5’ Others	10’ detached, attached and townhouse 5’ Others
Side street	½ depth of front yard of the lot which adjoins the rear yard (not less than 10 nor more than 20’) 10’ Residential	10’	10’ detached, attached, townhouse 5’ Others	10’ detached, attached, townhouse 5’ others
Side lot line	0’ Non-Residential 5’ Residential	5’detached/attached 0’ or 6’ Townhouse/Apt.	5’ detached/attached 0’ or 6’ all others	5’detached/attached 0’ or 6’ all others
Rear lot line	0’ Non-Residential 20’ Residential	20’detached/attach 20’ Townhouse/Apt.	10’ Detached/attached 20’ Townhouse 0’ or 6’ All Others	10’detached/attached 20’ Townhouse 0’ or 6’ Other
Alley	n/a	4’-20’	4-20 Det/Att/Twnhs 5’ All Others	4’-20’Det/Att/Twnhs 5’ Other
Aggregate front/rear	30’ Non-Residential 40’ Residential	n/a	n/a	n/a
Aggregate side yard	0’ Non-Residential 10’ Residential	n/a	n/a	n/a

	Current Development Code	**New Development Code**		
	NB	**R-10**	**CX**	**OX**
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)[2]				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 40’	3 stories or 50’
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 40’	3 stories or 40’
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Office and Institutional-1 (O&I-1) and O&I-2 Developed for Multi-Family: Comparison with RX and OX

OVERVIEW

The existing Office & Institutional-1 and 2 Districts have been a popular choice for multifamily developments, and many properties so zoned are developed for exclusive multi-family use. The corresponding districts for such properties in the new UDO are Residential Mixed Use (RX) and Office Mixed-Use (OX) . Which option will be proposed depends on context; specifically, whether or not the introduction of office uses through infill or redevelopment would be consistent with both neighborhood character and the City's Future Land Use Map. Both districts provide similar lot and bulk standards but differ in terms of permitted uses. Where residential is the preferred use, RX is appropriate. Where office and mixed-use are equally preferred to residential, OX provides greater flexibility.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code		New Development Code	
	O&I-1	O&I-2	RX	OX
Single unit living	P	P	P	P
Two-unit living	L	L	P	P
Multi-unit living	L	L	P	P
Multi-unit supportive housing residence	L	L	P	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:	P		L	L
Boardinghouse	S		L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P	P	L	L

Use	Current Development Code		Current Development Code	
	O&I-1	O&I-2	RX	OX
Social Service, except as listed below:				S
Emergency Shelter Type A				S
Emergency Shelter Type B	L	L	L	L
Special Care Facility	L	L	S	L
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	L
College/University	P	P		P
School: public / private (K-12)	P/L	P/L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower	P	P	L	L
Commercial Parking	P	P		P
Family Child Care Home	L	L	L	
Day Care Facility	P	P	S	L
Health Club	L	L		P
Indoor Sports Academy	P	P		P
Medical	L	L		P
Office	L	L		P
Overnight Lodging, except as listed below:		P/L		P
Bed and Breakfast	S		L	L
Restaurant/Bar	P	P	L	L
Retail sales & service	L	L	L	L
Research and Development				P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code		New Development Code	
	O&I-1	**O&I-2**	**RX**	**OX**
Minimum lot requirements				
Lot area (square feet)	5,000	5,000	4,000 Detached 4,000 Attached 2,000 Townhouse 10,000 Apartment	6,000 Detached 6,000 Attached 1,700 Townhouse 10,000 Other
Lot width	45’ (residential only) 60’ for corner lots	45’ (resid. only) 60’ for corner lots (resid. only)	45’ Detached 45’ Attached house 24’ Townhouse 100’ Other	50’ Detached 50’ Attached family 20’ Townhouse 100’ Other
Lot depth	70’ (residential only)	70’ (residential only)	No minimum	No minimum
Minimum setback requirements				
Primary street	30’ Non-Residential 20’ Residential	30’ Non-Residential 20’ Residential	10’	10’
Side street	5’ Non-Residential 20’ Residential	5’ Non-Residential 20’ Residential	10’	10’
Side lot line	5’ Non-Residential 5’ Residential	5’ Non-Residential 10’ Residential	5’detached/attached 6’ Townhouse/Apt.	5’detached/attached 6’ Townhouse/Apt. 6’ Other
Rear lot line	20’ Non-Residential 20’ Residential	20’Non-Residential 20’ Residential	10’detached/attached 6’ Townhouse	10’detached/attached 6’ Townhouse/Apt. 6’ Other
Alley	n/a	n/a	4’-20’Det/Att/Twnhs	4’-20’Det/Att/Twnhs 5’ Other
Aggregate front/rear	50’ Non-Residential 40’ Residential	50’ Non-Residential 40’ Residential	n/a	n/a
Aggregate side yard	20 Non-Residential 20’ Residential	20 Non-Residential 20’ Residential	n/a	n/a

	O&I-1	O&I-2	RX	OX
Floor area ratio and building coverage for office buildings				
Floor area ratio	0.75	1.0	n/a	No maximum
Building coverage	25%	30%	n/a	No maximum
Height (By Building Type)[3]				
Detached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 40'	3 stories or 40'
Attached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 40'	3 stories or 40'
Townhouse	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'
Apartment	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'
General Building	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'
Mixed use Building	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'
Civic Building	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	3 stories or 50'	3 stories or 50'
Density				
Residential density (DU/Acre)	15 (Admin.) 25 (Planning Commission)	15 (Admin.) 40 (Planning Commission)	No maximum	No maximum

Notes:

1. Reduced setbacks and/or additional height may be approved by the City Council in the O&I-2 district.
2. Yard requirements for RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
3. Greater height is achieved in the mixed use districts through the application of height categories.

Office & Institutional-1 (O&I-1): Comparison with RX, OX, OP, IX

OVERVIEW

The existing O&I-1 District has been a popular choice for multifamily developments, and many properties so zoned are developed for exclusive multi-family use. The corresponding districts for such properties in the new UDO are Residential Mixed Use (RX) and Office Mixed-Use (OX) . Which option will be proposed depends on context; specifically, whether or not the introduction of office uses through infill or redevelopment would be consistent with both neighborhood character and the City's Future Land Use Map. Both districts provide similar lot and bulk standards but differ in terms of permitted uses. Where residential is preferred, RX is appropriate. Where office and mixed-use are equally preferred to residential, OX provides greater flexibility. OX or Office Park (OP) are the choices for office developments, with OP being more restricted to primarily office uses whereas OX allows more of a mix of uses. IX is the appropriate new district for most existing flex-parks or research and development use.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	**Current Development Code**	**New Development Code**			
	O&I-1	**RX**	**OX**	**OP**	**IX**
Single unit living	P	P	P		
Two-unit living	L	P	P		P
Multi-unit living	L	P	P		
Multi-unit supportive housing residence	L	P	L		L
Supportive housing residence	L	L	L		L
Group Living, except as listed below:	P	L	L		L
Boardinghouse	S	L	L		
Congregate Care	L	L	L		L
Fraternity/Sorority	P	L	L		L

Use (continued)	Current Development Code		Current Development Code		
	O&I-1	RX	OX	OP	IX
Social Service, except as listed below:			S		S
Emergency Shelter Type A			S		S
Emergency Shelter Type B	L	L	L		S
Special Care Facility	L	S	L	L	L
Civic, except as listed below:	P	P	P	P	P
Cemetery	L	L	L		L
College/University	P		P	P	P
School: public / private (K-12)	P/L	L	L	L	L
Parks & Open Space	P	P	P	P	P
Minor Utilities	P	P	P	P	P
Major Utilities					S
Telecommunication Tower	P	L	L	L	L
Commercial Parking	P	P	P		P
Family Child Care Home	L	L			
Day Care Facility	P	S	L	L	L
Indoor Recreation, except as listed below:					P
Adult Establishment					S
Health Club	L		P	P	P
Indoor Sports Academy	P		P		P
Medical	L		P	P	P
Office	L		P	P	P
Outdoor Recreation					L
Overnight Lodging, except as listed below:			P	P	P
Bed and Breakfast	S	L	L		L

Use (Continued)	Current Development Code	New Development Code			
	O&I-1	RX	OX	OP	IX
Passenger Terminal					P
Personal Service, Except as listed below:					P
Animal Care (indoor)					L
Restaurant/Bar	P	L	L		P
Retail sales & service	L	L	L		P
Vehicle Sales/Rental					P
Light Industrial					P
Light Manufacturing					P
Research and Development			P	P	P
Self-Service Storage					P
Vehicle Service, except as listed below:					P
Vehicle Repair (minor)					P
Vehicle Repair (major)					P
Vehicle Repair (commercial vehicle)					P
Car Wash					P
Warehouse & Distribution					P
Outdoor Storage Yard for Vehicles					S
Wholesale Trade					P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code			
	O&I-1	**RX**	**OX**	**OP**	**IX**
Minimum lot requirements					
Lot area (square feet)	5,000	4,000 Detached 4,000 Attached 2,000 Twnhse. 10,000 Apt.	6,000 Detached 6,000 Attached 1,700 Townhouse 10,000 Other	10,000	10,000
Lot width	45’ (residential only) 60’ for corner lots	45’ Detached 45’ Attached 24’ Townhouse 100’ Other	50’ Detached 50’ Attached family 20’ Townhouse 100’ Other	100’	100’
Lot depth	70’ (residential only)	No minimum	No minimum	No minimum	No minimum
Minimum setback requirements					
Primary street	30’ Non-Residential 20’ Residential	10’	10’	10’	10’
Side street	5’ Non-Residential 20’ Residential	10’	10’	10’	10’
Side lot line	5’ Non-Residential 5’ Residential	5’det./attached 6’ Townhouse/Apt	5’det./attached 6’ Townhouse/Apt. 6’ Other	6’	6’
Rear lot line	20’ Non-Residential 20’ Residential	10’detached/attached 6’ Townhouse	10’det./attached 6’ Townhouse 6’ Other	6’	6
Alley	n/a	4’-20’Det/Att 4’ townhouse/apt. 5’ Others	4’-20’Det/Att 4’ townhouse/apt. 5’ Others	5’	5’
Aggregate front/rear	50’ Non-Residential 40’ Residential	n/a	n/a	n/a	n/a
Aggregate side yard	20 Non-Residential 20’ Residential		n/a		

	Current Development Code	**New Development Code**			
	O&I-1	**RX**	**OX**	**OP**	**IX**
Floor area ratio and building coverage for office buildings					
Floor area ratio	0.75	n/a	No maximum	No maximum	No maximum
Building coverage	25%	n/a	No maximum	No maximum	No maximum
Height (By Building Type)[2]					
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 stories or 40’		
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 stories or 40’		
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’		
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’		
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Density					
Residential density (DU/Acre)	15 (Admin.) 25 (Planning Commission)	No maximum	No maximum	0 Units per acre	No maximum

Notes:

1. Yard requirements for RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Office & Institutional-2 (O&I-2): Comparison with RX, OX, OP, IX

OVERVIEW

The existing O&I-2 District has been a popular choice for multifamily developments, and many properties so zoned are developed for exclusive multi-family use. The corresponding districts for such properties in the new UDO are Residential Mixed Use (RX) and Office Mixed-Use (OX) . Which option will be proposed depends on context; specifically, whether or not the introduction of office uses through infill or redevelopment would be consistent with both neighborhood character and the City's Future Land Use Map. Both districts provide similar lot and bulk standards but differ in terms of permitted uses. Where residential is the preferred use, RX is appropriate. Where office and mixed-use are equally preferred to residential, OX provides greater flexibility. OX or Office Park (OP) are the choices for office developments, with OP being more restricted to primarily office uses whereas OX allows more of a mix of uses. IX is the appropriate new district for most existing flex-parks or research and development use.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	**Current Development Code**	**New Development Code**			
	O&I-2	**RX**	**OX**	**OP**	**IX**
Single unit living	P	P	P		
Two-unit living	L	P	P		P
Multi-unit living	L	P	P		
Multi-unit supportive housing residence	L	P	L		L
Supportive housing residence	L	L	L		L
Group Living, except as listed below:		L	L		L
Boardinghouse		L	L		
Congregate Care	L	L	L		L
Fraternity/Sorority	P	L	L		L

Use (continued)	Current Development Code		Current Development Code		
	O&I-2	RX	OX	OP	IX
Social Service, except as listed below:			S		S
Emergency Shelter Type A			S		S
Emergency Shelter Type B	L	L	L		S
Special Care Facility	L	S	L	L	L
Civic, except as listed below:	P	P	P	P	P
Cemetery	L	L	L		L
College/University	P		P	P	P
School: public / private (K-12)	P/L	L	L	L	L
Parks & Open Space	P	P	P	P	P
Minor Utilities	P	P	P	P	P
Major Utilities					S
Telecommunication Tower	P	L	L	L	L
Commercial Parking	P	P	P		P
Family Child Care Home	L	L			
Day Care Facility	P	S	L	L	L
Indoor Recreation, except as listed below:					P
Adult Establishment					S
Health Club	L		P	P	P
Indoor Sports Academy	P		P		P
Medical	L		P	P	P
Office	L		P	P	P
Outdoor Recreation					L
Overnight Lodging, except as listed below:	P/L		P	P	P
Bed and Breakfast		L	L		L

Use (Continued)	Current Development Code	New Development Code			
	O&I-2	RX	OX	OP	IX
Passenger Terminal					P
Personal Service, Except as listed below:					P
Animal Care (indoor)					L
Restaurant/Bar	P	L	L		P
Retail sales & service	L	L	L		P
Vehicle Sales/Rental					P
Light Industrial					P
Light Manufacturing					P
Research and Development			P	P	P
Self-Service Storage					P
Vehicle Service, except as listed below:					P
Vehicle Repair (minor)					P
Vehicle Repair (major)					P
Vehicle Repair (commercial vehicle)					P
Car Wash					P
Warehouse & Distribution					P
Outdoor Storage Yard for Vehicles					S
Wholesale Trade					P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code			
	O&I-2	**RX**	**OX**	**OP**	**IX**
Minimum lot requirements					
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached 3,300 Twnhse. 10,000 Apt.	6,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Apt. n/a other	10,000	n/a
Lot width	45’ (residential only) 60’ for corner lots	45’ Detached 50’ Attached 16’ Townhouse n/a Other	45’ Detached 50’ Attached family 16’ Townhouse n/a Other	100’	n/a
Lot depth	70’ (residential only)	No minimum	No minimum	No minimum	No minimum
Minimum setback requirements					
Primary street	30’ Non-Residential 20’ Residential	10’	10’	10’	10’
Side street	5’ Non-Residential 20’ Residential	10’	10’	10’	10’
Side lot line	5’ Non-Residential 5’ Residential	5’det./attached 6’ Townhouse/Apt	5’det./attached 6’ Townhouse/Apt. 6’ Other	6’	6’
Rear lot line	20’ Non-Residential 20’ Residential	20’detached/ attached/ townhouse 0’ or 6’ others	20’det./attached/ Townhouse 0’ or 6’ other	6’	6
Alley	n/a	4’-20’Det/Att 4’ townhouse/apt 5’ others	4’-20’Det/Att 4’ townhouse/apt 5’ others	5’	5’
Aggregate front/rear	50’ Non-Residential 40’ Residential	n/a	n/a	n/a	n/a
Aggregate	20 Non-		n/a		

side yard	Residential 20’ Residential				
	Current Development Code	**New Development Code**			
	O&I-2	**RX**	**OX**	**OP**	**IX**
Floor area ratio and building coverage for office buildings					
Floor area ratio	1.0	n/a	No maximum	No maximum	No maximum
Building coverage	30%	n/a	No maximum	No maximum	No maximum
Height (By Building Type)[3]					
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 stories or 40’		
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 stories or 40’		
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’		
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’		
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’	3 stories or 50’
Density					
Residential density (DU/Acre)	15 (Admin.) 40 (Planning Commission)	No maximum	No maximum	0 Units per acre	No maximum

Notes:

1. Reduced setbacks and/or additional height may be approved by the City Council in the O&I-2 district.
2. Yard requirements for RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
3. Greater height is achieved in the mixed use districts through the application of height categories.

Office & Institutional-3 (O&I-3): Comparison with OX

OVERVIEW

The existing Office & Institutional-3 District will generally be re-mapped to Office Mixed Use (OX).

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code
	O&I-3	OX
Single-unit living		P
Two-unit living		P
Multi-unit living		P
Multi-unit supportive housing residence		L
Supportive housing residence		L
Group Living, except as listed below:		L
Boardinghouse		L
Congregate Care		L
Fraternity/Sorority		L
Social Service, except as listed below:		S
Emergency Shelter Type A		S
Emergency Shelter Type B		S
Special Care Facility	L	L
Civic, except as listed below:	P	P
Cemetery	L	L
College/University	P	P
School: public / private (K-12)	P/L	L
Parks & Open Space	P	P
Minor Utilities	P	P

Use (continued)	Current Development Code	New Development Code
	O&I-3	OX
Telecommunication Tower	P/L/S	L
Commercial Parking	P	P
Family Child Care Home		
Day Care Facility	P	L
Indoor recreation except as listed below:	P	
Adult Establishment		
Health Club	L	P
Indoor Sports Academy		P
Medical	P/L	P
Office	L	P
Overnight Lodging, except as listed below:		P
Bed and Breakfast		L
Restaurant/Bar	L	L
Retail sales & service	L	L
Research & Development	P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code
	O&I-3	OX
Minimum Lot Requirements		
Lot area (square feet)	5,000	4'000 Detached 6,000 Attached 3,300 Townhouse 10,000 Apartment n/a others
Lot width	45' 60' corner	45' Detached 50' Attached 16' Townhouse n/a Other
Lot depth	70'	No minimum

	Current Development Code	**New Development Code**
	O&I-3	**OX**
Minimum Setback Requirements		
Primary street	50’ if adjoining or across from a residential district or dwelling 30’ Otherwise	10’ detached/attached/townhouse 5’ apartment n/a others
Side street	50’ if adjoining or across from a residential district or dwelling 30’ Otherwise	10’ detached/attached/townhouse 5’ others
Side lot line	10’ or 50’ if adjacent to a residential district or dwelling	5’ detached/attached 0’ or 6’ Other
Rear lot line	50’ when adjacent to or across from a dwelling 30’ Otherwise	20’ detached/attached/townhouse 0’ or 6’ Other
Alley	n/a	4’-20’ detached/attached/townhouse 4’ apartment 5’ other
Aggregate front/rear	50’-100’	n/a
Aggregate side yard	20’100’	n/a
Floor area ratio and building coverage for office buildings		
Floor area ratio	n/a	No maximum
Building coverage	N/a	No maximum
Height (By Building Type)[1]		
Detached House		3 stories or 50’
Attached House		3 stories or 50’
Townhouse		3 stories or 50’
Apartment		3 stories or 50’
General Building	25’	3 stories or 50’
Mixed use Building	25’	3 stories or 50’
Civic Building	25’	3 stories or 50’
Density		
Residential density (DU/Acre)	0 Units per acre	No maximum

Notes:

1. Greater height is achieved in the mixed use districts through the application of height categories.

Shopping Center (SC): Comparison with CX and IX

OVERVIEW

The existing Shopping Center District will generally be re-mapped to Commercial Mixed Use (CX) unless the existing use patterns make Industrial Mixed Use (IX) a better fit

