April 14, 2015 9:00 AM
City of Raleigh Planning Commission

Room 201, City Council Chamber, Avery Upchurch Municipal Complex

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1. INVOCATION

2. PUBLIC COMMENT

Any person may speak for up to three minutes on an item that does not appear on the agenda.

3. PUBLIC HEARING (9:00 AM)

A. SP-15-13 Edison Office – Phasing Revision (Central CAC)

4. **NEW BUSINESS**

A. TC-5-15 – Amendment to the Part 5 Public Safety Code and the Part 10 Planning and Development Code
B. Z-4-15 – Louisburg Road, east side, south of its intersection with Spring Forest Road (Northeast CAC)
C. Z-5-15 – Bland Road, south side, east of its intersection with Wake Forest Road (Atlantic CAC)
D. Z-6-15 – Bland Road, north side, east of its intersection with Wake Forest Road (Atlantic CAC)
E. Z-8-15 – Englehardt Drive, west side, south of its intersection with Leesville Road (Northwest CAC)

5. OLD BUSINESS

A. Z-27-14 – Citywide UDO remapping (Multiple CACs)

6. APPROVAL OF MINUTES – Approval of March 24, 2015 Planning Commission Meeting Minutes

7. OTHER BUSINESS

A. Report from the Chair
B. Report from the Members
C. Report from the City Attorney
D. Report from the Planning Director
   1. Update on previous Planning Commission actions
E. Committee Agenda Items

8. ADJOURNMENT

Council chamber is assistive listening system equipped. Deaf and hearing impaired persons needing interpreter services should provide 48 hour notice by calling 919.996.3100 (voice) or 919.996.3107 (TDD)

Pending Items

Planning Commission Next Meeting: April 28th			
Item	**Staff Deadline to PC**	**Last Discussed at PC**	**PC Deadline to Council**
Z-42-14 S. Wilmington St.		Mar. 10, 2015	June 8, 2015
Z-7-14 Dixie Forest Rd.		Mar. 24, 2015	June 22, 2015
Z-1-15 W. Hargett St.		Mar. 10, 2015	June 8, 2015
Z-25-14 E Davie St.	May 7, 2015		
Z-12-15 Buffaloe Rd.	May 21, 2015		
Text Change Committee Next Meeting: April 21st			
TC-2(B)-15 Fuel Sales		Mar. 12, 2015	June 10, 2015
TC-4-15 - Development Standards		Mar. 24, 2015	
Strategic Planning Committee Next Meeting: TBD			
Affordable Housing			
Watershed Policies			
CP-3-15/Text Amendments			
SHOD-1 and -2/walkability			
Transportation Committee Next Meeting: May 4, 2015			
Transit Shelters			
CP-2-15/Complete Streets			

Meeting agendas are set approximately one week prior to the meeting. Not all pending items may be scheduled for discussion.

LEGEND:

(VSPP) indicates that a valid statutory protest petition has been filed on this request.
(*) indicates that a portion or the entire area of this case is located in a flood prone area.
(#) indicates that a portion of or the entire area is located within the Falls Lake or Swift Creek water supply watershed protection area.
(+) indicates special conditions for storm water management.

Standards for Approval of a *Mixed Use Development Master Plan* and a Preliminary *Site Plan* by the *City Council* and the Planning Commission.

(1) The *site plan* provides for safe efficient and convenient vehicular, bicycle and pedestrian circulation, transit access, parking and load/unloading operations by considering among other things:

a. The physical character of adjacent and surrounding roads;
b. Nearby median openings or intersections and stub streets;
c. The classification of streets and plans for future improvements;
d. Proximity to pedestrian generators such as schools, transit stops and facilities, parks and greenways;
e. The accident experience near the site;
f. Bicycle, pedestrian and transit access and circulation;
g. Traffic volumes existing and projected from approved site plans;
h. Interference with any other driveway;
i. Response time of nearby emergency services such as fire and hospital;
j. The character of the traffic to be generated from the site; and
k. Opportunities to enhance street, parking lot and sidewalk connectivity.

(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.

(3) The *site plan* contains adequate measures to protect the development and other properties, including public corridors and facilities, from adverse effects expected from the proposed development or expansions to the existing development, including without limitation those associated with:

a. Stormwater;
b. Air or water pollutant discharges,
c. Noise, light and odor;
d. Access to air and light;
e. On and off-street parking;
f. Dust, smoke and vibration;
g. Hours of operation; and
h. Site conditions that may foster unsafe or unlawful activities.

(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;
c. Landscaping;

d. Amount and placement of impervious surfaces;
e. Placement of structures and vehicular surface areas; and
f. Orientation of *buildings*, uses and entranceways.

(5) The *site plan* coordinates with existing and planned public facilities such as:

a. Stormwater drainage structures;
b. Public utilities;
c. Streets, sidewalks and on-street parking;
d. Parks, greenways and recreational facilities;
e. Fire stations and community service facilities;
f. Schools;
g. Trash collection; and
h. Transit stops and facilities.

(6) The *site plan* provides for a unified development within the site and with adjoining properties when such properties are either:

a. Under similar ownership as the site,
b. Are being developed in a coordinated manner with the site, or,
c. The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access *street* connectivity or signage will promote good order, convenience and safety.

Situations a, b, and c may consist, among other things, of shared driveways, definitive streetscape character or block face, similar topography, both properties are located within a previously approved concept or master plan or within the same conditional use zoning ordinance.

(7) The *site plan* complies with all street, sidewalk, open space, drainage, greenway, transit, utility and other public facility dedication and improvement requirements of Part 10, chapter 3 and applicable conditional use zoning ordinances.

(8) The *site plan* conforms to previously approved subdivision plans for the site. The *site plan* meets all applicable *Code* requirements, and if there are conflicts between *Code* provisions the more restrictive *shall* be met.

Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: **SP-15-13 / Edison Office – Phasing Revision**

General Location: The south side of Martin Street between Wilmington Street and Blount Street.