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code	
	SC	CX	IX
Single-unit living	P	P	
Two-unit living	L	P	
Multi-unit living	L	P	P
Multi-unit supportive housing residence	L	L	L
Supportive housing residence	L	L	L
Group Living, except as listed below:	L	L	L
Boardinghouse		L	
Congregate Care	L	L	L
Fraternity/Sorority	P	L	L

Use (continued)	Current Development Code	New Development Code	
	SC	CX	IX
Social Service, except as listed below:		S	S
Emergency Shelter Type A		S	S
Emergency Shelter Type B	L	L	L
Special Care Facility	L	L	L
Civic, except as listed below:	P	P	P
Cemetery	L	L	L
College/University	P	P	P
School: public / private (K-12)	P/L	L	L
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Major Utilities	P/L		S
Telecommunication Tower	S	L	L
Commercial Parking	P	P	P
Family Child Care Home	L		
Day Care Facility	P	L	L
Indoor recreation except as listed below:	P	P	P
Adult Establishment	S	S	S
Health Club	P	P	P
Indoor Sports Academy	P	P	P
Medical	P	P	P
Office	P	P	P
Outdoor Recreation	L	L	L

Use (Continued)	Current Development Code	New Development Code	
	SC	CX	IX
Overnight Lodging, except as listed below:	P	P	P
Bed and Breakfast		L	L
Passenger Terminal	P	P	P
Personal Service except as listed below:	P	P	P
Animal Care (indoor)	S	L	L
Restaurant/Bar	P	P	P
Retail sales & service	P	P	P
Vehicle Sales/Rental	P	P	P
Light Industrial			P
Light Manufacturing	L	P	P
Research & Development	P	P	P
Self-Service Storage	L		P
Vehicle Service, Except as listed below:	P	P	P
Vehicle Repair (minor)	P	P	P
Vehicle Repair (major)	P	P	P
Vehicle Repair (commercial vehicle)	P		P
Car Wash	P	P	P
Warehouse & Distribution			P
Outdoor storage yard for vehicles			S
Wholesale Trade			P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code	
	SC	CX	IX
Minimum lot requirements			
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached n/a Townhouse 10,000 Apartment n/a other Building Types	n/a
Lot width	45’ 60’ corner	45’ Detached 50’ Attached 16’ Townhouse n/a All Others	n/a
Lot depth	70’	No minimum	No minimum
Primary street	15’ Non-Residential 20’ Residential	10’ Detached & Attached 10’ Townhouse 5’ Apartment 5’ General Building 5’ Mixed Use Building 10’ Civic & Open Lot	3’ General Building 5’ Mixed Use Building 10’ Civic and Open Lot
Side street	15’ Non-Residential 10’ Residential	10’ Detached & Attached 10’ Townhouse 5’ Apartment 5’ General Building 5’ Mixed Use Building 10’ Civic & Open Lot	3’ General Building 5’ Mixed Use Building 10’ Civic and Open Lot
Side lot line	0’ Non-Residential 5’ Residential	5’ Detached & Attached 10’ Open Lot 0’ or 6’ All others	10’ Open Lot 0’ or 6’ Other
Rear lot line	0’ Non-Residential 20’ Residential	20’Detached & Attached 20’ Townhouse 10’ Open Lot 0’ or 6’ All Others	10’ Open Lot’ O’ or 6’ Other
Aggregate front/rear	30’ Non-Residential 40’ Residential	n/a	n/a

Aggregate side yard	0’ Non-Residential 10’ Residential	n/a	n/a
	Current Development Code	**New Development Code**	
	SC	**CX**	**IX**
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)			
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’ w/out frontage	3 Stories or 40’ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’ w/out frontage	3 Stories or 40’ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50’ w/out frontage	3 stories or 50’ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50’ w/out frontage	3 stories or 50’ w/out frontage
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’ w/out frontage	3 stories or 50’ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’ w/out frontage	3 stories or 50’ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’ w/out frontage	3 stories or 50’ w/out frontage
Density			
Residential density (DU/Acre)	40 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for CX and IX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

Business (BUS): Comparison with DX and OX

OVERVIEW

The existing Business District will generally be rezoned Downtown Mixed Use (DX) except in areas where retail is not contemplated, such as in certain edge areas near neighborhoods.

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code	
	BUS	DX	OX
Single-unit living	P		P
Two-unit living	L		P
Multi-unit living	L	p	P
Multi-unit supportive housing residence	P	L	L
Supportive housing residence	P	L	L
Group Living, except as listed below:	P	L	L
Boardinghouse		L	
Congregate Care	L	L	L
Fraternity/Sorority	P		L

Use (continued)	Current Development Code	New Development Code	
	BUS	DX	OX
Social Service, except as listed below:	L		S
Emergency Shelter Type A	L	S	S
Emergency Shelter Type B	L	L	L
Special Care Facility	L	L	L
Civic, except as listed below:	P	P	P
Cemetery	L	L	L
College/University	P	P	P
School: public / private (K-12)	P/L	L	L
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Telecommunication Tower	P/L/S	S	L
Commercial Parking	P	P	P
Family Child Care Home	L		
Day Care Facility	P	P	L
Indoor recreation except as listed below:	P	P	
Adult Establishment	S	S	
Health Club	P	P	P
Indoor Sports Academy	P	P	P
Medical	P	P	P
Office	P	P	P
Outdoor Recreation		L	

Use (Continued)	Current Development Code	New Development Code	
	BUS	DX	OX
Overnight Lodging, except as listed below:	P	P	P
Bed and Breakfast		L	L
Passenger Terminal	P	P	
Animal Care (indoor)	S	L	
Restaurant/Bar	P	P	L
Retail sales & service	P	P	L
Vehicle Sales/Rental	P	P	
Light Manufacturing	L	P	
Research & Development	L	P	P
Self-Service Storage	L		
Vehicle Service, Except as listed below:	P		
Vehicle Repair (minor)	P	P	
Vehicle Repair (major)	P	P	
Vehicle Repair (commercial vehicle)	P		
Car Wash	L/P		
Warehouse & Distribution	P		
Wholesale Trade	P		

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code	
	BUS	**DX**	**OX**
Minimum lot requirements			
Lot area (square feet)	5,000	n/a	4,000 Detached 6,000 Attached 3,300 Townhouse 10,000 Apartment Others n/a
Lot width	45’ 60’ corner	n/a	45’ Detached 50’ Attached 44’ Townhouse 100’ Other Others n/a
Lot depth	70’	No minimum	No minimum
Minimum setback requirements			
Primary street	0’	5’ detached, attached, townhouse, apartment 3’ general, mixed use	10’ detached/attached/townhouse 5’ apartment/general/mixed use
Side street	0’	5’ detached, attached, townhouse, apartment 3’ general, mixed use	10’ detached, attached, townhouse 5’ apartment, general, mixed use
Side lot line	0’	3’	5’ detached/attached 0 or 6’ all others
Rear lot line	0’	3’	10’ detached/attached 20’ Townhouse 0’ or 6’ Other
Alley	0’	4’-20’ Townhome 5’ All Others	4’-20 Detached/Attached 4’ townhouse/apartment 5’ Other
Aggregate front/rear	n/a	n/a	n/a
Aggregate side yard	0’	n/a	n/a

	Current Development Code	**New Development Code**	
	BUS	**DX**	**OX**
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)[2]			
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 50’
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40’	3 Stories or 40’
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Density			
Residential density (DU/Acre)	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for DX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Industrial-1 (I-1): Comparison with IX, OP and IH

OVERVIEW

The existing Industrial-1 District will generally be re-mapped to Industrial Mixed Use (IX) unless primarily used for offices today. In those areas with a predominately office use, Office Park (OP) may be the best replacement district. In areas where retail is not desired or where there are existing heavy-industrial uses, the properties will be re-mapped to Heavy Industrial (IH).

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code		
	I-1	IX	OP	IH
Single-unit living				
Two-unit living				
Multi-unit living		P		
Multi-unit supportive housing residence	P	L		
Supportive housing residence		L		
Group Living, except as listed below:		L		
Boardinghouse				
Congregate Care		L		
Fraternity/Sorority		L		

Use (continued)	Current Development Code	New Development Code		
	I-1	IX	OP	IH
Social Service, except as listed below:	P	S		
Emergency Shelter Type A	L	S		L
Emergency Shelter Type B	L	L		L
Special Care Facility	L	L	L	L
Civic, except as listed below:	P	P	P	P
Cemetery	L	L		L
College/University	P	P	P	
School: public / private (K-12)	P/L	L	L	
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Major Utilities	P	S		S
Telecommunication Tower	P/L/S	L	L	L
Commercial Parking	P	P		P
Family Child Care Home				
Day Care Facility	P	L	L	
Indoor recreation except as listed below:	P	P		
Adult Establishment	S	S		S
Health Club	P	P	P	
Indoor Sports Academy	P	P		
Medical	P	P	P	
Office	P	P	P	
Outdoor Recreation	P	L		L

Use (Continued)	Current Development Code	New Development Code		
	I-1	IX	OP	IH
Overnight Lodging, except as listed below:	P	P	P	
Bed and Breakfast		L		
Passenger Terminal	P	P		P
Personal Service except as listed below:	P	P		
Animal Care (indoor)	P	L		L
Animal Care (outdoor)	P			L
Restaurant/Bar	P	P		P
Retail sales & service	P	P		
Vehicle Sales/Rental	P	P		P
Heavy Industrial				P
Light Industrial	P	P		P
Light Manufacturing	P	P		P
Research & Development	P	P	P	P
Self-Service Storage	P	P		P
Vehicle Service, Except listed below:	P	P		P
Vehicle Repair (minor)	P	P		
Vehicle Repair (major)	P	P		
Vehicle Repair (commercial vehicle)	P			
Car Wash	P	P		L
Warehouse & Distribution	P	P		P
Waste-Related Service	P			
Outdoor storage yard for vehicles	S	S		S

Use (continued)	Current Development Code	New Development Code		
	I-1	IX	OP	IH
Wholesale Trade	P	P		P
Agriculture, except as listed below:	P			P
Restricted Agriculture	P			P
Resource Extraction	P			S

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code		
	I-1	**IX**	**OP**	**IH**
Minimum lot requirements				
Lot area (sq. feet)	5,000	No minimum	No minimum	No minimum
Lot width	45’ 60’ corner	No minimum	No minimum	No minimum
Lot depth	70’	No minimum	No minimum	No minimum
Primary street	0’	3’	5’	50’
Side street	0’	3’	5’	50’
Side lot line	0’	0 or 6’	0’ or 6’	0’
Rear lot line	0’	0’ or 6’	0’ or 6’	0’
Alley	0’	5’	5’	n/a’
Aggregate front/rear	0’	n/a	n/a	70’
Aggregate side yard	0’	n/a	n/a	40’
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	No maximum	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum	No maximum
Height (By Building Type)[2]				
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’	3 stories or 50’
Density				
Residential density (DU/Acre)	0 Units per acre	No maximum (residential only permitted in mixed use building)	0 Units per acre	0 Units per acre

Notes:

1. Yard requirements for IX and IH assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Industrial-2 (I-2): Comparison with IX and IH

OVERVIEW

The existing Industrial-2 District will generally be re-mapped to Industrial Mixed Use (IX). In areas where retail is not desired or where there are existing heavy-industrial uses, the properties will be re-mapped to Heavy Industrial (IH).

PERMITTED USES

The following table provides an overview of common permitted uses in each district. The list below is not exhaustive. For more detailed information regarding permitted uses, consult the use table in Chapter 6 of the UDO.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Use	Current Development Code	New Development Code	
	I-2	IX	IH
Single-unit living			
Two-unit living			
Multi-unit living		P	
Multi-unit supportive housing residence	L	L	
Supportive housing residence		L	
Group Living, except as listed below:		L	
Boardinghouse			
Congregate Care		L	
Fraternity/Sorority		L	

Use (continued)	Current Development Code	New Development Code	
	I-2	IX	IH
Social Service, except as listed below:		S	
Emergency Shelter Type A	L	S	L
Emergency Shelter Type B	L	L	L
Special Care Facility	L	L	L
Civic, except as listed below:	P	P	P
Cemetery	L	L	L
College/University	P	P	
School: public / private (K-12)	P/L	L	
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Major Utilities	P	S	S
Telecommunication Tower	P/L/S	L	L
Commercial Parking	P	P	P
Family Child Care Home			
Day Care Facility	P	L	
Indoor recreation except as listed below:	P	P	
Adult Establishment	S	S	S
Health Club	P	P	
Indoor Sports Academy	P	P	
Medical	P	P	
Office	P	P	
Outdoor Recreation	P	L	L

Use (Continued)	Current Development Code	New Development Code	
	I-2	IX	IH
Overnight Lodging, except as listed below:	P	P	
Bed and Breakfast		L	
Passenger Terminal	P	P	P
Personal Service except as listed below:	P	P	
Animal Care (indoor)	P	L	L
Animal Care (outdoor)	P		L
Restaurant/Bar	P	P	P
Retail sales & service	P	P	
Vehicle Sales/Rental	P	P	P
Heavy Industrial	P		P
Light Industrial	P	P	P
Light Manufacturing	P	P	P
Research & Development	P	P	P
Self-Service Storage	P	P	P
Vehicle Service, Except listed below:	P	P	P
Vehicle Repair (minor)	P	P	
Vehicle Repair (major)	P	P	
Vehicle Repair (commercial vehicle)	P		
Car Wash	P	P	L
Warehouse & Distribution	P	P	P
Waste-Related Service	P		
Outdoor storage yard for vehicles	S		S

Use (continued)	Current Development Code	New Development Code	
	I-2	IX	IH
Wholesale Trade	P	P	P
Agriculture, except as listed below:	P		P
Restricted Agriculture	P		P
Resource Extraction	P		S

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

LOT, BULK AND DENSITY STANDARDS

	Current Development Code	New Development Code	
	I-2	**IX**	**IH**
Minimum lot requirements			
Lot area (sq. feet)	5,000	10,000	No minimum
Lot width	45’ 60’ corner	100’	No minimum
Lot depth	70’	No minimum	No minimum
Primary street	0’	10’	50’
Side street	0’	10’	50’
Side lot line	0’	6’	0’
Rear lot line	0’	6’	0’
Alley	0’	5’	n/a’
Aggregate front/rear	0’	n/a	70’
Aggregate side yard	0’	n/a	40’
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)			
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50’	3 stories or 50’
Density			
Residential density (DU/Acre)	0 Units per acre	No maximum	0 Units per acre

Notes:

1. Yard requirements for IX and IH assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.
2. Greater height is achieved in the mixed use districts through the application of height categories.

Article 6.1. Allowed Uses

Sec. 6.1.1. Classification of Uses

A. Use Categories

1. In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other similar uses. Use categories classify land uses and activities based on common functional, product or physical characteristics.
2. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
3. Use category definitions are included in *Article 6.2. Residential Uses* through *Article 6.6. Open Uses*.
4. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Zoning Enforcement Administrator has the responsibility for categorizing all uses.

B. Principal Uses

Allowed principal uses by district are listed in *Sec. 6.1.4.* Principal uses are grouped into categories of uses.

C. Accessory Uses

Accessory uses are allowed in conjunction with a permitted principal use as set forth in *Article 6.7. Accessory Uses & Structures*.

D. Temporary Uses

Temporary uses are allowed as set forth in *Article 6.8. Temporary Uses*.

Sec. 6.1.2. Use Determination

A. Interpretation by the Zoning Enforcement Administrator

The Zoning Enforcement Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Zoning Enforcement Administrator may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Zoning Enforcement Administrator will consider the following criteria:

1. The actual or projected characteristics of the proposed use;
2. The relative amount of site area or floor area and equipment devoted to the proposed use;
3. Relative amounts of sales;
4. The customer type;
5. The relative number of employees;
6. Hours of operation;
7. Building and site arrangement;
8. Types of vehicles used and their parking requirements;
9. The number of vehicle trips generated;
10. Signs;
11. How the proposed use is advertised;
12. The likely impact on surrounding properties; and
13. Whether the activity is likely to be found independent of the other activities on the site.

B. Uses Not Specifically Listed

A use not specifically listed is prohibited unless the Zoning Enforcement Administrator determines the use to be part of a use category as described in *Sec. 6.1.1.A.*

C. Zoning Enforcement Administrator Action

Following a determination by the Zoning Enforcement Administrator, a written record shall be kept by Planning and Development (see *Sec. 10.2.14.*).

Sec. 6.1.3. Key to Use Table

The allowed use table in *Sec. 6.1.4.* identifies uses permitted in each zoning district. The use table key is set forth below.

A. Permitted Use (P)

Indicates that the use is permitted by right in the district.

B. Limited Use (L)

Indicates that the use, while allowed by right in the district, must meet the use standards associated with the specific use (see right-hand column for definitions/use standards).

C. Special Use (S)

Indicates that the use requires approval by the Board of Adjustment as a special use (see *Sec. 10.2.9.*) before it is allowed in the district. Use standards associated with the specific use may also apply.

D. Use Not Permitted (--)

Indicates that a use is not permitted.

Sec. 6.1.4. Allowed Principal Use Table

Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
RESIDENTIAL																		
Household Living, as listed below:																		*Sec. 6.2.1.A.*
Single-unit living	P	P	P	P	P	P	--	P	P	P	P	--	--	P	--	--	P	*Sec. 6.2.1.B.*
Two-unit living	--	L	L	P	P	P	--	P	P	P	P	--	--	--	--	--	P	*Sec. 6.2.1.C.*
Multi-unit living	--	--	L	L	P	P	--	P	P	P	P	L	--	--	--	--	P	*Sec. 6.2.1.D.*
Cottage court	--	L	L	P	P	P	--	P	P	P	--	--	--	--	--	--	--	*Sec. 6.2.1.E.*
Conservation development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	*Sec. 6.2.1.F.*
Compact development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	*Sec. 6.2.1.G.*
Manufactured home development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	*Sec. 6.2.1.H.*
Multi-unit supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	L	*Sec. 6.2.1.I.*
Supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	L	*Sec. 6.2.1.J.*
Group Living, except as listed below	S	S	S	S	S	P	--	P	P	P	P	P	--	--	--	--	P	*Sec. 6.2.2.A.*
Boardinghouse	--	--	--	--	S	L	--	L	L	L	L	--	--	--	--	--	L	*Sec. 6.2.2.B.*
Congregate care	S	S	S	S	L	L	--	L	L	L	L	L	--	--	--	--	L	*Sec. 6.2.2.C.*
Dormitory, fraternity, sorority	--	--	--	--	--	P	--	P	--	P	P	P	--	--	--	--	P	*Sec. 6.2.2.D.*
Life care community	S	S	S	S	S	S	--	L	L	L	L	L	--	--	--	--	S	*Sec. 6.2.2.E.*
Rest home	S	S	S	L	L	P	--	P	P	P	P	P	--	--	--	--	P	*Sec. 6.2.2.F.*
Social Service, as listed below:																		*Sec. 6.2.3.A.*
Emergency shelter type A	--	--	--	--	--	--	--	S	--	S	S	S	--	--	L	--	--	*Sec. 6.2.3.B.*
Emergency shelter type B	--	--	--	--	--	L	--	L	--	L	L	L	--	--	L	--	--	*Sec. 6.2.3.C.*
Special care facility	S	S	S	S	S	S	L	L	L	L	L	L	--	--	L	--	L	*Sec. 6.2.3.D.*

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
PUBLIC & INSTITUTIONAL																		
Civic, except as listed below:	L	L	L	L	L	P	P	P	P	P	P	P	--	P	P	--	P	*Sec. 6.3.1.A. & E.*
Cemetery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	L	*Sec. 6.3.1.B.*
College, community college, university	--	--	--	--	--	--	P	P	--	P	P	P	--	--	--	--	P	*Sec. 6.3.1.C.*
School, public or private (K-12)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	--	--	L	*Sec. 6.3.1.D.*
Parks, Open Space and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*Sec. 6.3.2.A.*
Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*Sec. 6.3.3.A.*
Major utilities, except as listed below	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	*Sec. 6.3.3.B.*
Telecommunication tower (<250 ft)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	L	*Sec. 6.3.3.C.*
Telecommunication tower (≥250 ft)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	*Sec. 6.3.3.D.*
COMMERCIAL																		
Day Care, as listed below:																		*Sec. 6.4.1.A.*
Day care, home	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	L	L	*Sec. 6.4.1.B.*
Day care center	S	S	S	S	S	S	L	L	L	L	L	L	--	--	--	S	L	*Sec. 6.4.1.C.*
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	--	P	*Sec. 6.4.2.A.*
Adult establishment	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	*Sec. 6.4.2.B.*
Health club	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	--	*Sec. 6.4.2.C.*
Sports academy	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	--	*Sec. 6.4.2.D.*
Medical	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	*Sec. 6.4.3.A. & B.*
Office	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	*Sec. 6.4.4.A. & B.*
Outdoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P	*Sec. 6.4.5.A.*
Golf course	L	L	L	L	L	--	--	--	--	P	--	P	--	--	--	--	P	*Sec. 6.4.5.B.*
Outdoor sports or entertainment facility (≤250 seats)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	*Sec. 6.4.5.C.*
Outdoor sports or entertainment facility (>250 seats)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	*Sec. 6.4.5.C.*
Riding stables	L	--	--	--	--	--	--	--	--	--	--	L	--	L	--	--	--	*Sec. 6.4.5.D.*

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
Overnight Lodging, except as listed below:	--	--	--	--	--	--	S	S	--	P	P	P	--	--	--	--	P	*Sec. 6.4.6.A.*
Bed and breakfast	--	--	--	--	L	L	--	P	P	P	P	--	--	--	--	--	P	*Sec. 6.4.6.B.*
Hospitality house	--	--	--	--	L	P	--	P	--	P	P	P	--	--	--	--	P	*Sec. 6.4.6.C.*
Parking, as listed below																		*Sec. 6.4.7.A.*
Commercial parking lot	--	--	--	--	--	--	--	P	P	P	P	P	--	--	P	--	P	*Sec. 6.4.7.B.*
Remote parking lot	S	S	S	S	S	L	L	L	S	L	L	L	--	--	L	--	L	*Sec. 6.4.7.C.*
Passenger Terminal , except as listed below:	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	P	*Sec. 6.4.8.A.*
Airfield, landing strip	--	--	--	--	--	--	--	--	--	--	--	S	--	S	S	--	S	*Sec. 6.4.8.B.*
Heliport, serving hospitals	--	--	--	--	--	--	--	L	--	L	L	L	--	--	--	--	L	*Sec. 6.4.8.C.*
Heliport, all others	--	--	--	--	--	--	S	S	--	S	S	S	--	S	S	--	S	*Sec. 6.4.8.D.*
Personal service, except as listed below:	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	P	*Sec. 6.4.9.A. & G.*
Animal care (indoor)	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	--	L	*Sec. 6.4.9.B.*
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	S	--	S	S	--	--	*Sec. 6.4.9.C.*
Beauty/hair salon	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	*Sec. 6.4.9.D.*
Copy center	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	*Sec. 6.4.9.E.*
Optometrist	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	*Sec. 6.4.9.F.*
Restaurant/bar, as listed below:																		*Sec. 6.4.10.A.*
Bar, nightclub, tavern, lounge	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	*Sec. 6.4.10.B.*
Eating establishment	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	L	*Sec. 6.4.10.C.*
Food truck	--	--	--	--	--	--	--	L	--	L	L	L	--	--	L	--	L	*Sec. 6.4.10.D.*
Retail Sales, except as listed below:	--	--	--	--	--	L	--	L	P	P	P	P	--	--	--	--	P	*Sec. 6.4.11.A.& C.*
Pawnshop	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	*Sec. 6.4.11.B.*
Vehicle Sales/Rental	--	--	--	--	--	--	--	--	L	L	L	L	--	--	P	--	--	*Sec. 6.4.12.A.& B.*

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
INDUSTRIAL																		
Heavy Industrial, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	*Sec. 6.5.1.A.*
Detention center, jail, prison							S	S	S	S	S	S			P			*Sec. 6.5.1.B.*
Towing yard for vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	*Sec. 6.5.1.C.*
Light Industrial	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	*Sec. 6.5.2.A.*
Light Manufacturing	--	--	--	--	--	--	P	--	--	P	P	P	--	--	P	--	P	*Sec. 6.5.3.A.*
Research & Development	--	--	--	--	--	--	P	P	--	P	P	P	--	--	P	--	P	*Sec. 6.5.4.A.*
Self-Service Storage	--	--	--	--	--	--	--	--	--	L	L	L	--	--	P	--	--	*Sec. 6.5.5.A. & B.*
Vehicle Service, as listed below:																		*Sec. 6.5.6.A.*
Car wash	--	--	--	--	--	--	--	--	--	L	--	L	--	--	P	--	--	*Sec. 6.5.6.B.*
Vehicle repair (minor)	--	--	--	--	--	--	--	--	L	L	L	P	--	--	P	--	--	*Sec. 6.5.6.C.*
Vehicle repair (major)	--	--	--	--	--	--	--	--	--	L	L	P	--	--	P	--	--	*Sec. 6.5.6.D.*
Vehicle repair (commercial vehicle)	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	*Sec. 6.5.6.E.*
Warehouse & Distribution	--	--	--	--	--	--	--	--	--	--	--	L	--	--	P	--	--	*Sec. 6.5.7.A. & B.*
Waste-Related Service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	*Sec. 6.5.8.A.*
Wholesale Trade	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	*Sec. 6.5.9.A.*
OPEN																		
Agriculture, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	*Sec. 6.6.1.A.*
Community garden	L	S	S	S	L	L	L	L	L	L	L	L	--	L	--	S	L	*Sec. 6.6.1.B.*
Plant nursery	S	--	--	--	--	--	--	P	P	P	P	P	--	L	--	--	--	*Sec. 6.6.1.C.*
Produce stand	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	L	*Sec. 6.8.2.D.*
Restricted agriculture	P	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	*Sec. 6.6.1.D.*
Urban farm	--	--	--	--	--	S	S	S	S	S	S	S	--	--	--	--	--	*Sec. 6.6.1.E.*
Resource Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	*Sec. 6.6.2.A.*

Key: P = Permitted Use L = Limited Use S = Special Use -- = Use Not Permitted

Sec. 6.1.5. Prohibited Uses

Except for improvements made pursuant to *Chapter 8. Subdivision & Site Plan Standards* or use determinations made pursuant to *Sec. 6.1.2.*, any use not explicitly allowed as a permitted use by right, a limited use or a special use in the zoning district by the Allowed Principal Uses Table, *Sec. 6.1.4.*, is prohibited. The enumerations of prohibited uses below are expressly prohibited, but such enumeration shall not be deemed exclusive or all-inclusive. Prohibited uses include:

A. Any use of prima fascia business, commercial, or industrial character not otherwise specifically allowed in an R-1, R-2, R-4, R-6, R-10, RX-, OP- or OX- district;

B. Any use prohibited by an applicable conditional use zoning district;

C. Any use prohibited by an applicable overlay zoning district;

D. Manufactured home or travel trailer except in a -MH or allowed in a PD District;

E. Open dump;

F. School administrative personnel offices located outside a school in a Residential District;

G. A sign not explicitly allowed in the zoning district by the table of Signs Allowed by Districts, *Sec. 7.3.2.* or signs erected in violation of *Article 7.3. Signs*; and

H. Storage of 2 or more unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles except as temporarily allowed in towing yards for vehicles.

Article 3.1. General Provisions

Sec. 3.1.1. District Intent Statements

A. Residential Mixed Use (RX-)

1. RX- is a mixed residential district intended to provide for a variety of residential building types and housing options at density in excess of 10 dwelling units per acre.
2. RX- can serve as a land use transition between other mixed use districts and residential neighborhoods.
3. RX- allows limited retail and services subject to use standards that limit the size and scale to the ground floor corner unit of an apartment building.

B. Office Park (OP-)

1. OP- is intended to preserve and provide land for office and employment uses.
2. OP- can also serve as a land use transition between other mixed use districts and residential neighborhoods.

C. Office Mixed Use (OX-)

1. OX- is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use.
2. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods.
3. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods.

D. Neighborhood Mixed Use (NX-)

1. NX- is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.
2. To limit the overall scale, NX- has a maximum lot size of 10 acres. Maximum height limits should be compatible with adjacent residential development.

E. Commercial Mixed Use (CX-)

1. CX- is intended to provide for a variety of residential, retail, service and commercial uses.
2. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

F. Downtown Mixed Use (DX-)

DX- is intended to provide for intense mixed use development of the City's downtown area.

G. Industrial Mixed Use (IX-)

1. IX- is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings.
2. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity.
3. IX- can serve as a land use transition between heavy industrial areas and mixed use districts.

Sec. 3.1.2. District Components

A. Each Mixed Use District is comprised of one or more of the following components:
   1. Use and Base Dimensions (RX-, OP-, OX-, NX-, CX-, DX-, IX-);
   2. Height (-3, -4, -5, -7, -12, -20, -40); and
   3. Frontage (-PK, -DE, -PL, -GR, -UL, -UG, -SH).

B. A variety of Mixed Use Districts can be constructed by applying different height and frontage configurations as shown in the table below.

C. Each Mixed Use District must include a height designation. A frontage is optional unless it has already been applied to the property and designated on the Official Zoning Map.

D. Neighborhood transitions apply when adjacent to a residential district (see *Article 3.5. Neighborhood Transitions*).

Use and Base Dimensions	Height	Frontage	Examples
Specifies the range of uses allowed (Chapter 6. Use Regulations) and base dimensional standards for allowed building types (Article 3.2. Base Dimensional Standards).	*Sets the maximum allowed height for the district (Article 3.3. Height Requirements)*	*Frontages place additional limitations beyond the base dimensional standards (Article 3.4. Frontage Requirements)*	
RX- = Residential Mixed Use OP- = Office Park OX- = Office Mixed Use NX- = Neighborhood Mixed Use CX- = Commercial Mixed Use DX- = Downtown Mixed Use IX- = Industrial Mixed Use	3 = 3 stories max 4 = 4 stories max 5 = 5 stories max 7 = 7 stories max 12 = 12 stories max 20 = 20 stories max 40 = 40 stories max	PK = Parkway DE = Detached PL = Parking Limited GR = Green UL = Urban Limited UG = Urban General SH = Shopfront	RX-3: Residential Mixed Use, up to 3 stories, no frontage required OX-5-SH: Office mixed use, up to 5 stories, shopfront frontage required CX-7-PK: Commercial mixed use, up to 7 stories, parkway frontage required

Article 3.3. Height Requirements

Sec. 3.3.1. Applicability

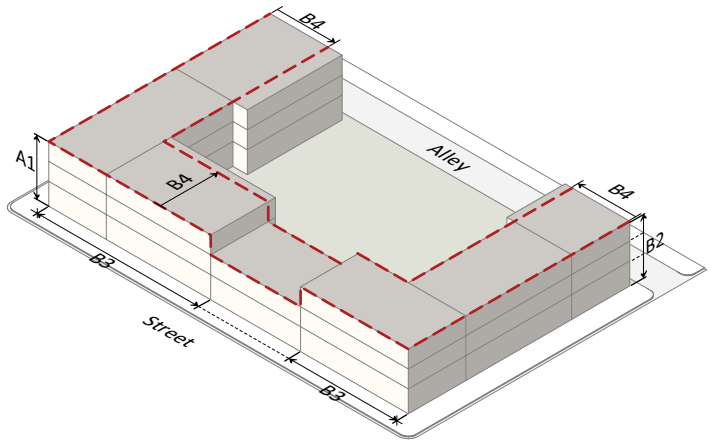
A. Each Mixed Use District must include one of the following height designations. The designation establishes the maximum height in stories and feet for each mixed use district. For example, CX-7 has a maximum height limit of 7 stories or 90 feet.

-3	3 stories / 50 feet max
-4	4 stories / 62 feet max
-5	5 stories / 75 feet max
-7	7 stories / 90 feet max
-12	12 stories / 150 feet max
-20	20 stories / 250 feet max
-40	40 stories / 500 feet max

B. The height requirements apply to apartments, general buildings, mixed use buildings and civic buildings. Maximum heights for detached house, attached house, townhouse and open lot are set forth in *Article 3.2. Base Dimensional Standards*.

C. The minimum height requirements apply only to the Urban Frontages. The Urban Frontages include the following: Green, Urban Limited, Urban General and Shopfront. Civic buildings are exempt from the minimum height requirements.

Sec. 3.3.2. Building Height Standards



District		-3	-4	-5	-7	-12	-20	-40
A. Max Height								
A1	Building height (max stories)	3	4	5	7	12	20	40
A1	Building height (max feet)	50'	62'	75'	90'	150'	250'	500'
B. Min Height (Urban Frontages Only)								
B2	Building height (min stories)	n/a	n/a	n/a	2	2	3	3
B3	Street facing facade at min height (min % of lot width)	n/a	n/a	n/a	75%	75%	75%	75%
B4	Depth of min height from front building facade into lot (min)	n/a	n/a	n/a	30'	45'	60'	60'

Sec. 3.3.3. Building Massing Standards

A. Intent

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to provide access to light and air at street level, mitigate wind impacts, produce a consistent street wall and visually reduce the perceived scale of a building to avoid a canyon effect.

B. Stepbacks

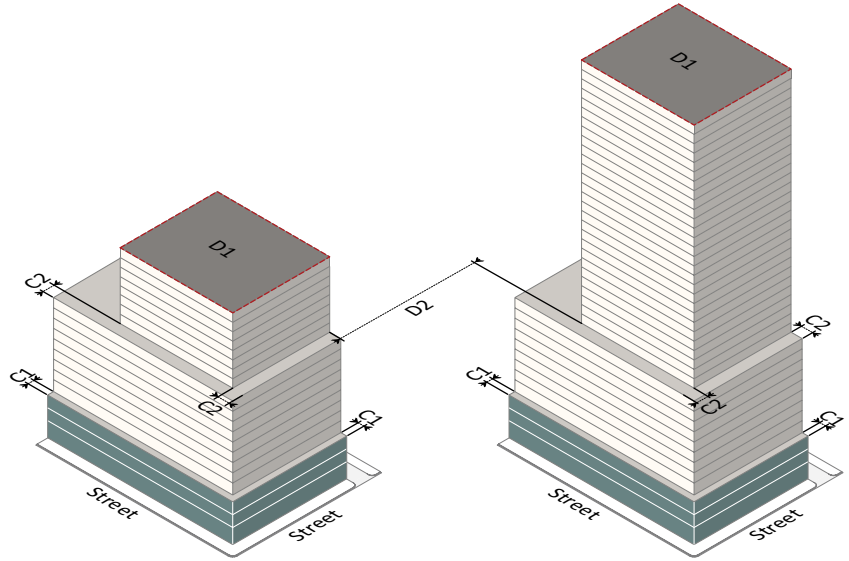
Buildings of 8 or more stories are required to place a stepback above the 3rd floor but below the 8th floor.

1. The stepback is only required on building faces adjoining the public street.
2. The depth of a required stepback may be reduced by 5 feet if the cornice line of the stepback matches the cornice line of an adjacent building.

C. Administrative Alternate Findings

The Planning and Development Officer may in accordance with *Sec. 10.2.17.* approve an alternate building massing standard, subject to all of the following findings:

1. The approved alternate meets the intent of the building massing regulations.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.
3. If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.
4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.
5. The building contains architectural treatments for delineating the base, middle and top of the building.



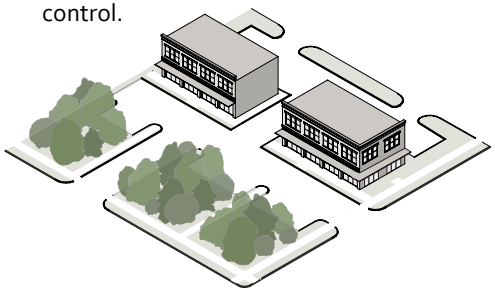
	Height of Building	Up to 3 Stories	4 to 5 Stories	6 to 7 Stories	8 to 12 Stories	13 to 20 Stories	21 to 40 Stories
D. Massing							
C1	3rd - 7th story stepback (min)	n/a	n/a	n/a	12'	15'	15'
E. Towers							
D1	Floor plate size above 12 stories (max)	n/a	n/a	n/a	n/a	25,000 sf	25,000 sf
D2	Spacing between towers - floors above 12 stories (min)*	n/a	n/a	n/a	n/a	n/a	100'

** Building separation is measured orthogonally to the wall plane*

Article 3.4. Frontage Requirements

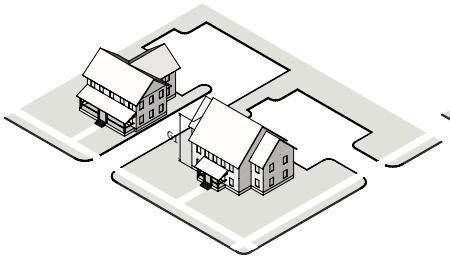
Sec. 3.4.1. Purpose and Intent

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



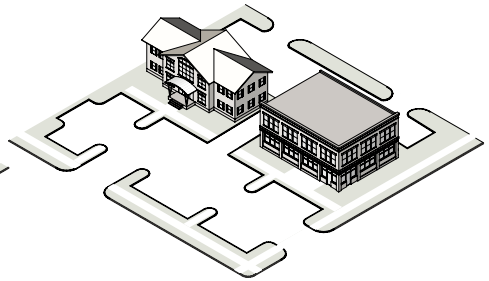
A. Parkway (-PK)

The -PK Frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.



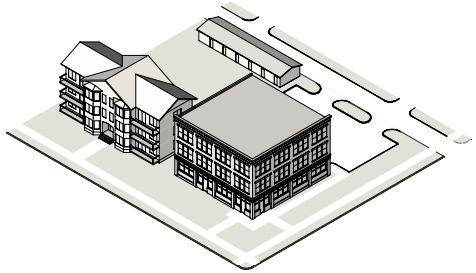
B. Detached (-DE)

The -DE Frontage is intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.



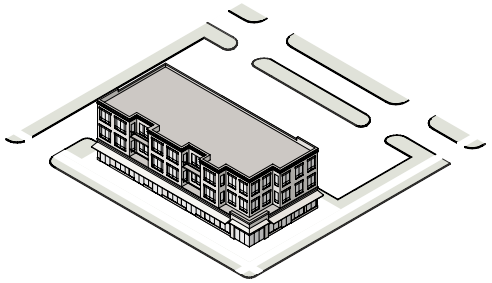
C. Parking Limited (-PL)

The -PL Frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.