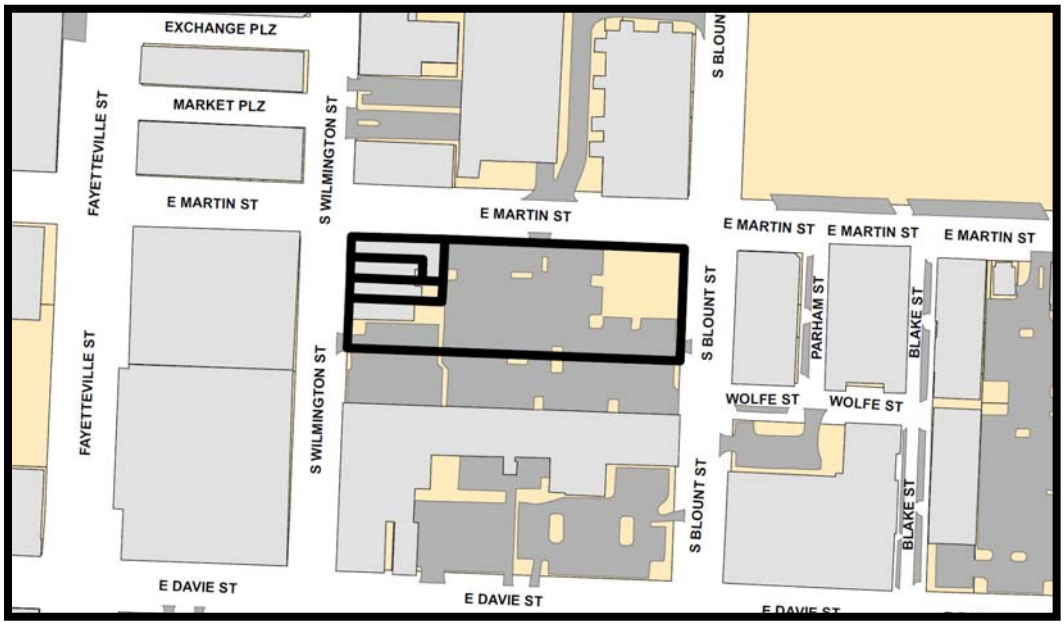
Owner: Edison Land, LLC
Designer: JDavis Architects, PLLC

CAC: Central

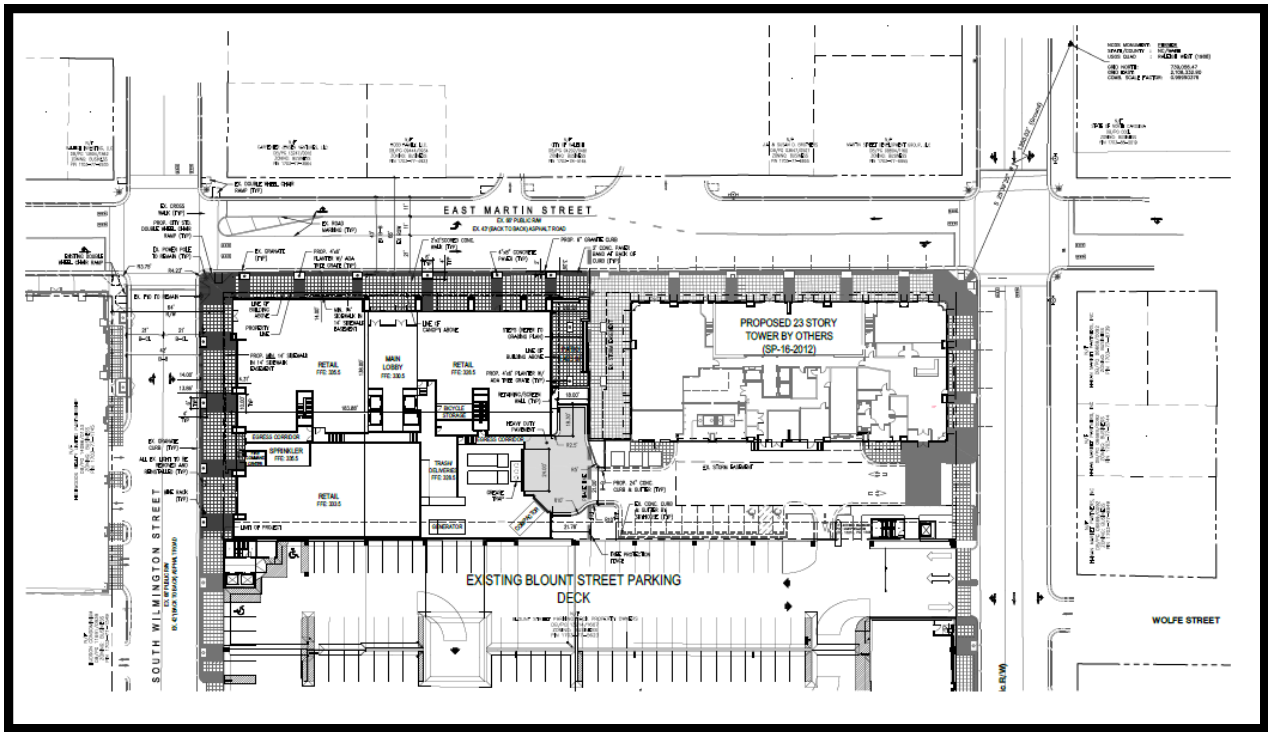
Nature of Case: The proposal is for a 19 story mixed use building comprised of 14,350 square feet of retail space and 255,895 square feet of office space on a 1.3 acre site zoned Business Zone and Downtown Overlay District. The proposal includes a 6-level integrated parking structure containing 315 spaces. This proposal requires Planning Commission approval for the following reasons: (A.) It is for a building over 10,000 square feet in the Downtown Overlay District; (B.) It includes retail uses within 400' of a lot line containing a dwelling, (C.) It is for a building over 80' in height (301') and (D.) The proposal includes a request that includes an exception from the minimum number of required parking spaces. Note the proposed building location is on the western portion of the site and is to be shared through a land condominium with the proposed Skyhouse development on the eastern portion of the site. **The developer is seeking a re-approval of the project so that it can be phased.**

Key Issues: Requested 48% reduction in required parking spaces.