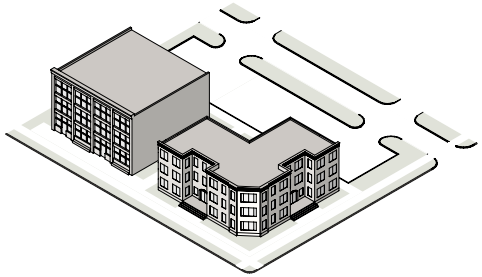
D. Green (-GR)

The -GR Frontage is intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.



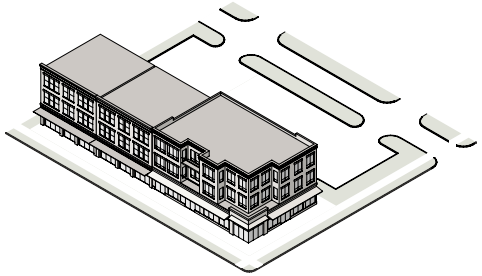
E. Urban Limited (-UL)

The -UL Frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.



F. Urban General (-UG)

The -UG Frontage is also intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required than the -UL Frontage.



G. Shopfront (-SH)

The -SH Frontage is for intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a "main street" type of environment; therefore, mixed use buildings are the primary building type allowed.

Sec. 3.4.2. General Requirements

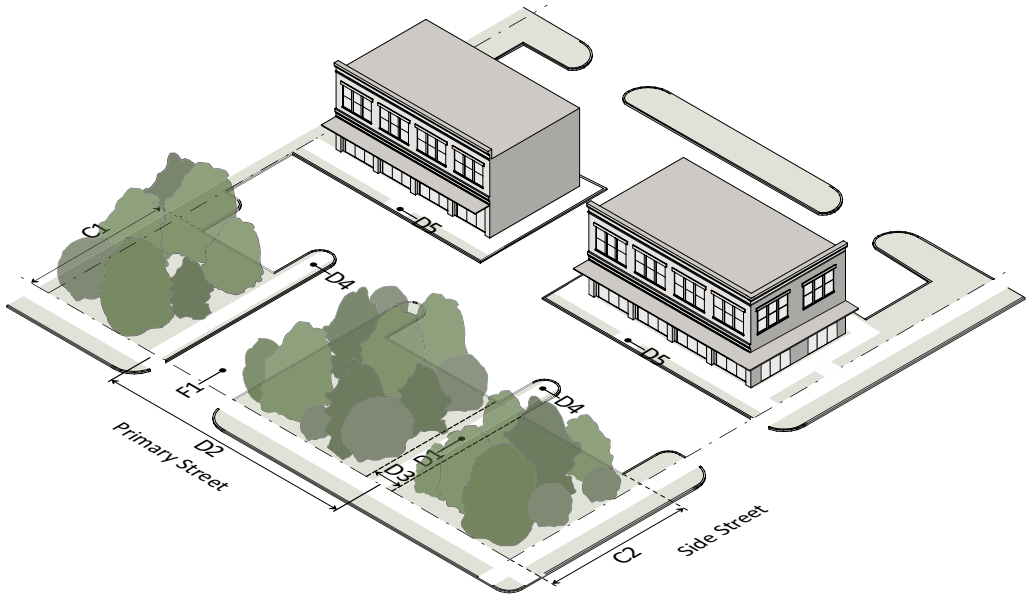
A. Urban Frontages

The Urban Frontages include the following: Green, Urban Limited, Urban General and Shopfront.

B. Design of Parking Structures on Urban Frontages

1. The ground story of structured parking must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and any public sidewalk.
2. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps cannot be discernible along the perimeter of the parking structure. Architectural and vegetative screens must be used to articulate the facade, hide parked vehicles and shield lighting. In addition, the ground floor facade treatment (building materials, windows and architectural detailing) shall be continued on upper stories.
3. Upper stories of parking structure facades shall be designed with both vertical (facade rhythm of 20 feet to 30 feet) and horizontal articulation (aligning with horizontal elements along the block).

Sec. 3.4.3. Parkway (-PK)



A. Description

Provides for a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.

B. Building Types Allowed

Detached house (see *Sec. 3.2.1.*)	General building (see *Sec. 3.2.5.*)
Attached house (see *Sec. 3.2.2.*)	Mixed use building (see *Sec. 3.2.6.*)
Townhouse (see *Sec. 3.2.3.*)	Civic building (see *Sec. 3.2.7.*)
Apartment (see *Sec. 3.2.4.*)	Open lot (see *Sec. 3.2.8.*)

C. Additional Setbacks

C1	Building setback from primary street (min)	50'
C2	Parking setback from primary street (min)	50'

D. Pedestrian Access

D1	Pedestrian access required (minimum of 1 per lot)	yes
D2	Pedestrian access way spacing (max)	300'
D3	Width of pedestrian access way (min/max)	10'/20'
D4	A road or driveway with a sidewalk at least 6 feet in width may substitute for a required pedestrian access way	
D5	Direct pedestrian access is required from the public sidewalk to the primary entrance of the building	

E. Protective Yard Landscaping

E1	The 50-foot protective yard must be landscaped in accordance with *Sec. 5.3.1.F.* (SHOD-1 requirements)	

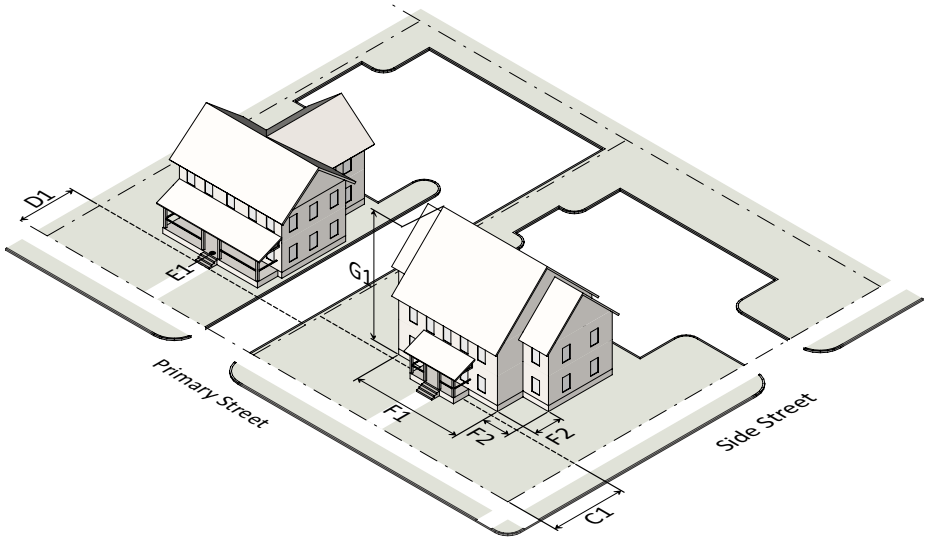
F. Protective Yard Encroachments

F1	Driveways	see *Sec. 8.3.5.*
F2	Ground signs	see *Article 7.3.*
F3	Pedestrian access way	

G. Streetcape Requirement

	Sidewalk & tree lawn	see *Sec. 8.5.2.G.*

Sec. 3.4.4. Detached (-DE)



A. Description

Intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.

B. Building Types Allowed

Detached house (see *Sec. 3.2.1.*)	Apartment (see *Sec. 3.2.4.*)
Attached house (see *Sec. 3.2.2.*)	Civic building (see *Sec. 3.2.7.*)
Townhouse (see *Sec. 3.2.3.*)	Open lot (see *Sec. 3.2.8.*)

C. Additional Buildings Setbacks

C1	Average front setback applies (see *Sec. 2.2.7.C.*)	

D. Additional Parking Limitations

D1	No on-site parking or vehicular surface area permitted between the building and the street	

E. Pedestrian Access

E1	Primary street-facing entrance required (min of 1 per building)	
E2	Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building	

F. Facade Articulation

F1	Front wall length without offset (max)	40'
F2	Front wall offset length and depth (min)	10'

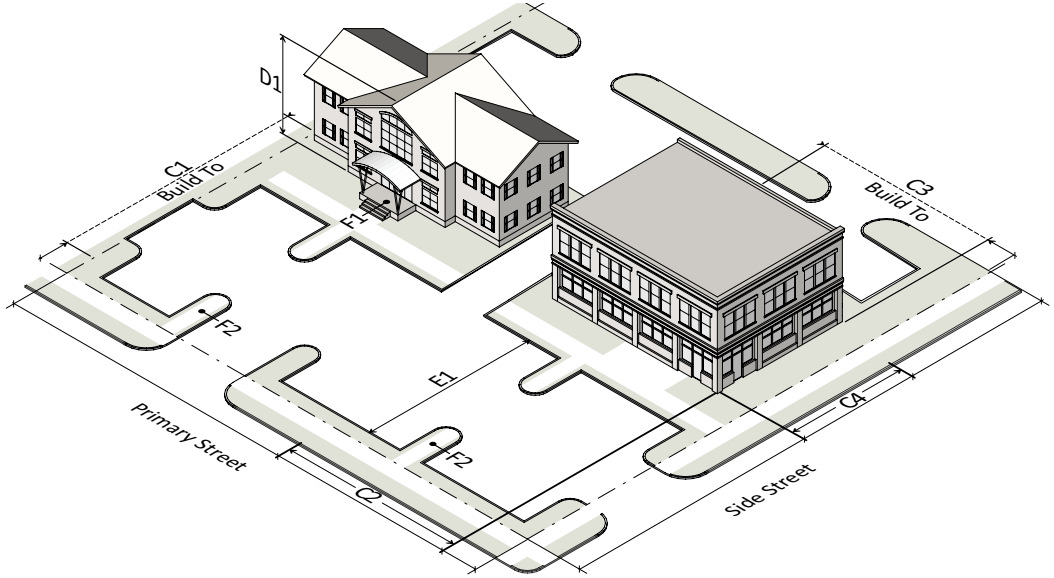
G. Height Limitations

G1	Height limit for frontage (max)	3 stories/50'

H. Streetcape Requirement

	Residential	see *Sec. 8.5.2.D.*

Sec. 3.4.5. Parking Limited (-PL)



A. Description

Intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.

B. Building Types Allowed

Townhouse (see *Sec. 3.2.3.*)	Mixed use building (see *Sec. 3.2.6.*)
Apartment (see *Sec. 3.2.4.*)	Civic building (see *Sec. 3.2.7.*)
General building (see *Sec. 3.2.5.*)	Open lot (see *Sec. 3.2.8.*)

C. Build-to

C1	Primary street build-to (min/max)	0'/100'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	0'/100'
C4	Building width in side build-to (min)	25%

D. Height Limitations

D1	Height limit for frontage (max)	7 stories/90'

E. Additional Parking Limitations

E1	A maximum of 2 bays of on-site parking with a single drive aisle is permitted between the building and the street.

F. Pedestrian Access

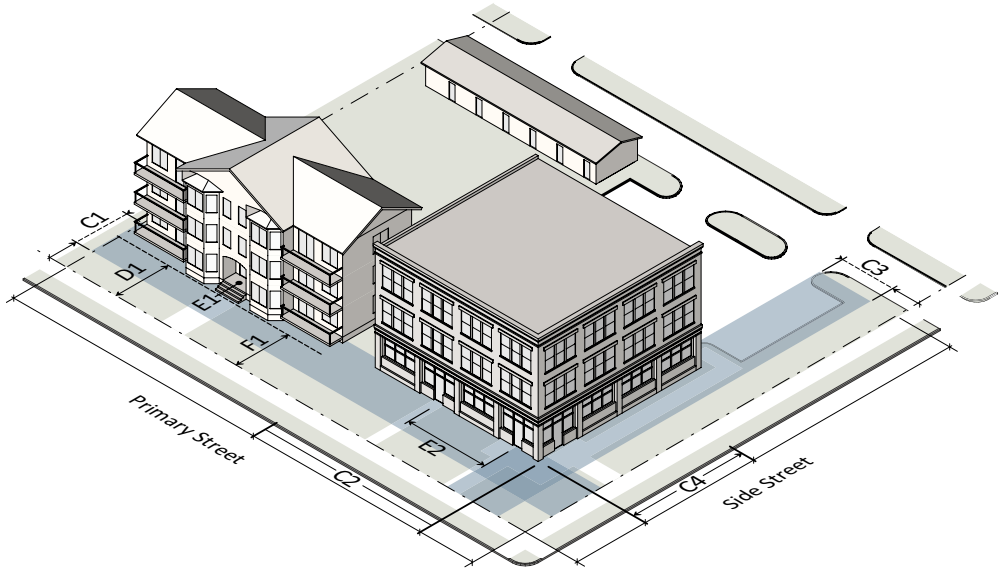
F1	Primary street-facing entrance required (min of 1 per building)
F2	Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building

G. Streetcape Requirement

	Main Street; or	see *Sec. 8.5.2.A.*
	Mixed Use; or	see *Sec. 8.5.2.B.*
	Commercial; or	see *Sec. 8.5.2.C.*
	Multi-way; or	see *Sec. 8.5.2.E.*
	Parking.	see *Sec. 8.5.2.F.*

The determination of the appropriate streetscape treatment will be made by the Planning and Development Officer, based on the existing built context and character.

Sec. 3.4.6. Green (-GR)



A. Description

Intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.

B. Building Types Allowed

Townhouse (see *Sec. 3.2.3.*)	Mixed use building (see *Sec. 3.2.6.*)
Apartment (see *Sec. 3.2.4.*)	Civic building (see *Sec. 3.2.7.*)
General building (see *Sec. 3.2.5.*)	Open lot (see *Sec. 3.2.8.*)

C. Build-to

C1	Primary street build-to (min/max)	20'/50'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	20'/50'
C4	Building width in side build-to (min)	35%

D. Additional Parking Limitations

D1	Parking setback from primary street (min)	20'
D2	No on-site parking or vehicular surface area permitted between the building and the street	

E. Pedestrian Access

E1	Primary street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	100'

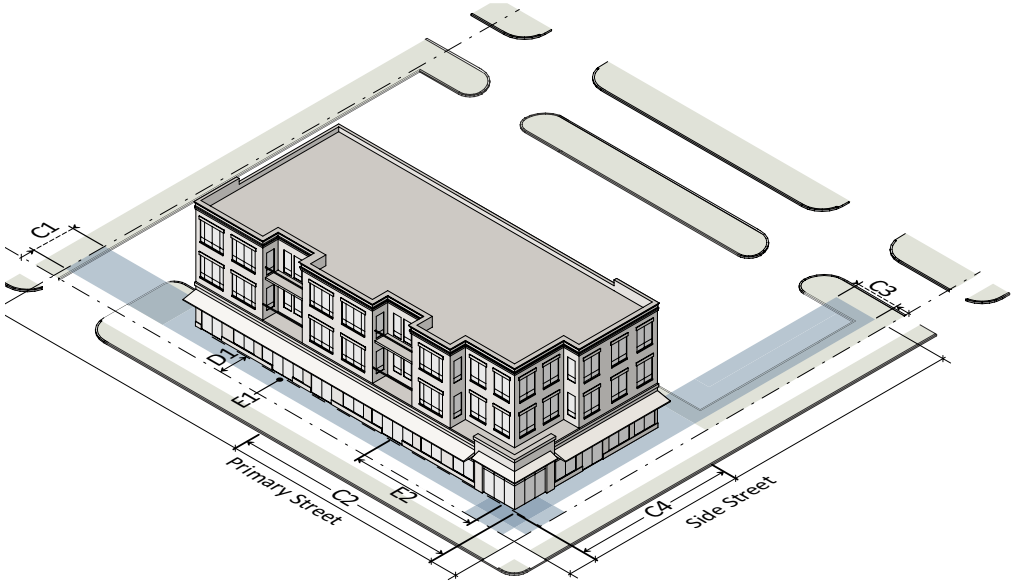
F. Landscape Yard Encroachments

F1	Driveways	see Sec. 8.3.5.
F2	Ground signs	see *Article 7.3. Signs*
F3	Pedestrian access way	

G. Streetcape Requirement

	Commercial	see *Sec. 8.5.2.C.*

Sec. 3.4.7. Urban Limited (-UL)



A. Description

Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

B. Building Types Allowed

Townhouse (see *Sec. 3.2.3.*)	Mixed use building (see *Sec. 3.2.6.*)
Apartment (see *Sec. 3.2.4.*)	Civic building (see *Sec. 3.2.7.*)
General building (see *Sec. 3.2.5.*)	Open lot (see *Sec. 3.2.8.*)

C. Build-to

C1	Primary street build-to (min/max)	0'/20'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	0'/20'
C4	Building width in side build-to (min)	25%

D. Additional Parking Limitations

D1	No on-site parking or vehicular surface area permitted between the building and the street

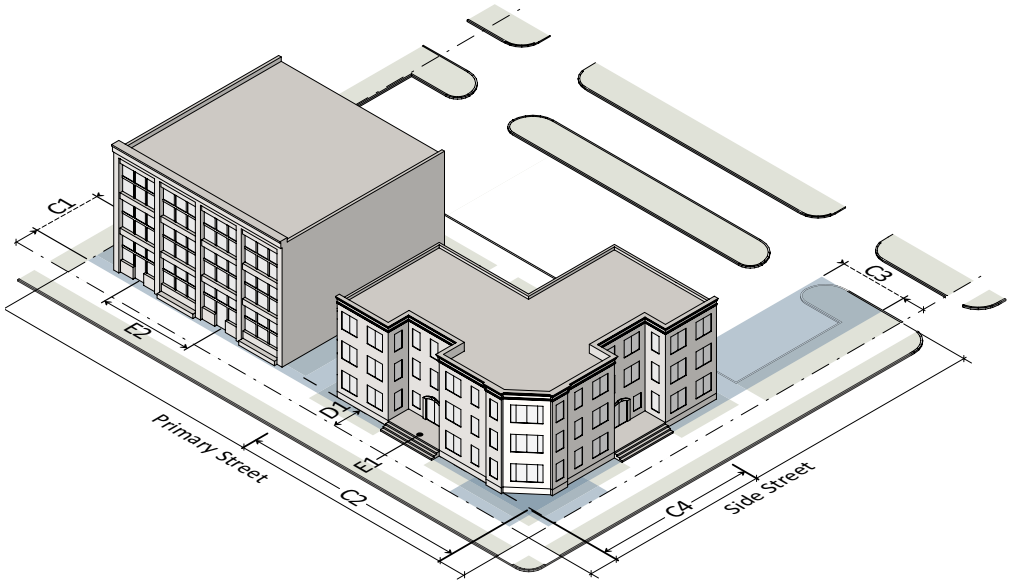
E. Pedestrian Access

E1	Primary street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	75'

F. Streetcape Requirement

Main Street; or	see *Sec. 8.5.2.A.*
Mixed Use.	see *Sec. 8.5.2.B.*

Sec. 3.4.8. Urban General (-UG)



A. Description

Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required than the -UL Frontage.

B. Building Types Allowed

Townhouse (see *Sec. 3.2.3.*)	Mixed use building (see *Sec. 3.2.6.*)
Apartment (see *Sec. 3.2.4.*)	Civic building (see *Sec. 3.2.7.*)
General building (see *Sec. 3.2.5.*)	Open lot (see *Sec. 3.2.8.*)

C. Build-to

C1	Primary street build-to (min/max)	0'/20'
C2	Building width in primary build-to (min)	70%
C3	Side street build-to (min/max)	0'/20'
C4	Building width in side build-to (min)	35%

D. Additional Parking Limitations

D1	Parking setback from primary street (min)	30'
D2	No on-site parking or vehicular surface area permitted between the building and the street	

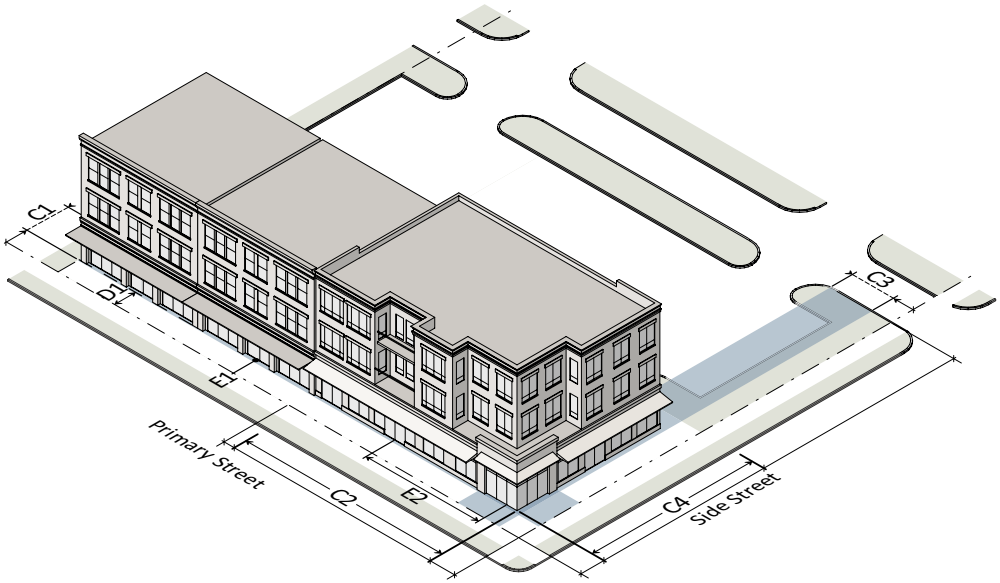
E. Pedestrian Access

E1	Primary street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	75'

F. Streetcape Requirement

	Main Street; or	see *Sec. 8.5.2.A.*
	Mixed Use.	see *Sec. 8.5.2.B.*

Sec. 3.4.9. Shopfront (-SH)



A. Description

Intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a "main street" type of environment; therefore, mixed use buildings are the primary building type allowed.

B. Building Types Allowed

Mixed use building (see *Sec. 3.2.6.*)	
Civic building (see *Sec. 3.2.7.*)	
Open lot (see *Sec. 3.2.8.*)	

C. Build-to

C1	Primary street build-to (min/max)	0'/15'
C2	Building width in primary build-to (min)	80%
C3	Side street build-to (min/max)	0'/15'
C4	Building width in side build-to (min)	40%

D. Additional Parking Limitations

D1	Parking setback from primary street (min)	30'
D2	No on-site parking or vehicular surface area permitted between the building and the street	

E. Pedestrian Access

E1	Primary street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	50'

F. Streetscape Requirement

	Main Street	see *Sec. 8.5.2.A.*

	SUMMARY OF FRONTAGE REQUIREMENTS						
	Parkway (-PK)	Detached (-DE)	Parking Limited (-PL)	Green (-GR)	Urban Limited (-UL)	Urban General (-UG)	Shopfront (-SH)
BUILDING TYPES ALLOWED (ARTICLE 3.2)							
Detached house	•	•					
Attached house	•	•					
Townhouse	•	•	•	•	•	•	
Apartment	•	•	•	•	•	•	
General building	•		•	•	•	•	
Mixed use building	•		•	•	•	•	•
Civic building	•	•	•	•	•	•	•
Open lot	•	•	•	•	•	•	•
ADDITIONAL SETBACKS							
Varies	Building & parking setback from primary street (min): 50'	Avg front setback applies (see *Sec. 2.2.7.C*)					
ADDITIONAL PARKING LIMITATIONS							
No on-site parking or vehicular surface area permitted between the building and the street		•		•	•	•	•
Parking setback from primary street (min)				20'		30'	30'
A max of 2 bays of on-site parking with a single drive aisle is permitted between the building and the street			•				
BUILD-TO							
Primary street build-to (min/max)			0'/100'	20'/50'	0'/20'	0'/20'	0'/15'
PROTECTIVE YARD LANDSCAPING							
50-foot protective yard must be landscaped in accordance with *Sec. 5.3.1.F*. (SHOD-1 requirements)	•						
PROTECTIVE OR LANDSCAPE YARD ENCROACHMENTS							
Driveways	•			•			
Ground signs	•			•			
Pedestrian access way	•			•			
HEIGHT LIMITATIONS							
Height limit for frontage (max)		3 stories/50'	7 stories/90'				
STREETSCAPE REQUIREMENTS (SEC. 8.5.2)							
Main Street			•		•	•	•
Mixed Use			•		•	•	
Commercial			•	•			
Residential		•					
Multi-Way			•				
Parking			•				
Sidewalk and Tree Lawn	•						

Remapping Raleigh

Planning Commission

14 October 2014

RALEIGH Unified Development Ordinance

Remapping Raleigh

- Large area city-initiated rezoning request
- Case No. Z-27-14
- Rezoning will fully implement the UDO

Remapping Raleigh

- UDO adopted February 2013; effective September 2013
- On September 1, 2013, all properties R-1, R-2, R-4, R-6 and R-10 regulated by UDO (70% of City)
- Proposed zoning map will rezone remainder of City

Remapping Raleigh

- Seven mixed use districts in UDO
  - Residential Mixed Use (-RX)
  - Office Park (-OP)
  - Office Mixed Use (-OX)
  - Neighborhood Mixed Use (-NX)
  - Commercial Mixed Use (-CX)
  - Downtown Mixed Use (-DX)
  - Industrial Mixed Use (-IX)

Remapping Raleigh

- Seven height districts in UDO
  - 3 (3 stories/50 feet)
  - 4 (4 stories/62 feet)
  - 5 (5 stories/75 feet)
  - 7 (7 stories/90 feet)
  - 12 (12 stories/150 feet)
  - 20 (20 stories/250 feet)
  - 40 (40 stories/500 feet)

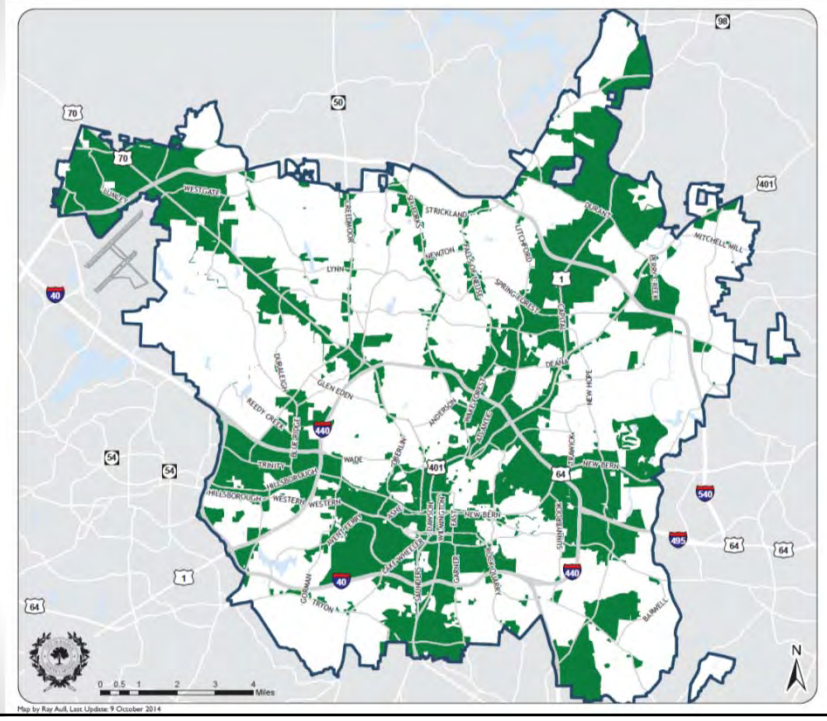
	District	-3	-4	-5	-7	-12	-20	-40
A.	**Max Height**							
A1	Building height (max stories)	3	4	5	7	12	20	40
A1	Building height (max feet)	50'	62'	75'	90'	150'	250'	500'
B.	**Min Height (Urban Frontages Only)**							
B2	Building height (min stories)	n/a	n/a	n/a	2	2	3	3
B3	Street facing facade at min height (min % of lot width)	n/a	n/a	n/a	75%	75%	75%	75%
B4	Depth of min height from front building facade into lot (min)	n/a	n/a	n/a	30'	45'	60'	60'

Remapping Raleigh

- Seven frontages in UDO
  - Parkway (-PK)
  - Detached (-DE)
  - Parking Limited (-PL)
  - Green (-GR)
  - Urban Limited (-UL)
  - Urban General (-UG)
  - Shopfront (-SH)

Remapping Raleigh

- Mixed use zoning districts contain base, height and frontage
- Mixed use district must include **base** and **height**; frontage is optional
- Frontage applied with guidance of Urban Form Map

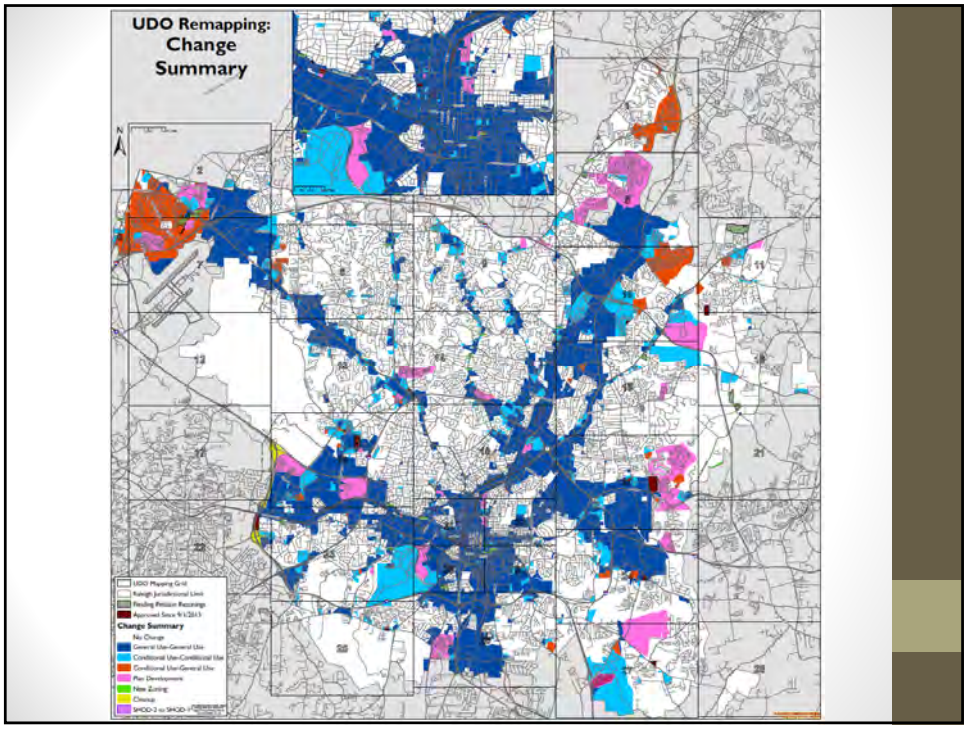


Remapping Raleigh

- Staff generated first draft of map, using "Mapping Methodology"
  - Provide closest comparative UDO district
  - Do not create any non-conformities
- Provided UDO base district using following hierarchy
  - Zoning district
  - Use on property
  - Future land use map
- Heights and frontages generally mapped given existing context; Comprehensive Plan plan guidance

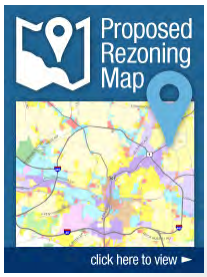
Options for Zoning Conditions

- Over 900 conditional use districts
- Most of the conditions remain, attached to UDO district
- Staff reviewed each conditional use zoning
- Preference to retain conditions, unless conditions were deemed illegal or fully implemented
- 78 conditional use districts converted to general use
  - Conditions could be retired in total
  - Single conditions amongst many conditions cannot be removed



Public Comment

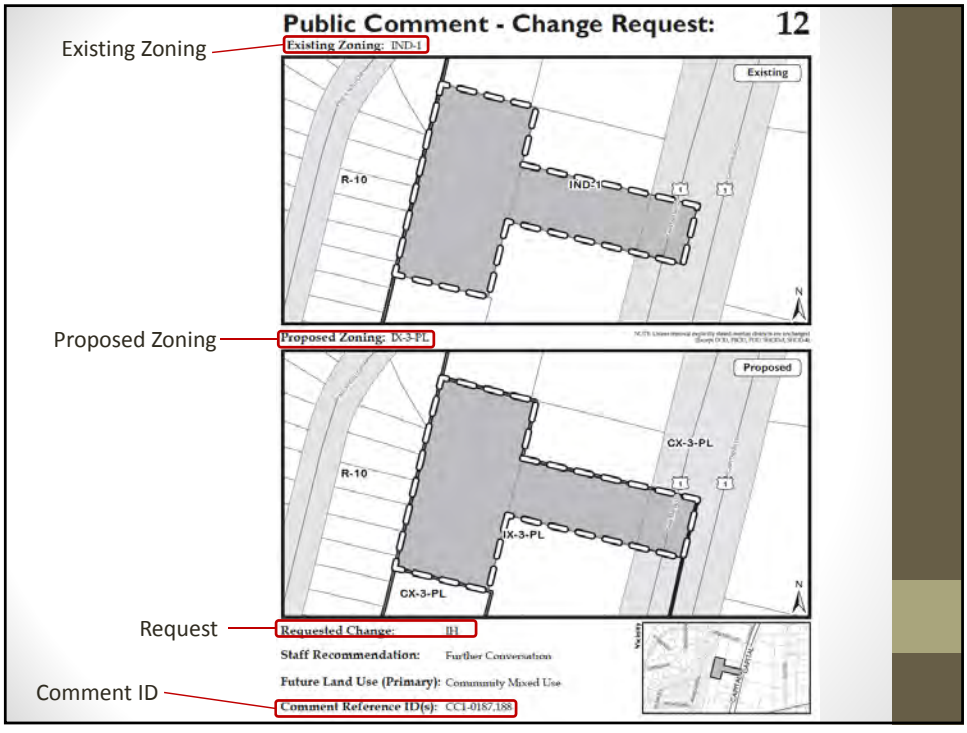
- Public comments received between May and September
- Staff received 1,787 comments by phone, email, interactive web viewer
- Staff responded to every comment
- Documented every comment and response
- Public comment is basis for review



Public Comment

- 555 property-specific comments
- Staff placed comments into one of three categories
  - Staff supports comment
  - Staff requests further discussion
  - Staff does not support comment

Comment Type	Number
Staff supports	59
Further discussion	247
Staff does not support	249
TOTAL	**555**

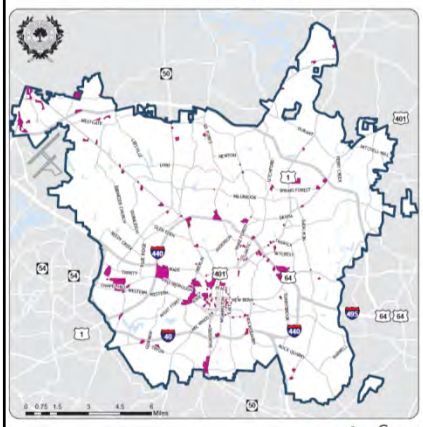


UDO Remapping Comments

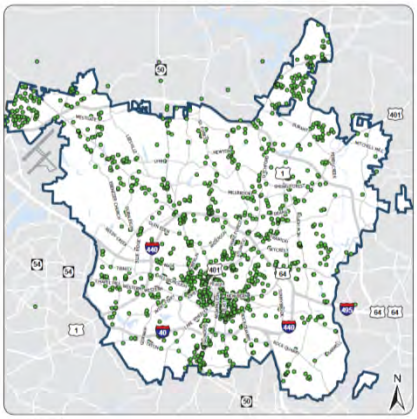
REF_ID	PIN	Site Address	Existing Zoning	Proposed Zoning	Comment Type	Comment	Cross-Reference	Response	CAC	Change Request ID
CC1-0179	0797489024	6521 Creedmoor Rd #102	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Caller is business owner. Would like to know how his building on the property will be impacted by the proposed zoning.		Explained to the caller that the remapping will not have an effect on existing buildings. If the building was demolished , then the OX development standards would apply.	Northwest	
CC1-0180	0704703299	1005 DeBoy Street	R-4	R-4	Comment about Proposed Zoning District	No change proposed for this property. 1110 Schaub Drive is within 100ft and is being rezoned.		Response provided by Call Center Staff.	West	
CC1-0181	0785792872	1110 Schaub Drive	R-15	RX-3	Comment about Proposed Zoning District	This property was identified as 100ft from caller's property at 1005 DeBoy St		Response provided by Call Center Staff.	West	
CC1-0182	0758790458	11566 Auldbury Way	CUD TD	R-4	Comment about Proposed Zoning District	Caller would like to know how the proposed zoning will impact his home-based business.		Returned call and left a message.	Northwest	
CC1-0183	0658268401	10521 Sablewood Drive	CUD TD	PD	Comment about Proposed Zoning District	Relayed to caller current and proposed zoning information. Caller will review website and call back if questions.		Response provided by Call Center Staff.		
CC1-0184	0796919082	7250 Terraglas Drive	CUD O&I-1	OX-3-CU	Comment about Proposed Zoning District	Assisted caller with website. Has questions how the surrounding area will be affected by the proposed zoning.		Called citizen and explained proposed zoning. She had questions about property located behind her lot, which is in Durham County and will not be affected with the UDO remapping. Callers property is in Durham County within the Annexation Agreement Area. Explained the Raleigh/Durham Annexation Agreement Area.	Northwest	
CC1-0185	1717956677	2317 Osprey Circle	R-4	R-4	Comment about Proposed Zoning District	No change proposed for caller's property. 7200 Circlebank Drive is the property within 100ft with proposed zoning. Caller is very concerned about the proposed zoning and what will be built near her home.		Spoke with, explained remapping process and why the apartments near her would no longer be zoned R-15.	North	
CC1-0186	1717955552	7200 Circlebank Dr	CUD R-15	RX-3-CU	Comment about Proposed Zoning District	This property was identified as 100ft from caller's property at 2317 Osprey Circle. Caller is very concerned about the proposed zoning and what will be built near her home.	CC1-0185	Spoke with; explained remapping process and why the apartments near her would no longer be zoned R-15.	North	
CC1-0187	1725279637	3701 Capital Boulevard	IND-1	IX-5-PL	Comment about Proposed Zoning District	Caller would like a copy of the remapping for his addresses mailed to him. He would also like to speak with planning staff. He does not understand the verbiage under 'Frontage' and how this would impact his property.		Spoke with and answered questions about his properties on Capital Boulevard. Mailed hard copies of materials as requested. He called on August 4th and wants to have IH zoning because the property is currently used as a towing yard.	Atlantic	12
CC1-0188	1725277770	3637 Capital Boulevard	IND-1	IX-5-PL	Comment about Proposed Zoning District	Caller would like a copy of the remapping for his addresses mailed to him. He would also like to speak with planning staff. He does not understand the verbiage under 'Frontage' and how this would impact his property.	CC1-0187	Spoke with and answered questions about his properties on Capital Boulevard. Mailed hard copies of materials as requested. He called on August 4th and wants to have IH zoning because the property is currently used as a towing yard.	Atlantic	12
CC1-0189	1728884387	2305 Filigree Court	R-4 w/UWPOD and POD	PD w/UWPOD	Comment about Proposed Zoning District	Relayed to caller information regarding her property for proposed zoning and also www.raleighudo.us tools. She asked how much weight the planning commission has on the outcome of the vote from the June North Raleigh CAC meeting regarding rezoning.		Returned call and left voicemail offering further assistance.	North	
CC1-0190	0797592794	7773 Falcon Rest Circle	R-10	R-10	Comment about Proposed Zoning District	Explained to caller that no change is proposed for her address. Provided to caller the address of 7400 Stonecliff Dr as the address within 100ft from her property that has a zoning change. Caller is extremely concerned regarding the areas around her that are proposed to be rezoned.		Current use is apartments; the proposed zoning would allow non residential uses. She would recommend a residential zoning.	North	
CC1-0191	0797599210	7400 Stone Cliff Dr	R-20	RX-3	Comment about Proposed Zoning District	Explained to caller that no change is proposed for her address. Provided to caller the address of 7400 Stonecliff Dr as the address within 100ft from her property that has a zoning change. Caller is extremely concerned regarding the areas around her that are proposed to be rezoned.	CC1-0190	Current use is apartments; the proposed zoning would allow non residential uses. She would recommend a residential zoning.	North	4
CC1-0192	0777556006	8706 Silverthorne Drive	R-2 w/RMPOD	R-2 w/MPOD	Agree with Proposed Zoning	No change proposed for caller's property. 8009 Goldenrain Way was the property identified within 100ft with proposed zoning.		Response provided by Call Center Staff.	Northwest	
CC1-0193	0777556476	8009 Goldenrain Way	TD	RX-3	Agree with Proposed Zoning	This was the property identified within 100ft of 8706 Silverthorne Drive up for proposed rezoning.	CC1-0192	Response provided by Call Center Staff.	Northwest	
CC1-0194	1718824142	8809 Litchford Way	R-4	R-4	Comment about Proposed Zoning District	Caller had 32 properties. I walked him through the tool for one of the properties. He will research the remaining and email if questions.		Response provided by Call Center Staff.	North	
CC1-0195	1717901265	1625 Lemuel Drive	R-6-CU	R-6-CU	Comment about Proposed Zoning District	Caller read about UDO in newspaper, did not receive a postcard. I informed called that no change is proposed for his address.		Response provided by call center staff.	North	