Contact: Ken Thompson, JDavis Architects, PLLC



SP-15-13 / Edison Office – Site Location Map



SP-15-13 / Edison Office – Preliminary Site Plan

SUBJECT: SP-15-13 / Edison Office

CROSS-REFERENCE: SP-37-07 Blount Street Parking Deck, SP-16-12 Skyhouse

LOCATION: This site is located on the south side of Martin Street, between its intersections with Blount Street and Wilmington Street, inside the City Limits.

REQUEST: This request is to approve a 19 story mixed use building comprised of 14,350 square feet of retail space and 255,895 square feet of office space on a 1.3 acre site zoned Business Zone and Downtown Overlay District. The proposal includes a 6-level integrated parking structure containing 315 spaces. This proposal requires Planning Commission approval for the following reasons: (A.) It is for a building over 10,000 square feet in the Downtown Overlay District; (B.) The proposal includes retail uses within 400' of a lot line containing a dwelling, (C.) The proposal is for a building over 80' in height (301') and (D.) The proposal includes a request that includes an exception from the minimum number of required parking spaces. The subject area is the western portion of the site and is to be shared through a land condominium with the proposed Skyhouse development on the eastern portion of the site. **This developer is seeking approval of a phasing plan with this proposal.**

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: **As noted on the Staff Report, attached**

FINDINGS: The Planning Commission finds that with the following conditions of approval being met this request conforms to Chapter 2, Part 10, Sections 10-2043, 10-2051, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/20/14, owned by Edison Land LLC, submitted by JDavis Architects, PLLC.

ADDITIONAL NOTES: **This plan represents a modification to the previously approved plan for this project. The construction is now proposed to be completed in two phases. This overall project is also the second proposed phase of development for this parcel. The Skyhouse development (SP-16-12) was approved for the eastern end of the site for a 23 story residential tower with 320 residential units and ground-floor retail. The developer is proposing to phase the construction so that an existing business on the site can remain operable until such time their new space on the site is complete so that they can relocate the business into the new space and then demolish the existing building and continue to build. The original plan was submitted prior to September 1, 2013 and is not subject to the Unified Development Ordinance.**

VARIANCES / ALTERNATES: The applicants have received a variance from the requirements from right of way dedication for Blount Street, Martin Street and Wilmington Street. The existing right-of-way is 66' wide and the existing roadway width is built to a 43' +/- back of curb to back of curb. Given the existing context of the downtown area within the original Christmas Plan for the City of Raleigh, the existing 66' right-of-way width has been found to be adequate by the Development Plans Review Group. The right-of-way variance was approved by an action of City Council on 7/16/13.

The proposal includes a 48% parking reduction of to reduce the required parking by 297 spaces beyond the exemptions automatically provided by the Downtown Overlay District.

To PC: 7/23/14, 9/9/14, 3/24/15, 4/14/15

Case History: Approved by Planning Commission on 7/23/14, Rescinded on 8/13/14, Approved 9/9/14

The applicant requested that the Planning Commission rescind an earlier (7/23/14) (CR 1310) approval of a site plan for the Edison Apartments. The Planning Commission had previously approved this request for a 13 story mixed use building with approximately 315,000 square feet of office and ancillary retail. The Planning Commission rescinded the approval and agreed to hold the discussion at a future meeting. The Planning Commission approved a 19 story mixed use building comprised of 14,350 square feet of retail space and 245,895 square feet of office space and a 6-level integrated parking structure containing 315 spaces on 9/9/14 (CA1348). The applicants are now seeking approval of a phased approach to the construction of the project.

Staff Coordinator: Eric S. Hodge, AICP

Motion:
Second:
In Favor:
Opposed:

Excused:

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 Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)

date: 3/24/15 date: 3/24/15

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **Planning Commission Actions:**

(1) That the Planning Commission finds that the number of off-street parking spaces provided on the site plan is in accordance with the general plans for the physical development of the City embodied in the Raleigh Comprehensive Plan and hereby approves an exception to the required minimum parking requirements to allow a 48% (297 space) reduction in the number of required parking spaces as allowed by City Code Section 10-2051(e)(1)g;

(2) That the Planning Commission finds that the increase in building height above 80', to 301', is in accordance with the general plans for the physical development of the City as embodied in the current Raleigh Downtown Urban Design Guidelines;

(3) That the Planning Commission finds that this site plan meets the standards of section 10-2132.2(d);

(4) That the Planning Commission approves the proposed phasing plan for this development;

Administrative Actions:

Prior to issuance of a grading permit or site review permit for the site:

(5) Prior to grading permit, the developer shall confirm that the exemptions found in 10-9021(6) and 10-9023(b)(1) still apply;

Prior to issuance of building permits:

(6) That an encroachment agreement for any existing buildings to remain, plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council and/or NCDOT (if applicable) by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

(7) That a landscape permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

(8) That any work that takes place on adjacent properties owned by others will require notarized permission or temporary construction easements signed by all impacted owners;

(9) That the City Attorney approve a public sidewalk easement deed for any portion of the proposed pedestrian ways on private property adjacent to public right-of-way on surrounding streets including Martin and Wilmington;

(10) That the project is a two phased multi-permit project, with certificates of occupancy permitted in both phases. A recombination map eliminating the lot lines for that lot conveyed by that deed recorded in Book 3029 Page 206 to Philip S. Horwitz -307 South Wilmington Street- must be recorded prior to issuing the building permit for phase 2. The recombination map shall recombine the Horwitz lot into Lot 1 shown on Book of Maps 2013 Page 1206 together with an amendment to the condominium declaration annexing the Horwitz acreage into Edison Office master unit B shown on BKCM 2013 Page 551 A1. If the easternmost portion of the condominium tract (Skyhouse master unit A) has been rezoned to a UDO mixed use district and the condominium association has been dissolved, then the recombination of the Horwitz lot can be made with the fee simple Edison Office lot; the Skyhouse lot would also be a fee simple lot. The public sidewalk easements required shall be shown on the recombination plat;