Public Comment

Public Comments: Change Requests



Public Comments: All Comments Received



Comments Received
Public Change Requests
Raleigh Jurisdiction Limit

Public Comment

- Staff anticipates additional public comment during Planning Commission review
- Comments may be raised by Commissioners, public
- Staff suggests that comments be delivered at meetings
- Staff will respond to comments and provide a recommendation

UDO Alterations

- During remapping, staff identified opportunities to enhance the UDO
  - non-conformity clause for application of frontage
  - Permit hotels in OP (currently SUP)
  - Permit bars/nightclubs in NX with limitations (not permitted)
  - Permit office in IH (not permitted)
  - Create use standards for gas stations in NX (no limitations)

Process for Review

- Planning Commission work sessions every two weeks (first, third and fifth Tuesdays of the month)
- Staff will create agenda, report as framework for discussion
- Reserve time during agenda for new public comments
- Commentors will be notified of items on agenda
- First meeting next Tuesday (21 October)

Process for Review

- Staff created a Planning Commission work book
  - Resources for review
  - Maps
  - All public comments
  - Comparison map tied to public comments

PLANNING COMMISSION WORK SESSION
UDO REMAPPING
Special Residential-30

Tuesday, January 20, 2015
9:00 a.m.
Room 201, Raleigh Municipal Building
222 West Hargett Street

Agenda

- Special Residential-30 (SP R-30)
- Remapping Proposal for Public Comment
- Comparison of SP R-30, RX- and R-10 Zoning Districts
- Optional Neighborhood Conservation District (-NCOD)

Proposed Rezoning

- SP R-30 not included in Unified Development Ordinance
- City-wide remapping tasked with identifying replacement zoning
- Proposal presented for public comment combines Residential-10 (R-10) and Residential Mixed Use-3 (RX-3)
  - R-10 proposed where use and development pattern conform to district standards
  - RX-3 proposed where use and development pattern would be non-conforming with R-10 (12 parcels in Pullen Park; 5 in Glenwood Brooklyn)

Proposed Rezoning

Residential-10 (R-10)

- Density restriction of 10 units per acre
- Transition between low-density residential and higher intensity zoning districts
- Subject to Residential Infill standards

Proposed Rezoning

Residential Mixed-Use (RX-)

- Provides for a variety of residential building types and housing options with densities greater than 10 dwelling units per acre
- Transition between residential districts and other mixed use districts
- Allows for limited retail and services subject to size, scale, and placement stipulations

Special Residential-30 District

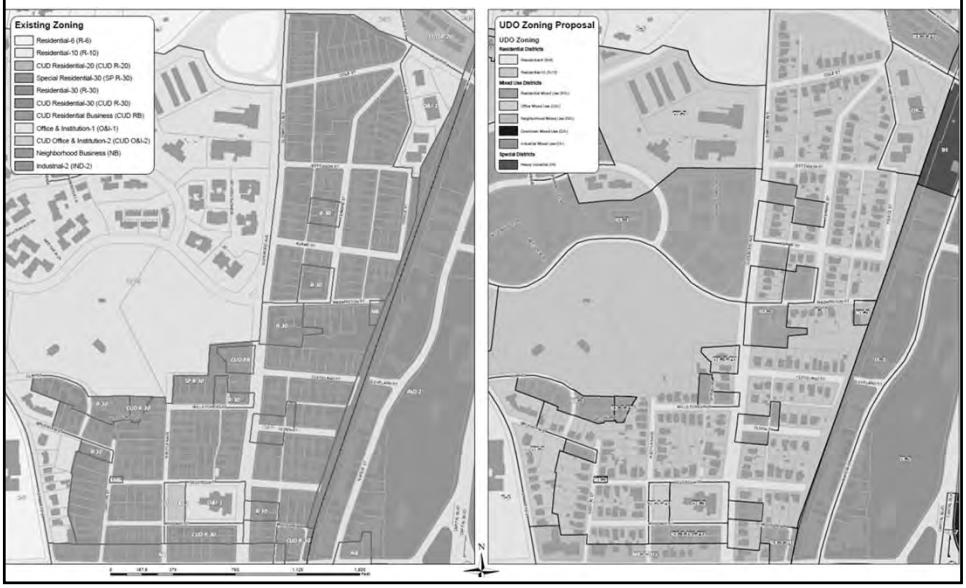
- Permits dense residential development compatible with an existing neighborhood
- Dimensional and use regulations
- 'Design Standards' apply contingent upon residential density
- Currently zoned in Glenwood-Brooklyn and Pullen Park neighborhoods

Pullen Park

Pullen Park

- 18 comments received about proposed rezoning
  - 1 comment from 1 property owner requests single-family, two-story homes for the neighborhood
  - 17 comments from 9 property owners request RX- zoning

Glenwood Brooklyn



Glenwood Brooklyn

- 15 comments received about proposed rezoning
  - 4 questions from property owners about proposal
  - 4 comments from 3 property owners asking for RX-
  - 4 comments from 4 property owners asking for a mixed use district (OX-, NX-)
  - 3 comments from neighbor group asking for greater regulation (R-10, -NCOD)

Comparison of Dimensional Regulations

Regulation	SP-R-30	R-10	RX-
Minimum Lot Size (sq ft)	5,000	4,000 (DE) 3,300 (TH)	4,000 (DE) 3,300 (TH)
Lot Width Minimum (ft)	45	44	44
Lot Depth Minimum (ft)	70	60	N/A

Comparison of Uses – Residential

Use	SP-R-30	R-10	RX-
HOUSEHOLD LIVING, AS LISTED BELOW:			
Two-unit living	Limited	Permitted	Permitted
Multi-unit living	Limited	Permitted	Permitted
Cottage Court	N/A	Permitted	Permitted
GROUP LIVING, EXCEPT AS LISTED BELOW:	Special	Special	Permitted
Boarding House	Special	Special	Limited
Dormitory, Fraternity, Sorority	Limited	Not Permitted	Permitted
Life Care Community	Limited	Special	Special
Rest Home	Limited	Limited	Permitted

Comparison of Uses - Commercial

Commercial	SP-R-30	R-10	RX-
Day care, home	Special	Limited	Limited
Health Club	Not permitted	Not Permitted	Limited
Medical	Not permitted	Not Permitted	Limited
Office	Limited Special	Not Permitted	Limited
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	Not Permitted	Not Permitted	Not Permitted
Outdoor Sports or Entertainment Facility (250 seats or less)	Limited	Permitted	Permitted
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	Not Permitted	Not Permitted	Not Permitted
Bed and Breakfast	Special	Limited	Limited
Hospitality House	Special	Limited	Permitted

Comparison of Uses - Commercial

Commercial	SP-R-30	R-10	RX-
PARKING, AS LISTED BELOW:			
Remote Parking Lot	Not Permitted	Special	Limited
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:	Not Permitted	Not Permitted	Limited
Beauty/Hair Salon	Limited	Not Permitted	Limited
Copy Center	Not Permitted	Not Permitted	Limited
Optometrist	Not Permitted	Not Permitted	Limited
RESTAURANT/BAR, AS LISTED BELOW:			
Eating Establishment	Limited	Not Permitted	Limited
RETAIL SALES, EXCEPT AS LISTED BELOW	Not Permitted	Not Permitted	Limited
Residential Related Service	Limited	Not Permitted	Limited

-NCOD Option

- Neighborhood Conservation Overlay District (NCOD) could be applied
- Overlay supplements zoning district with additional regulation
- Intended as character protection tool to preserve neighborhoods
- Draft based on existing regulation of SP-R-30

-NCOD Option

- Minimum dimensions and setbacks
  - Lot size: 5,000 square feet
  - Lot depth: 70 feet
  - Front yard setback: 15 feet or 10% of the median front yard setback on the same side of the block
  - Side yard setback: 10 feet
  - Corner lot side yard
  - Rear yard setback: 20 feet
- Maximum building height: 40 feet + 1 foot for every foot of added setback

-NCOD Option

- If 3 or more units on lot or 20 units/acre or more:
  - Materials**
  - Roof pitch**
  - Window and door pattern and proportion**
  - Location of main building entrance and upper story entrance**
  - Bulk and massing
  - Lot coverage
  - Screening of parking areas

** would require UDO text change to implement

Remapping Raleigh

Vehicle Fuel Sales and UDO Frontages

Issues

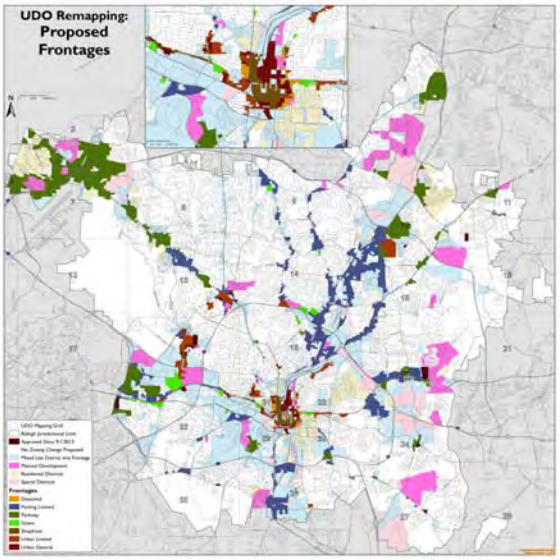
- Frontage standards applied on major corridors throughout the City
- Difficulty for vehicle fuel sales properties to conform to frontage requirements
- Buildings associated with use tend to occupy small portion of site

By the Numbers

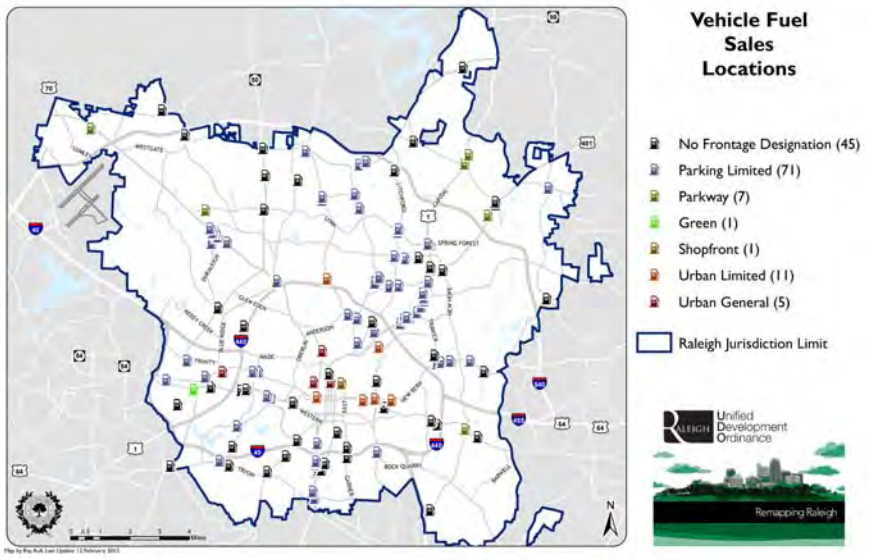
- 141 vehicle fuel sales properties within the City's jurisdiction
- 96 have frontage proposed
- 71 are proposed for Parking Limited (PL)
- Others frontages:
  - Parkway (PK) – 7 properties
  - Green (GR) – 1
  - Urban Limited (UL) – 11
  - Urban General(UG) – 5
  - Shopfront (SH) – 1

Parking Limited Frontage

- Parking Limited (PL) generally applied along transit emphasis corridors



Vehicle Fuel Sales



Parking Limited Frontage

- Intended for areas where access to buildings by automobiles is desired but where some level of walkability is maintained.
- A maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.

Parking Limited Frontage

- Primary and side street build-to:
  - 0' minimum
  - 100' maximum
- Minimum building width in primary build-to is 50%
- Minimum building width in side build-to is 25%

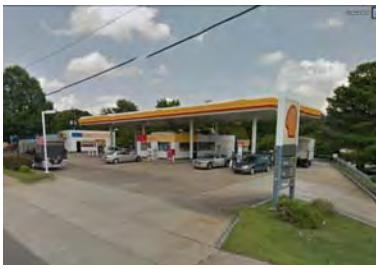
Parking Limited Frontage

Examples

- 8315 Falls of Neuse Rd

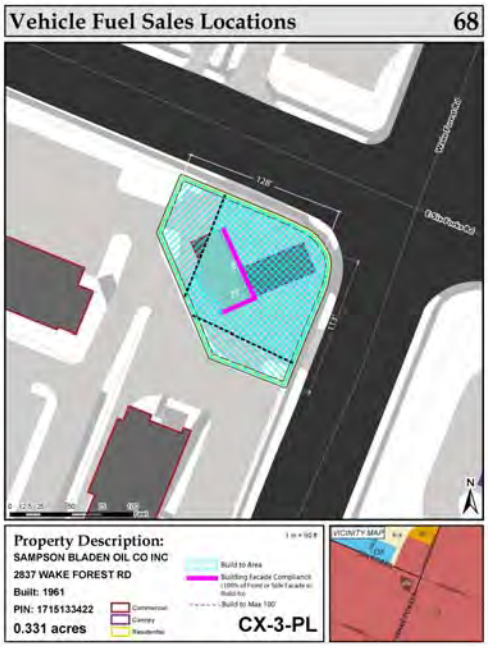
Examples

- 3320 Capital Boulevard



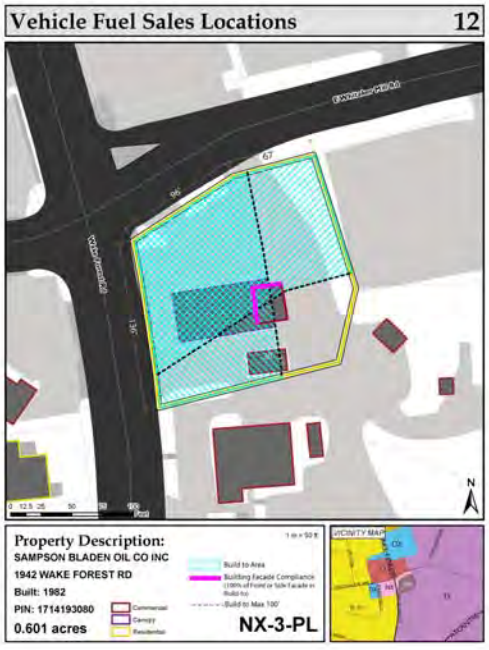
Examples

- 2837 Wake Forest Rd



Examples

- 1942 Wake Forest Rd



Examples

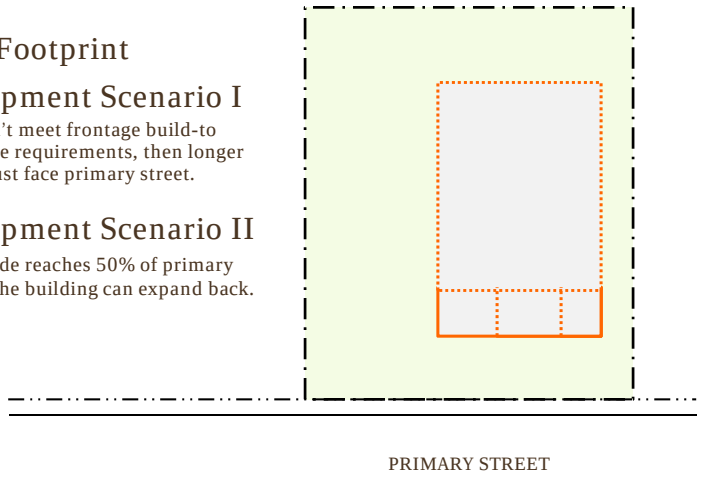
- 5308 Hillsborough St

Recommendation

- Only for Parking Limited frontage
- Small buildings - buildings that cannot meet building width in primary and side build-to areas (50% and 25% respectively)
- 100% of each street-fronting building facade would need to be located within build-to areas (0 to 100 feet)
- Longer building side would face primary street

Recommendation

- Existing Footprint
- Redevelopment Scenario I
  - If it doesn't meet frontage build-to percentage requirements, then longer facade must face primary street.
- Redevelopment Scenario II
  - Once facade reaches 50% of primary frontage the building can expand back.