(11) That condominium documents are prepared in accordance with G.S.-47C and that certification is made to the Chief Zoning Inspector that the legal documents contain the language required by 10-2108(g);

(12) That as the proposal indicates a reduction in impervious surfaces for the portion of the site known as Edison Office, detailed survey drawings must be submitted to the Stormwater Engineer demonstrating that there will be a reduction in impervious surfaces in the post-developed condition, and;

Prior to issuance of certificates of occupancy permits:

(13) No certificate of occupancy shall be issued for phase 2 unless the entire building project, including phase 1, complies with the provisions of the North Carolina Building Codes then applicable to the project.

ZONING:

ZONING DISTRICTS: Business Zone with Downtown Overlay District.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards of the Downtown Overlay District and are 4+' on both Wilmington and Martin Streets and 0' along the southern property line. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 301'.

PARKING: 615 off-street parking spaces are required, based on 1 parking space per 400 square feet of office and an exemption for up to 30,000 SF of ground floor

retail/commercial. Only 318 spaces are being provided exclusively for the proposed development, and are being provided within the proposed structure.

The proposal includes a 48% parking reduction to reduce the required parking by 297 spaces beyond the exemptions automatically provided by the Downtown Overlay District. City Code Section 10-2051(e)(1)g allows the Planning Commission to reduce the number of required off-street parking spaces provided on the site plan after a finding that the number of off street parking spaces provided is in accordance with the general plans for the physical development of the City embodied in the Raleigh Comprehensive Plan. See separate attached parking analysis provided by Kimley-Horn and Associates, LLC to further support this request. Edison Office is negotiating with the City for a daytime parking allocation of 297 spaces in the adjacent City-owned portion of the Blount Street Parking Deck. Because these spaces are allocated to meet another development's parking requirements (Skyhouse and Edison Apartments), they are not creditable towards the proposed development's required parking amount. The 297 parking spaces in question in the City-owned portion of the Blount Street Parking Deck, are subject to the superior lease rights of the SkyHouse and Edison Apartments residential developments, of which there are 699 spaces .

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping is not required as the provided parking is within a parking deck. This is a medium impact use under Section 10-2082.9. Transitional protective yards are not required.

TREE CONSERVATION: No tree conservation areas are required because the site is less than 2 acres and no stands of trees on the site located within 50' of a Thoroughfare meet the requisite standards of code section 10-2082.14.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is 7.39 and proposed lot coverage is 40.78%.

OPEN SPACE: The Downtown Overlay District calls for a minimum of 5% of the total land area of the development be set aside as open space. "Open Space" shall include greenways and any common outdoor landscaped and recreation spaces; outdoor decks, roof gardens and other similar outdoor community space accessible to and available for use by all residents of the development. Based on the property's acreage, the base minimum amount of open space required for the tract is 2,831 square feet. The applicants plan contains a minimum of 2,850 square feet of open space (slightly more than 5%) provided through wider sidewalks and an outdoor patio that meets the standards of the Downtown Overlay District.

PHASING: This office development is the second phase of development proposed for this parcel. The Skyhouse development (SP-16-12) was approved for the eastern end of the site for a 23 story residential tower with 320 residential units and ground-floor retail. The retail provided within this office development and on the Horwitz lot is being used toward the Part 10 Zoning Code's density bonus requirements of the Skyhouse project (SP-16-12) located on the northern end of this site until the Skyhouse portion of the site is rezoned to a UDO mixed use district, thereby eliminating the density bonus requirements.

The proposed phasing of this office project is a two phased multi-permit project, with certificates of occupancy permitted in both phases. The first phase of this office development consist of four permits – permit 1 is for 14,350 square feet of retail and 7 level parking structure; permit 2 is for 16,000 square feet of office; permit 3 is for a maximum of 10,000 square feet of retail up-fit and permit 4 is for

the demolition of 307 South Wilmington Street and a certificate of occupancy for the Horwitz retail. The second phase of this office project consists of remaining permits and certificates of occupancy for SP-15-13. However, when certificate of occupancy permits are requested for phase 2 fire suppression sprinkler system and fire alarm for phase 1 will be activated and tied into the phase 2 Edison office building. This phasing allows for the initiation of the construction of 10,000 square feet of retail, 16,000 square feet of office and a portion of the parking deck. Only the southernmost retail space along South Wilmington Street will be allowed a Certificate of Occupancy in advance of the completion of the remainder of the Edison Office development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: The applicants have received a variance from the requirements from right of way dedication for Blount Street, Martin Street and Wilmington Street. The existing right-of-way is 66' wide and the existing roadway width is built to a 43' +/- back of curb to back of curb. Given the existing context of the downtown area within the original Christmas Plan for the City of Raleigh, the existing 66' right-of-way width has been found to be adequate by the Development Plans Review Group. The right-of-way variance was approved by an action of City Council on 7/15/13.

TRANSIT: No additional transit-oriented features of this site are incorporated into the proposed plan. This site is presently served by the existing transit system and is located across Martin Street from the Moore Square Transit Station.

COMPREHENSIVE PLAN: The site is located within the Central CAC, and is designated as Central Business District on the future land use map. This category is intended "to enhance Downtown Raleigh as a vibrant mixed use urban center", supporting "a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses".

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan.

HISTORIC / DISTRICTS: The site is located within the Moore Square National Register Historic District and abuts the locally-designated Moore Square Historic District which includes the blocks east and north of the site (S. Blount and E. Martin streets, respectively), and half of the block frontage northwest of the site (E. Martin Street). It is within 500 feet of several individually-designated Raleigh Historic Landmarks, including City Market (1914) and the Montague Building (1912).

APPEARANCE COMMISSION: The Appearance Commission commends the project on the aesthetics of the building design and finds the access to the proposed deck-option to be a creative solution. **The Commission understands this request to be a sequencing plan, not a phasing plan. Should the project be a phasing plan the Commission recommends that there be a mechanism in place to ensure**

that the streetscape elements and all of Phase 2 of the project are completed, should circumstances change mid-construction.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are proposed with this development.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Refuse collection facilities are located internal to the site behind recessed roll-down gates along the rear portion of the eastern side of the building and shall meet the standards of the Solid Waste Collection Manual. Individual lot service is to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. A Transportation Impact Analysis was prepared by the applicants for the previous proposal for this site, The Edison (SP-54-08), which was a much more intensive development than what is proposed today. The proposed circulation plan associated with that Transportation Impact Analysis was approved by the City's Transportation Services Staff at the time. It was determined that a new Transportation Impact Analysis was not warranted for this development.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 14' wide sidewalk is required along the property's Wilmington Street, Martin Street and Blount Street frontages. The proposed sidewalk widths are consistent with the open space requirements of 10-2051(d) (5) and exceed 14' throughout the proposed development. On Martin Street proposed sidewalks range between 15.5' and 22'. Sidewalks on Wilmington Street are a minimum of 18' in width.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management nitrogen reduction and stormwater runoff control requirements of Part 10 Chapter 9. This site plan, SP-15-13, makes up the 2nd of two phases on this parcel. The 1st phase being the previously approved Skyhouse project (SP-16-12). The developer has been shown that SP-15-13, within phase 2, reduces impervious surfaces in the post-developed condition. Both phases stand alone and are shown to comply. Therefore the site (SP-15-13) is currently exempt from nitrogen regulations pursuant to 10-9021 (6). Pursuant to 10-9023 (b) (1), stormwater controls are not currently required as the developer has shown that the increase in peak stormwater runoff is less than ten percent for the 2 and 10 year storm events at each point of discharge.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: TC-5-15 / Fire Code Fees, Sunset Clause & Vested Rights

Comprehensive Plan Guidance

Applicable Policy Statements	Not applicable
Action Items	Not applicable

Summary of Text Change

Summary	Amends Section 5-2041, 5-2042, 5-2043 and 10-2132.2 subsections (j) and (k) of the Raleigh City Code to consolidate duplicative fee guides into one overall fee guide within the Raleigh City Code as well as eliminate conflicts between the Part 10 Zoning Code and the Part 10A Unified Development Ordinance concerning sunset clauses and vested rights.

Summary of Impacts

Impacts Identified	<u>Adoption of TC-5-15</u>: 1. The adoption of the text change would consolidate development fees into one fee schedule and eliminate duplicative fee references from the Raleigh City Code. 2. The sunset clause and vested rights provisions of the Part 10 Zoning Code conflict with those found in the Part 10A Unified Development Ordinance. This text change would alleviate any confusion concerning these matters. <u>No Action</u>: 1. The Raleigh City Code would have duplicative sections referencing development fees. 2. The Part 10 Zoning Code and the Part 10A Unified Development Ordinance have conflicting language related to sunset clauses and vested rights. This leads to confusion on the part of the development community

Public Meetings

Submitted	***Committee***		***Planning Commission***	
4-7-15			4-14-15	

Attachments

1. Draft Ordinance

Planning Commission Recommendation

Recommendation	Approval
Findings & Reasons	The Unified Development Ordinance, as written does not provide certainty related to commencement of work for an issued building permit. Further, the UDO does not include language related to continued work performed once a permit has expired, nor does it include an appeal path for an expired permit.
Motion and Vote	Approval:

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 Date Planning Commission Chairperson Date

Staff Coordinator: Travis R. Crane Travis.crane@raleighnc.gov
Nicolette Fulton Nicolette.fulton@raleighnc.gov

Zoning Staff Report – TC-5-15

Fire Code Fees, Sunset Clause & Vested Rights

Request

Section Reference	**Raleigh City Code §5-2041, 5-2042, 5-2043 & 10-2132.2(j)&(k)**
Basic Information	Amends the Raleigh City Code to remove duplicative fee guides and eliminate conflicts between the Part 10A Zoning Code and the Part 10A Unified Development Ordinance concerning sunset clauses and vested rights.
PC Recommendation Deadline	6/23/15

Comprehensive Plan Guidance

Applicable Policies	Not applicable
Action Items	Not applicable

Contact Information

Staff Coordinator	Travis R. Crane: travis.crane@raleighnc.gov ; 919.996.2656

History/Overview

This text change was initiated by the City Attorney's office and the Fire Department. The Part 5 Fire Code contains development-related fees. It was previously common practice to place development fees in the city code. These fees were incrementally indexed each year in accordance with either the Consumer Price Index or Engineering News Report. When the Unified Development Ordinance was adopted, staff created a development fee guide that contains all development-related fees. This amendment would remove the fees that are currently contained in sections 5-2041, 5-2042 and 5-2043. The fees would be placed in the development fee guide. The fees will not change as a result of this action.

When the UDO was approved, an adopting ordinance specified the applicability of certain sections of the Part 10 Zoning Code. Some zoning districts were entirely regulated by the UDO, while others were partially regulated by the Part 10 Zoning Code and UDO. The Part 10 Zoning Code will be retired once the UDO zoning map is approved. Two sections in particular, 10-2132 (j) and (k), were not repealed with the UDO adopting ordinance. These two sections conflict with the provisions contained within the UDO. Staff requests that these two sections of the Part 10 Zoning Code be repealed to alleviate any confusion.

Purpose and Need

This text change would consolidate the development fees into a single fee schedule within the Raleigh City Code and would eliminate conflicts between the sunset clause and vested rights provisions of the Part 10 Zoning Code and the Part 10A Unified Development Ordinance.

Alternatives Considered

None

Scoping of Impacts

Potential adverse impacts of the proposed text change have been identified as follows:

None.