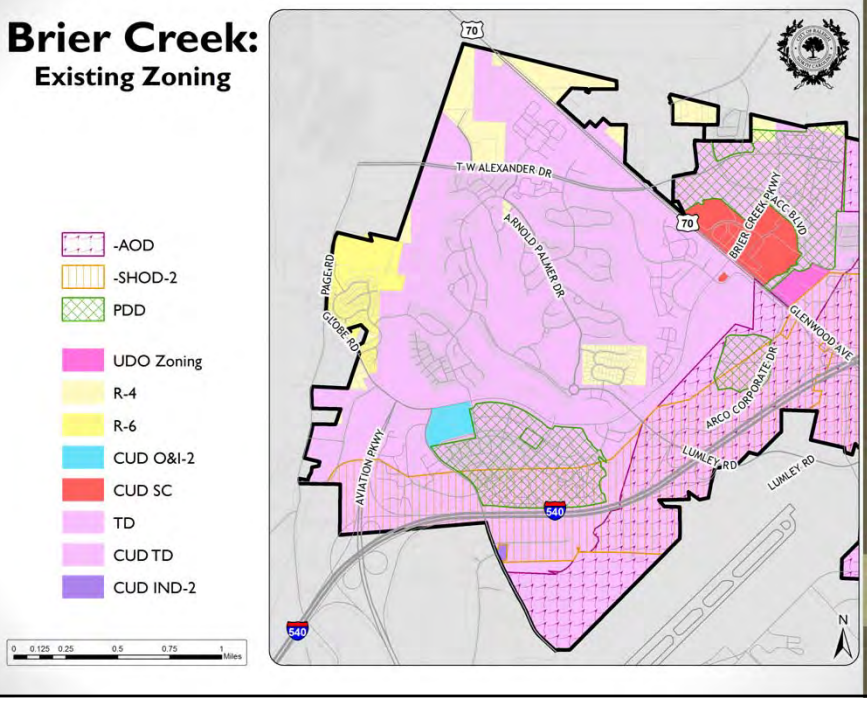
Remapping Brier Creek

Planning Commission

17 February 2015

RALEIGH Unified Development Ordinance

Brier Creek: Existing Zoning

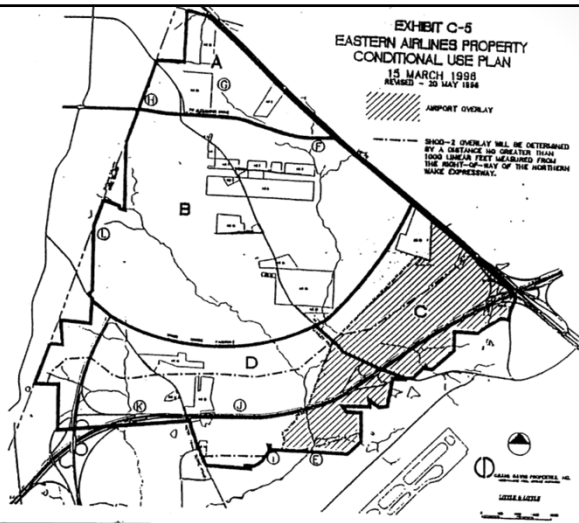


Z-65-1996; Airport Assemblage

- ~2,000 acres rezoned to CUD TD
- Set limits on mix of uses for most of what is Brier Creek today

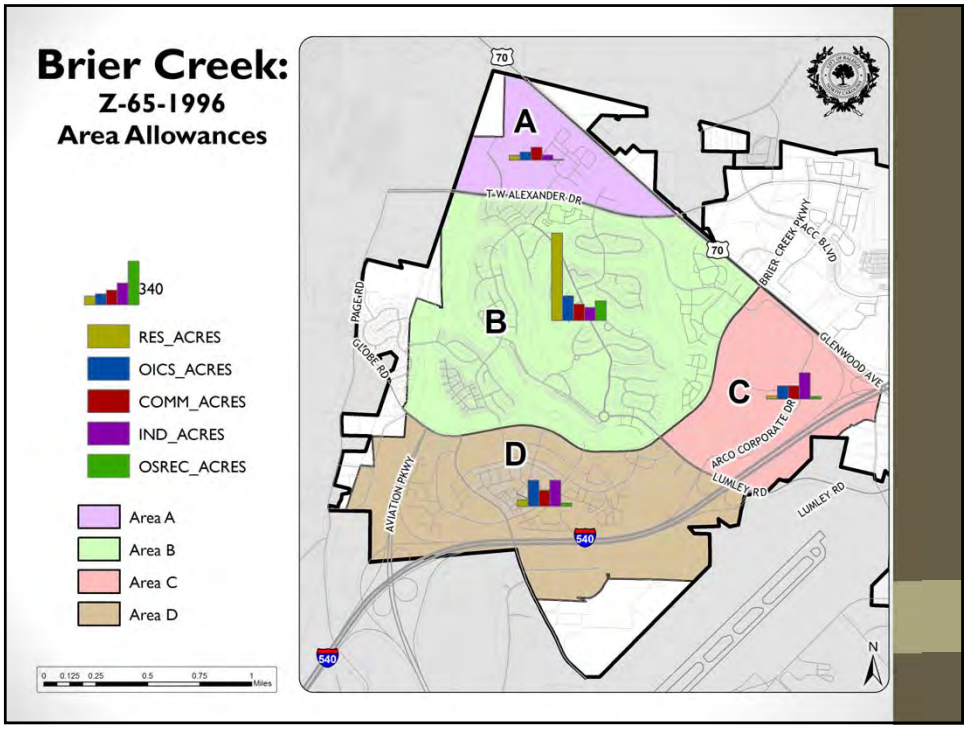
ORDINANCE (1996) 929 ZC 392
Effective: July 2, 1996

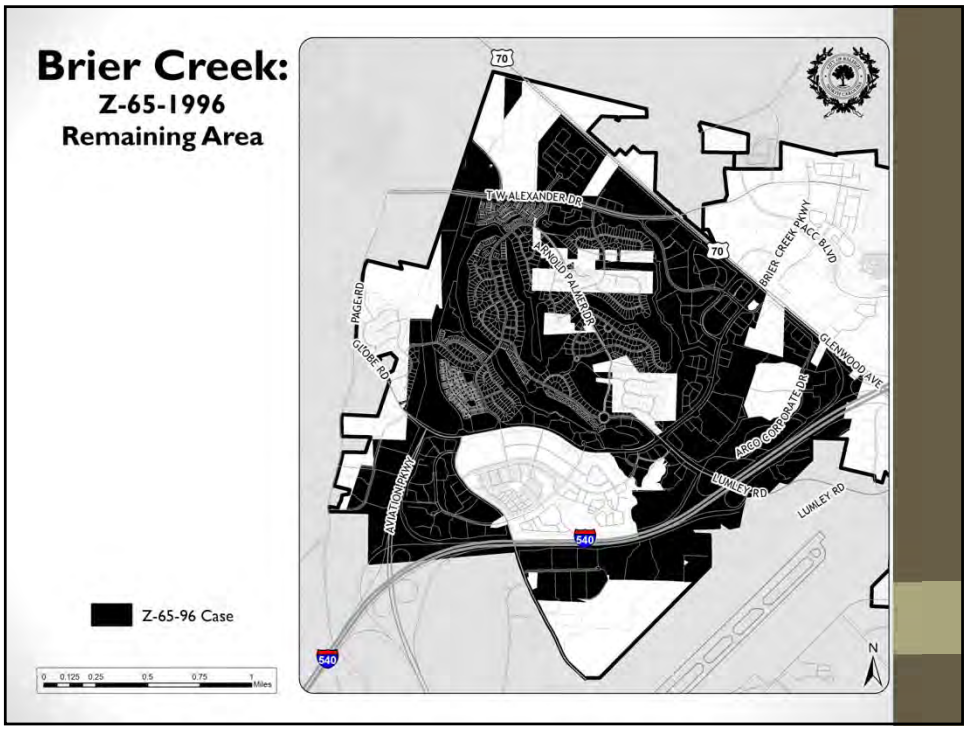
Z-65-96 Airport Assemblage, generally bounded by U.S. 70 on the northeast, property of the Raleigh Durham International Airport on the south, and the Wake County/Durham County line on the west, being various maps and parcels. Approximately 1999 acres rezoned to Thoroughfare District Conditional Use with Special Highway Overlay District-2 and Airport Overlay District.

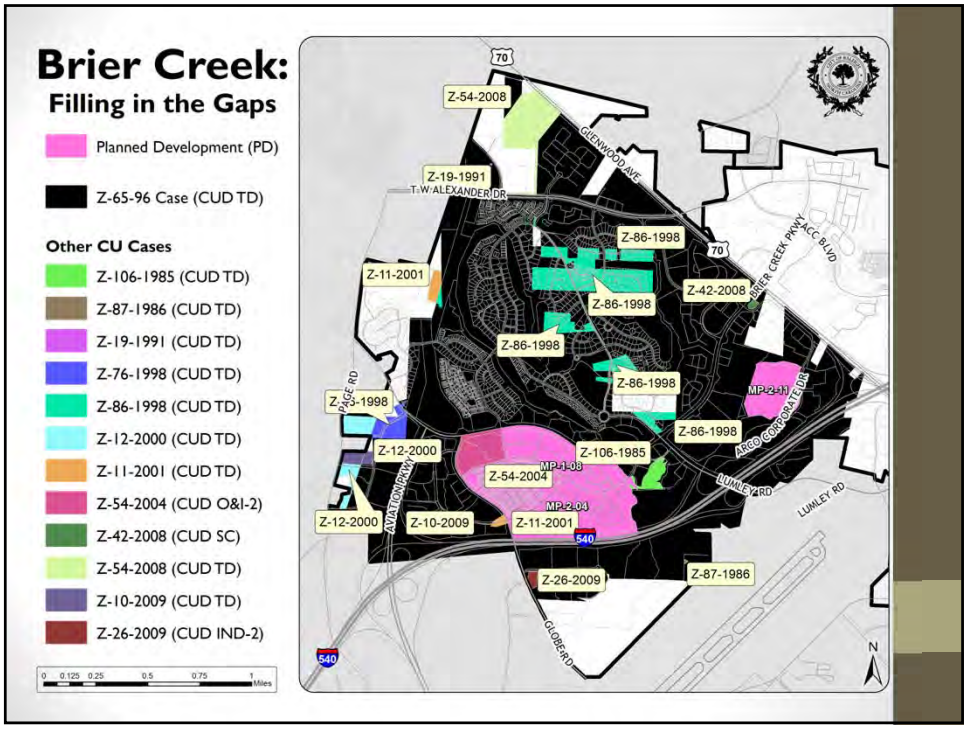


LAND USE BY AREA
MAXIMUM

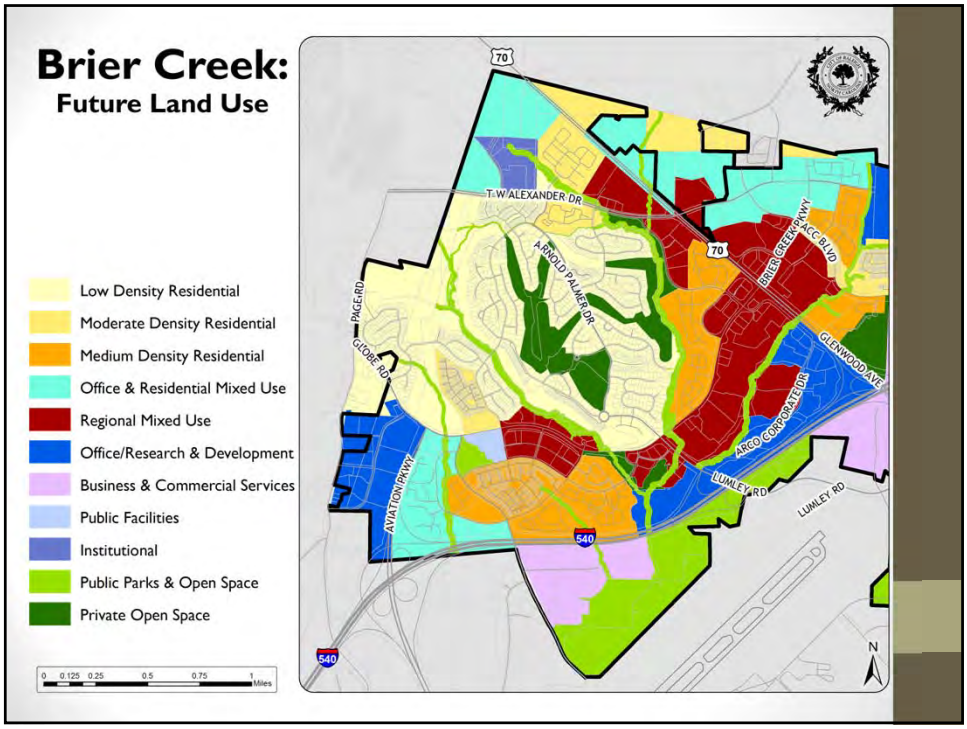
LAND USE AREA	ACTUAL ACREAGE	RESIDENTIAL	DWELLING UNITS	OFFICE/ INSTITUTION/ CIVIC/SERVICE	COMMERCIAL	INDUSTRIAL	MINIMUM OPEN SPACE/ BUFFERS & RECREATION
A	148	37	1,362	62.5	100	40	5
B	942	670	3,550	187.5	125	100	150
C	298	23	338	100	100	200	20
D	611	50	1,250	200	125	200	25
TOTALS	1,999*	780	6,500**	550	450	540	200

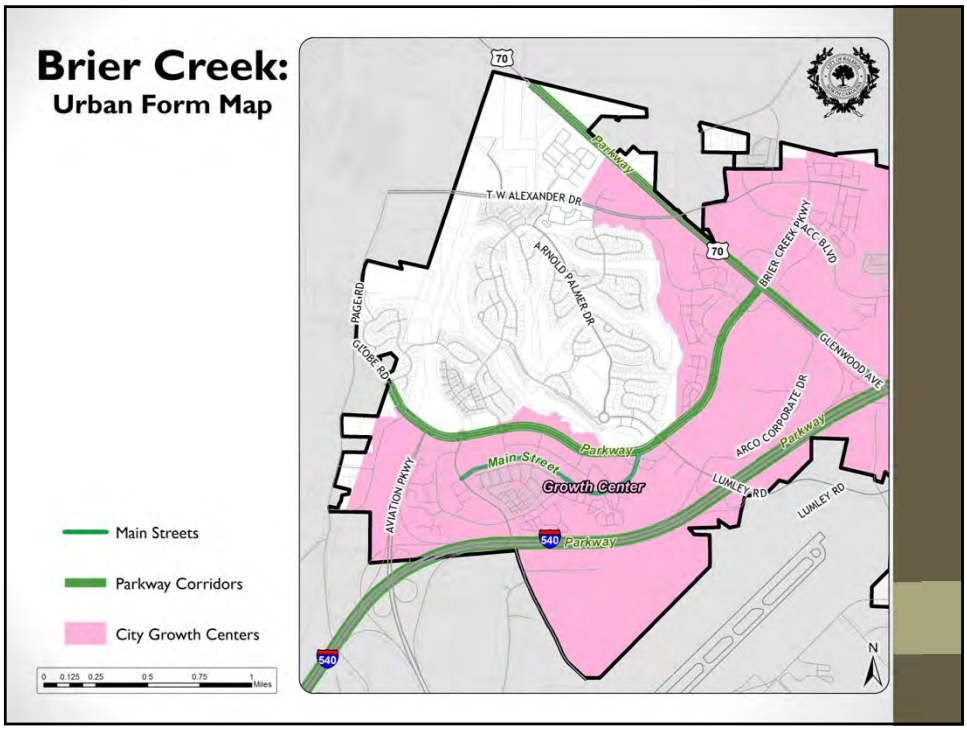

Brier Creek:
Z-65-1996
Area Allowances
340
RES_ACRES
OICS_ACRES
COMM_ACRES
IND_ACRES
OSREC_ACRES
Area A
Area B
Area C
Area D
A
B
C
D
T.W. ALEXANDER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
LUMLEY RD
AVIATION PKWY
70
540
N

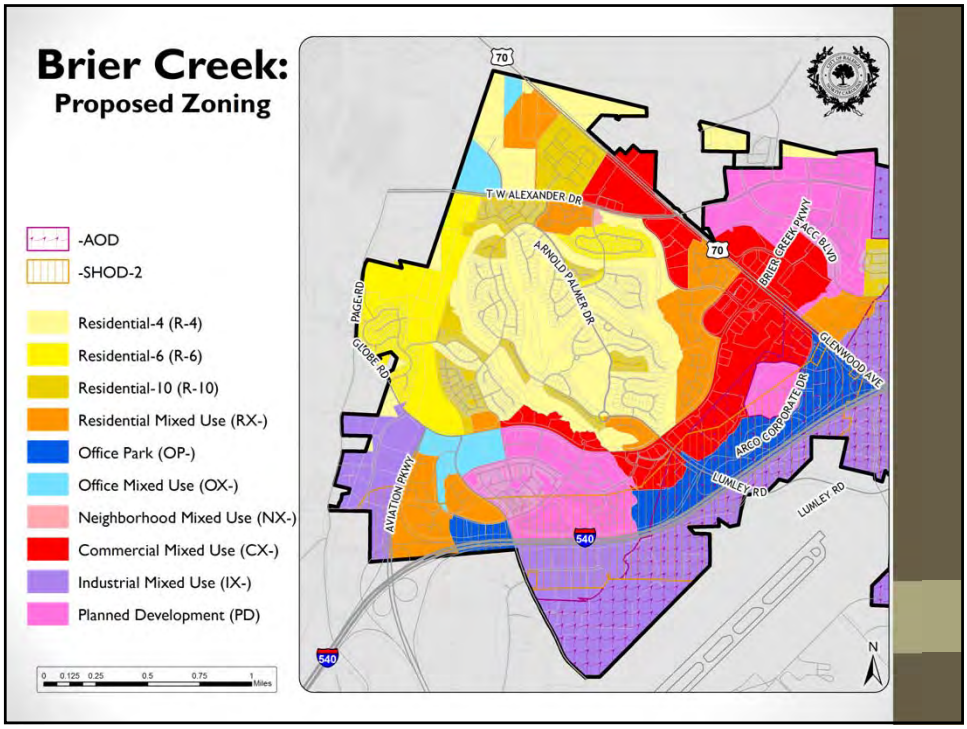

Brier Creek:
Z-65-1996
Remaining Area
Z-65-96 Case
T.W. ALEXANDER DR
ARNOLD PALMER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
LUMLEY RD
AVIATION PKWY
70
540
N