The adverse impacts of taking no action (retaining the existing regulations) have been identified as follows:

If the text change is not adopted, the City Code would contain duplicative fee schedules and require unnecessary updates to the Raleigh City Code each time the City's fee schedule was adjusted.

Conflicting language between the Part 10 Zoning Code and the Part 10A Unified Development Ordinance related to Sunset Clauses and Vested Rights could lead to confusion as to what the City's requirements and expectations are surrounding these provisions.

Impacts Summary

Adoption of Proposed Text Change

The adoption of this text change will remove duplicative fee guides from the Raleigh City Code and result in clarity related to sunset clauses and vested rights.

No action

The status quo will be maintained. Duplicative fee guides will continue to exist and need to be updated periodically. The conflicts between the Part 10 Zoning Code and the Part 10A Raleigh Unified Development Ordinance will remain unchanged from what was originally adopted in 2013. Staff would then continue to provide an interpretation of the language in an effort to achieve compliance with Part 10A Raleigh Unified Development Ordinance.

ORDINANCE N0 (2015) - TC - 5- 15

AN ORDIANCE TO AMEND SECTIONS 5-2041, 5-2042, 5-2043 AND 10-2132.2 SUBSECTIONS (j) and (k) OF THE RALEIGH CITY CODE

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

Section 1. That Raleigh City Code Section 5-2041 is hereby amended by the insertion of the following underlined provisions and deleting the language shown with a strike-through:

Sec. 5-2041.

INSPECTIONS FOR EXISTING BUILDINGS.

(a) Frequency of Inspections for Existing Buildings.

In order to preserve and to protect health and safety, and to satisfy the requirements of General Statute 160A-424, political subdivisions assuming inspection duties, as set out in General Statute 160A-411, *shall* have a periodic inspection schedule for the purpose of identifying activities and conditions in buildings, structures and premises that pose dangers of fire, explosion or related hazards. Inspection schedules of existing buildings *shall* be conducted no less frequently than described in the schedule below:

Occupancy Classification	Inspection Frequency
Hazardous	Every Year
Institutional	Every Year
High Rise	Every Year
Assembly (>100 Occupant Load)	Every Year
Residential	Every Year
Group Home[1]	Every Year
Licensed Day Care[1]	Every Year
Industrial	Every Two Years
Educational (Except Public Schools[1])	Every Two Years
Business	Every Three Years
Mercantile	Every Three Years
Storage	Every Three Years
Churches and Synagogues	Every Three Years

Assembly Occupancies with occupant load less than 100	Every Three Years

[1] Frequency rates for inspections of an occupancy mandated by the N.C. General Statutes *shall* supersede this schedule.

(b) Building Inspection Fees of Existing Buildings.

~~The following~~ ~~fees~~ Fees for fire prevention inspections and permits are hereby established. in accordance with the Development Fee Schedule of the UDO An official schedule of such fees *shall* be maintained in the Office of the Fire Marshall and the *City* Clerk's Office.

~~Existing Square Footage Fire Inspection Fees [1 2 3]~~	
~~1.. Up to 999 sq. ft.~~	~~$27.00~~
~~2. 1,000 – 2,499 sq. ft.~~	~~$54.00~~
~~3. 2,500 – 9,999 sq. ft.~~	~~$107.00~~
~~4. 10,000 – 49,.999 sq. ft.~~	~~$193.00~~
~~5. 50,000 - 149,999 sq...ft.~~	~~$321.00~~
~~6. 150,000 – 399,999 sq. ft.~~	~~$535.00~~
~~7. 4000,000 – and Greater~~	~~$749.00~~

~~[1] For a multi-tenant building, the fees are applied for each tenant; except a high-rise building the inspection fees are applied to the entire structure.~~

~~.[2]. For multiple buildings owned by the same owner(s) permit fees are per building as defined by the N.C. Building Code Volume 1.~~

~~-[3]. Inspection fees are applicable for each State mandated fire inspection.~~

Following the completion of the initial inspection, the fee for an inspection of an existing building *shall* be assessed and an invoice will be supplied to the owner, occupant, or designee. Subjects will have thirty (30) days to remit payment. After thirty (30) days, the bill will be placed in a past due status and a second invoice will be sent to the subject. After a period of sixty (60) days of non-payment, the account will be subject to a ten (10) per cent late fee and the account will be placed on hold and no additional inspections or permits will be issued, civil action will be taken through the court system after a period of ninety (90) days.

(c) Re-inspection Fees.

When it has been determined that fire hazards or violations of the **Fire Prevention Code** exists in or upon any property, structure, vehicle, system or process, and written notice of violation and a time period to correct has been given and the period of time given to correct the fire hazard or violation has expired, the Fire Marshal or authorized representative may conduct a re-inspection. A re-inspection fee ~~of Sixty-nine dollars ($69.00)~~ in the amount set forth in the Development Fee Schedule of the UDO *may* be charged for all visits after sixty (60) days.

Payment of fees or fines assessed under the *City Code* does not permit or excuse the continuation of a violation or the fire hazard.

(d) Indexing of Fees.

All fees ~~appearing in subsections (b) and (c)~~ will be adjusted annually on July 4 based on the average annual prior calendar year United States Department of Labor Consumer Price Index - All Urban Consumers.

~~**Cross reference:** Construction inspections for new buildings §5-2039.~~

Section 2. That Raleigh City Code Section 5-2042 is hereby amended by the insertion of the following underlined provisions and deleting the language shown with a strike-through:

Sec. 5-2042.

OPERATIONAL PERMITS AND FEES.

(a) Definitions.

Operational Permit is an official document issued by the Office of the Fire Marshal authorizing performance of a specified activity, use, or operation as required in Section 105 of the **Fire Prevention Code**.

(b) Required Operational Permits.

Prior to commencing any of the regulated ~~following~~ operations of this Code section, a permit *shall* be obtained from the Fire Marshal's Office pursuant to the procedure set forth in Chapter 1, Section 105 of the **Fire Prevention Code**, along with the North Carolina Amendments to the State Building Code and this ordinance.. Permits *shall* be obtained to conduct those activities or operations as set forth in the City of Raleigh Development Fee Schedule of the UDO. ~~following required operational permits and fee schedule.~~ Permits will not be issued if violations of the fire code exist for the specific permit operation; once corrected, those permit(s) will be issued. If violations exist as part of an operational permit, the operation or function *shall* not continue until the

violation is corrected and a re-inspection has occurred. An existing building *may* be issued an operational permit for the permits listed in the City of Raleigh Development Fee Schedule; the permit will be included in the fee for the inspection of an existing building in accordance with §5-2041 above~~.~~

~~Required Operational Permits and Fees[1]~~		
~~Description~~	~~Reference #~~	~~Fee~~
~~Aerosol Products (Level 2 or 3 in excess of 500 lbs.)~~	~~105.6.1~~	~~$80.00~~
~~Amusement Buildings~~	~~105.6.2~~	~~$161.00~~
~~Carnivals and Fairs~~	~~105.6.4~~	~~$161.00~~
~~Combustible Dust-Producing Operations~~	~~105.6.6~~	~~$161.00~~
~~**Compressed Gases** (meeting any of the criteria in 1—7 below)~~	~~Table 105.6.8~~	
~~Corrosive in excess of 200 cu. ft. at NTP. 2.~~		~~$80.00~~
~~Flammable in excess of 200 cu. ft. at NTP. 2.~~		~~$80.00~~
~~. Highly Toxic in any amount. 3~~		~~$80.00~~
~~. Inert and Simple Asphyxiant in excess of 6,000 cu. ft. at NTP.2~~		~~$80.00~~
~~Oxidizing (including oxygen) in excess of 504 cu. ft. at NTP. 2~~		~~$80.00~~
~~Pyrophoric in any amount~~		~~$80.00~~
~~. Toxic in any amount .~~		~~$80.00~~
~~**Covered Mall Building** (meeting any of the criteria in 1—3 below)~~	~~105.6.9~~	
~~The placement of retail fixtures and goods, concession,. equipment, displays of highly combustible goods and similar items in the mall~~	~~105.6.9(1)~~	~~$161.00~~
~~The display of liquid- or gas-fired equipment in the mall~~	~~105.6.9(2)~~	~~$161.00~~
~~The use of open-flame or flame-producing equipment in the mall~~	~~105.6.9(3)~~	~~$161.00~~
~~**Cryogenic Fluids** (meeting any of the criteria in 1—4 below)~~	~~Table 105.6.10~~	
~~Flammable Cryogenic Fluids >1 gallon inside a building and 60 gallons outside a building~~		~~$80.00~~
~~Inert Cryogenic Fluids in excess of 60 gallons inside a building and in excess of 500 gallons outside a building~~		~~$80.00~~
~~Oxidizing (including oxygen) in excess of 10 gallons inside a building and in excess of 50 gallons outside a building~~		~~$80.00~~
~~Physical or Health Hazard not indicated above in any amount inside or outside a building~~		~~$80.00~~
~~Dry Cleaning Plants~~	~~105.6.12~~	~~$80.00~~
~~Exhibits and Trade Shows~~	~~105.6.13~~	~~$161.00~~
~~Explosives—Up to 90 Day Permit (Blasting)~~	~~105.6.14~~	~~$321.00~~
~~Explosives—Manufacture, Storage, Handling, Sale and Use~~	~~105.6.14~~	~~$161.00~~
~~**Flammable and Combustible Liquids**~~	~~106.16~~	

~~Fuel dispensing locations where produced, processed, transported, stored, dispensed, or used.~~	~~106.16(5)~~	~~$161.00~~
~~Place Temporarily out of Service Aboveground or Underground Storage Tanks. (AGST/UGST)[3]~~	~~106.16(6)~~	~~$161.00~~
~~Change contents in tank to a greater hazard.~~	~~106.16(7)~~	~~$161.00~~
~~Manufacture, Process, Blend or Refine Flammable or Combustible Liquids.~~	~~106.16(8)~~	~~$161.00~~
~~Dispensing at Commercial, Industrial, Governmental or Manufacturing Establishments.~~	~~106.16(9)~~	~~$161.00~~
~~Utilize a Site for the Dispensing of Liquid Fuels from Tank Vehicles~~	~~106.16(10)~~	~~$161.00~~
~~Floor Finishing Exceeding 350 square feet using Class I or II Liquids~~	~~105.6.17~~	~~$80.00~~
~~Fumigation and Thermal Insecticidal Fogging Business~~	~~105.6.19~~	~~$80.00~~
~~Hazardous Materials (See Table - Permit Amounts for Hazardous Materials)~~	~~105.6.20~~	~~$80.00~~
~~High-Piled Combustible Storage Exceeding 500 square feet~~	~~105.6.22~~	~~$80.00~~
~~Industrial Oven Operations~~	~~105.6.24~~	~~$80.00~~
~~Liquid- or Gas-Fueled Vehicles or Equipment in Assembly Buildings~~	~~105.6.26~~	~~$161.00~~
~~Magnesium (Melt, Cast, Heat Treat or Grind more than 10 lbs.)~~	~~105.6.28~~	~~$80.00~~
~~Miscellaneous Combustible Storage in Excess of 2,500 cubic feet~~	~~105.6.29~~	~~$80.00~~
~~Open Burning—Bon Fire or Commercial Land Development~~	~~105.6.30~~	~~$161.00~~
~~Place of Assembly~~	~~105.6.34~~	~~$80.00~~
~~**Private Fire Hydrants**~~	~~105.6.35~~	
~~For 0—5 Private Hydrants–1.~~		~~$80.00~~
~~For 6—10 Private Hydrants–2.~~		~~$107.00~~
~~For 11 or more Private Hydrants–3.~~		~~$161.00~~
~~Pyrotechnic Special Effects Material~~	~~105.6.36~~	~~$161.00~~
~~Refrigeration Equipment (Regulated by Chapter 6 of the Fire Prevention Code)~~	~~105.6.38~~	~~$80.00~~
~~Repair Garages and Motor Fuel-Dispensing Facilities~~	~~105.6.39~~	~~$80.00~~
~~Rooftop Heliports~~	~~105.6.40~~	~~$80.00~~
~~Spraying or Dipping~~	~~105.6.41~~	~~$161.00~~
~~Storage of Scrap Tires and Tire Byproducts~~	~~105.6.42~~	~~$80.00~~
~~Tire-Rebuilding Plants~~	~~105.6.44~~	~~$80.00~~
~~Temporary Membrane Structures, Tents and Air-supported structures (Fee Per Structure)~~	~~105.6.43~~	~~$80.00~~
~~Large Tents and Membrane Structures (In excess of 15,000 sq. ft.) (Fee Per Structure)~~	~~105.6.43~~	~~$268.00~~
~~Waste Handling (Wrecking Yards, Junk Yards and Waste Material Handling Facilities)~~	~~105.6.45~~	~~$80.00~~
~~**Other Fees**~~		