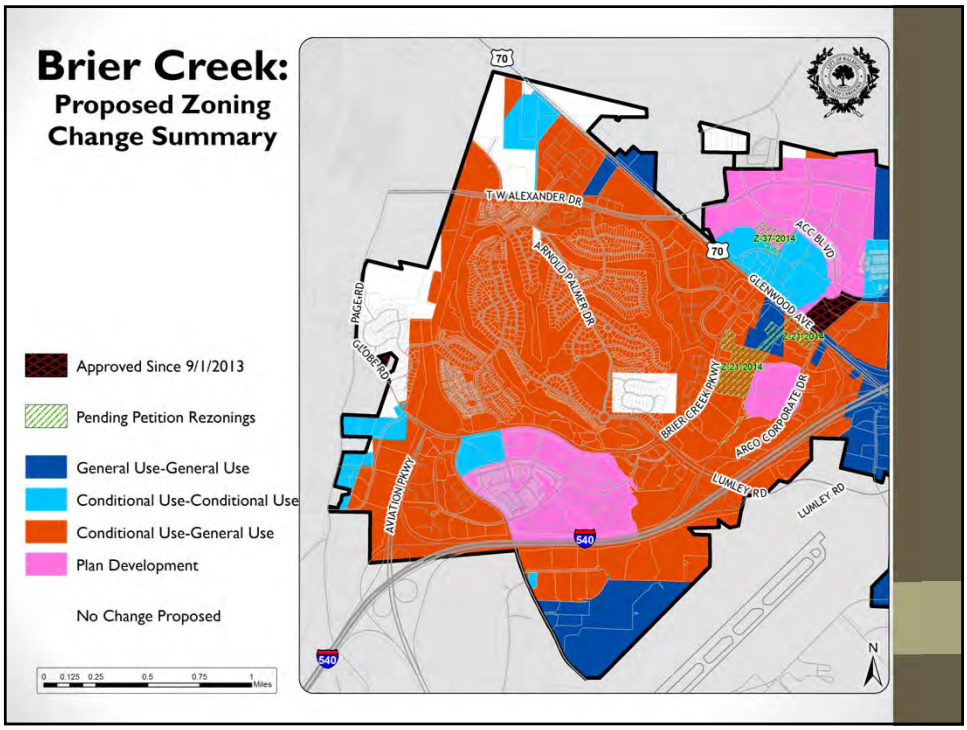


- Z-106-85 (remove conditions)
  - Precursor to Z-65-96
- Z-87-86 (remove conditions)
  - Precursor to Z-65-96
- Z-19-91 (remove conditions)
  - Precursor to Z-65-96
- Z-76-98 (remove conditions – IX-)
  - Conditions allow most uses other than SF Residential
- Z-86-98 (remove conditions – R-4/R-6/R-10)
  - Conditions allow SF & Golf Uses
- Z-12-00 (IX-3-CU)
  - Conditions eliminate SF Resid.
- Z-11-01 (remove conditions – R-6/RX/OP)
  - Conditions eliminate some industrial uses
- Z-54-04 (OX-3-PK-CU)
- Z-42-08 (remove conditions – CX-5)
- Z-54-08 (RX-3-PK-CU)
  - Conditions eliminate commercial uses, including office; and set dwelling unit cap of 416 units
- Z-10-09 (IX-3-CU)
  - Conditions on disallowed uses; height restrictions; buffering
- Z-26-09 (IX-3-CU)
  - Conditions prohibit some additional industrial uses


Brier Creek:
Future Land Use
Low Density Residential
Moderate Density Residential
Medium Density Residential
Office & Residential Mixed Use
Regional Mixed Use
Office/Research & Development
Business & Commercial Services
Public Facilities
Institutional
Public Parks & Open Space
Private Open Space
0 0.125 0.25 0.5 0.75 1 Miles
70
T-W ALEXANDER DR
ARNOLD PALMER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
LUMLEY RD
AVIATION PKWY
540
N


Brier Creek:
Urban Form Map
Main Streets
Parkway Corridors
City Growth Centers
0 0.125 0.25 0.5 0.75 1 Miles
70
Parkway
T-W ALEXANDER DR
ARNOLD PALMER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
Main Street
Growth Center
LUMLEY RD
AVIATION PKWY
540
N


Brier Creek:
Proposed Zoning
-AOD
-SHOD-2
Residential-4 (R-4)
Residential-6 (R-6)
Residential-10 (R-10)
Residential Mixed Use (RX-)
Office Park (OP-)
Office Mixed Use (OX-)
Neighborhood Mixed Use (NX-)
Commercial Mixed Use (CX-)
Industrial Mixed Use (IX-)
Planned Development (PD)
0 0.125 0.25 0.5 0.75 1 Miles
T.W. ALEXANDER DR
ARNOLD PALMER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
LUMLEY RD
AVIATION PKWY
70
540
N


Brier Creek:
Proposed Zoning
Change Summary
Approved Since 9/1/2013
Pending Petition Rezonings
General Use-General Use
Conditional Use-Conditional Use
Conditional Use-General Use
Plan Development
No Change Proposed
0 0.125 0.25 0.5 0.75 1 Miles
T.W. ALEXANDER DR
ARNOLD PALMER DR
PAGE RD
GLOBE RD
BRIER CREEK PKWY
ACC BLVD
GLENWOOD AVE
ARCO CORPORATE DR
LUMLEY RD
AVIATION PKWY
Z-37-2014
Z-21-2014
70
540
N

Use Allocation Comparison

	Acreage	Residential	Dwelling Units	Office / Institution / Civic / Service	Commercial	Industrial	Minimum Open Space / Buffers & Recreation	Vacant
Z-65-1996	1999	780	6500	550	450	540	200	
Z-65-1996 Existing	1471	460	3787	57	184	113	305	352
Z-65-1996 Proposed Zoning	1471	881	6542†	153	235	203	0	
Z-65-1996 Future Land Use	1471	640	6222‡	263	210	87	271	
Area A	148	37	1362	62.5	100	40	5	
Area A Existing	128	50	345	0	29	0	0	49
Area A Proposed Zoning	128	75	958†	24	29	0	0	
Area A Future Land Use	128	55	730‡	44	29	0	0	
Area B	942	670	3550	187.5	125	100	150	
Area B Existing	809	359	2790	6	24	5	278	137
Area B Proposed Zoning	809	746	4377†	0	63	0	0	
Area B Future Land Use	809	563	5047‡	0	59	0	187	
Area C	298	23	338	100	100	200	20	
Area C Existing	221	0	0	44	111	0	27	39
Area C Proposed Zoning	221	0	0†	74	121	26	0	
Area C Future Land Use	221	0	0‡	69	100	6	45	
Area D	611	50	1250	200	125	200	25	
Area D Existing	314	51	652	7	20	108	0	127
Area D Proposed Zoning	314	60	1207†	55	22	177	0	
Area D Future Land Use	314	22	445‡	150	22	81	39	

† Assumes R-zoned properties develop @ respective u/acre; RX- properties develop @ 20 u/acre; Non-residential zoning develops non-residentially
‡ Assumes LDR @ 6 u/acre, MoDR @ 14 u/acre, MDR @ 20 u/acre; Others, non-residential

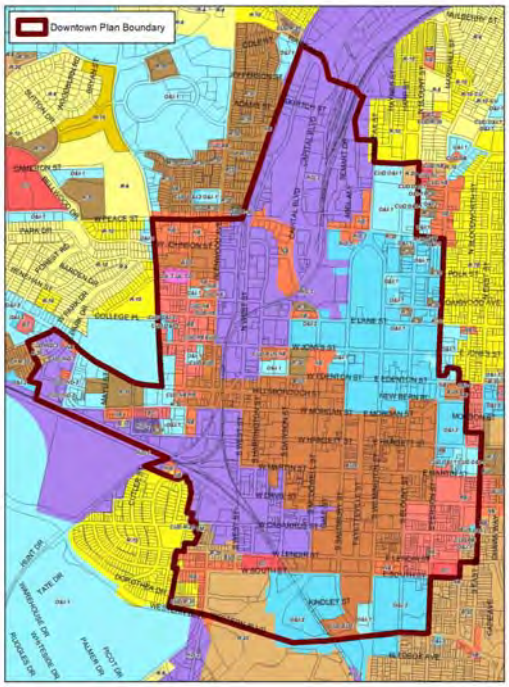
Building Heights in Downtown

Planning Commission

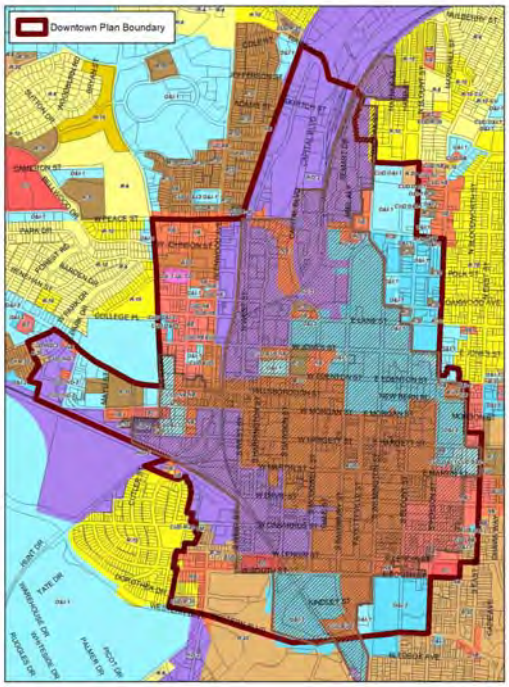
April 7, 2015

Downtown Area

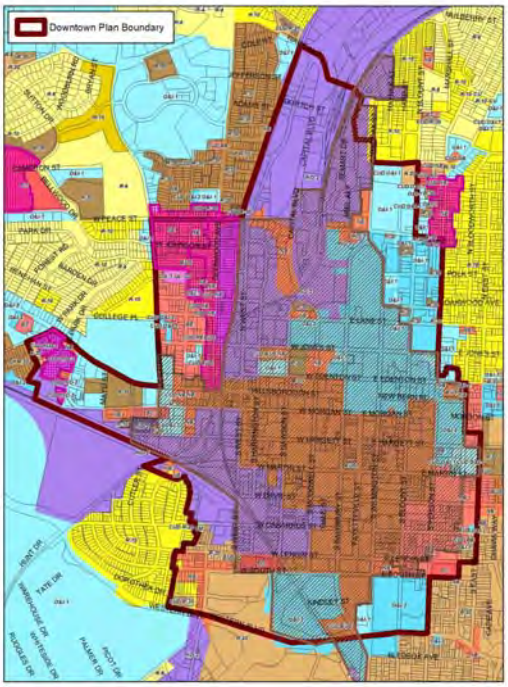
Current Zoning



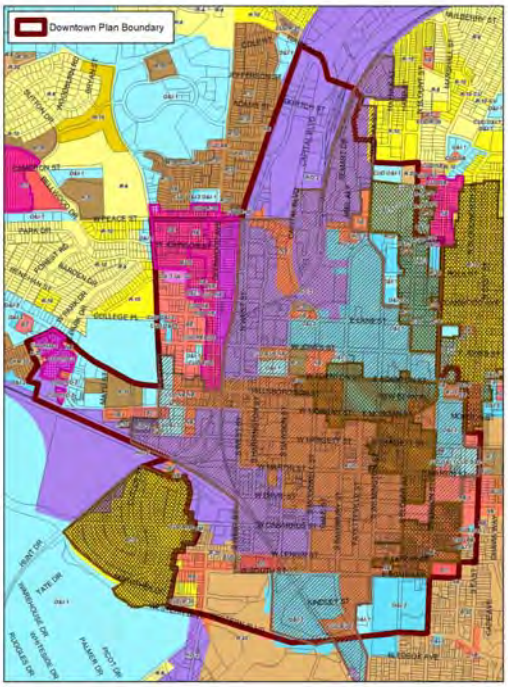
Downtown Overlay District



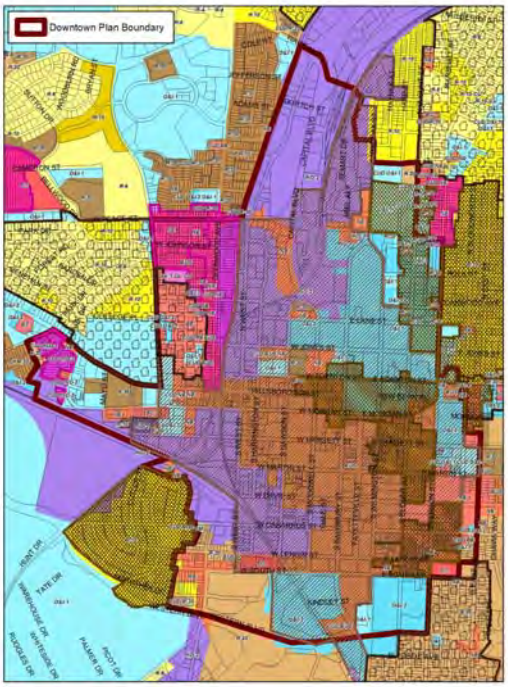
Pedestrian Business Overlay District



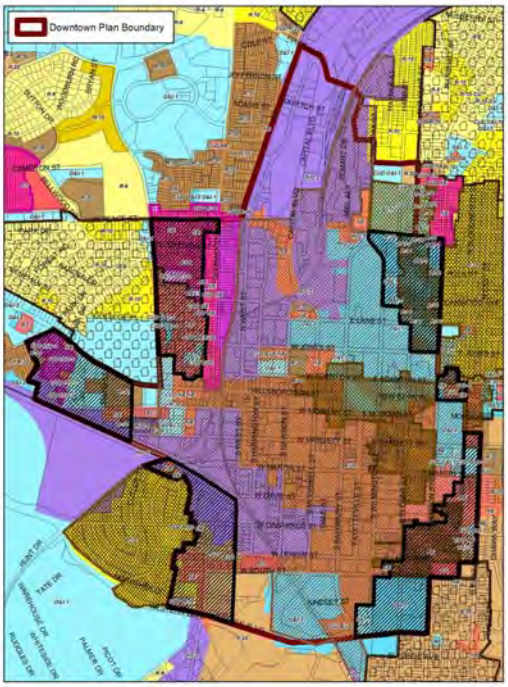
Historic Overlay District



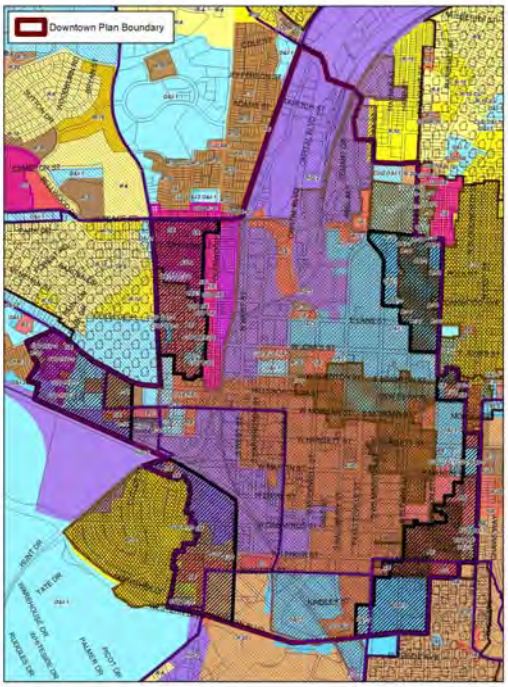
- Neighborhood Conservation Overlay District



- Downtown "Edge Areas" in Comp Plan



Downtown Area Plans



Tall Buildings in Downtown

- Building height in downtown is capped at 80 feet, unless a preliminary site plan is approved
- Planning Commission must review the 8 site plan standards to approve site plan
- All site plans in Historic Downtown East area must be approved by City Council, regardless of height
- All plans in Historic Overlay Districts must receive a Certificate of Appropriateness from the Raleigh Historic Development Commission

Building Height and Site Plan Standards

(2) The *site plan* is in accordance with the general plans for the physical development of the *City* as embodied in the Comprehensive Plan, Redevelopment Plans; Streetscape Plans, manuals, handbooks or other *City Council* -adopted plans and standards.

(4) The *site plan* contains adequate measures to mitigate the impact of the development on nearby residential uses and historic resources from incompatible characteristics such as:

a. Building scale;

b. Architectural character; …

Challenge

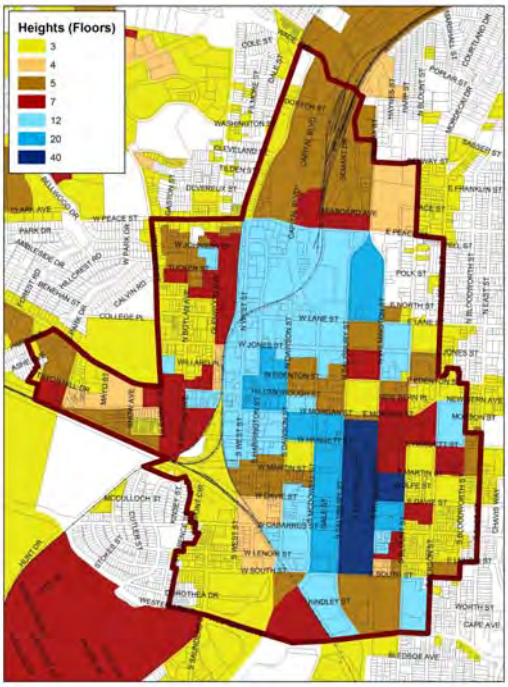
How is the existing uncertain building height translated in a UDO zoning district?

- DOD allowed theoretically unlimited height, but only through discretionary review
- UDO does not contain discretionary site plan review—must assign a by-right height

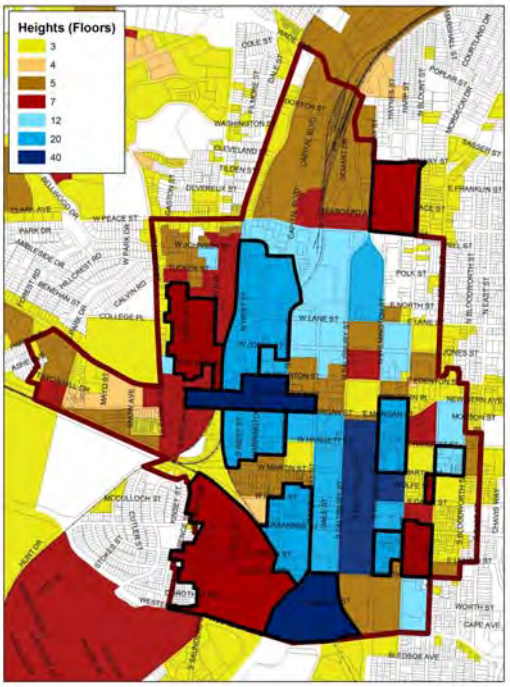
Considerations

- "Existing entitlements:" applicants could request buildings of any height in the DOD, but adopted policies do not contemplate 40+ stories everywhere
- Desire not to create internal conflict between mapped heights, HODs, NCODs, former PBODs
- Desire to respect identified Edge Areas
- Comp Plan policies: "highest buildings on the axial streets" implies buildings are lower elsewhere
- Consideration given to avoiding jarring transitions, although not always possible (Prince Hall HOD).

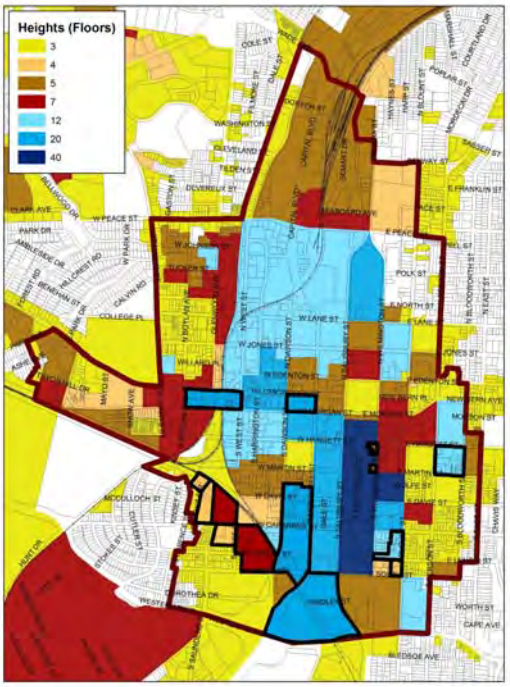
Current Staff Proposal



Commentor Request



Opportunities for Change

- Downtown West Gateway area can better reflect area plan
- Hillsborough Street ("axial street") not uniformly mapped for greater height
- Areas where greater height is not inconsistent with existing policies or guidelines

Revised Staff Proposal