~~Hydrant Test (Per Test)~~	~~$107.00~~
~~Work Without a Required Permit~~	~~$268.00~~
~~Re-Inspection Fee - Extra Inspections~~	~~$69.00~~
~~Special Inspection Request~~	~~$80.00~~
~~Fire Incident and Inspection Reports (Per page)~~	~~$0.05~~

~~[1] For multiple buildings owned by the same owner(s), permit fees are per building as defined by the N.C. Building Code, Volume I.~~

~~[2] NTP - Normal Temperature and Pressure.~~

~~[3] AGST/UGST - Aboveground Storage Tank or Underground Storage Tank.~~

All permit and fees ~~appearing in §5-2042~~ will be adjusted annually on July 4 based on the average annual prior calendar year United States Department of Labor Consumer Price Index – All Urban Consumers.

(c) Operational Permit Renewal.

Operational permits will be valid for a period of one, two or three years and will be renewable upon completion of a fire inspection in accordance with §5-2041(a). Operational permits are valid until renewed or revoked.

Section 3. That Raleigh City Code Section 5-2043 is hereby amended by the insertion of the following underlined provisions and deleting the language shown with a strike-through:

Sec. 5-2043.

NEW CONSTRUCTION INSPECTION, PERMITS AND FEES.

These construction permits will only be issued for a new construction project. The permit will be valid for the periods provided in ~~[~~*G.S.*~~]~~ §160A-418. In the event additional fees are required to be assessed during a construction project, any and all fees must be paid in full prior to the issuance of the Certificate of Occupancy.

(a) Construction Permits.

In addition to any other fees and permits required by the *City Code,* a construction permit must be obtained from the *City* of Raleigh Inspections Department through the Fire Protection Division of the Office of the Fire Marshal ~~in the following situations~~: and paid for in accordance with the Development Fee Schedule of the UDO.

~~Construction Permits[1]~~		
~~Description~~	~~Reference #~~	~~Fee~~
~~Automatic Fire-Extinguishing Systems (per sq. ft. for each system) (based on gross floor area)[2]~~	~~105.7.1~~	~~$0.015~~
~~Alternative Fire Extinguishing Systems~~	~~105.7.1~~	~~$161.00~~
~~Battery Systems with a liquid capacity in excess of 50 gallons~~	~~105.7.2~~	~~$161.00~~
~~Compressed Gases (Where applicable)~~	~~105.7.3~~	~~$161.00~~
~~Fire Alarm and Detection Systems and Related Equipment (per sq. ft. for each system) (based on gross floor area)[2]~~	~~105.7.4~~	~~$0.015~~
~~Fire Pumps and Related Equipment~~	~~105.7.5~~	~~$605.00~~
~~**Flammable and Combustible Liquids**~~	~~105.7.6~~	~~$161.00~~
~~1. To repair or modify a pipeline for the transportation of flammable and combustible liquids~~	~~105.7.6(1)~~	~~$161.00~~
~~2. To install, construct or alter facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used~~	~~105.7.6(2)~~	~~$161.00~~
~~3. To install, alter, remove, abandon or otherwise dispose of a flammable and combustible liquids tank (per tank)~~	~~105.7.6(3)~~	~~$161.00~~
~~Hazardous Materials~~	~~105.7.7~~	~~$161.00~~
~~Industrial Ovens~~	~~105.7.8~~	~~$161.00~~
~~Private Fire Hydrants~~	~~105.7.10~~	~~$161.00~~
~~Spraying and Dipping~~	~~105.7.11~~	~~$161.00~~
~~Standpipe Systems without Sprinklers[2]~~	~~105.7.12~~	~~$341.00~~
~~1. Additional Standpipes (each)~~	~~105.7.12(1)~~	~~$115.00~~

~~All Pressure Reducing Vales (per valve) 2.~~	~~105.7.12(2)~~	~~$11.00~~
~~Membrane Structures, tents, and air-supported structures (>180 days)~~	~~105.7.13~~	~~$161.00~~

~~[1] For multiple buildings owned by the same owner(s), permit fees are per building as defined by the N.C. Building Code, Volume I.~~

~~[2] These fees are also set forth in §10-6039(d), and are repeated here for the reader's convenience.~~

All fees appearing in §5-2043 will be adjusted annually on July 4 based on the average annual prior calendar year United States Department of Labor Consumer Price Index All Urban Consumers.

(b) Applications.

An application for a permit *shall* be filed with the Office of the Fire Marshal on a form furnished for that purpose, provided by the *City* and *shall* include the applicant's answers in full to inquiries set forth in such forms. Applications for permits *shall* be accompanied by appropriate fees and such data as *may* be required by the Office of the Fire Marshal and/or Development Services Team. The Office of the Fire Marshal *may* require details, computations, stress diagrams, professional certification and other data necessary to describe the construction or installation of a system or process.

(c) Contractor's License Required.

When the North Carolina General Statutes requires that general construction, plumbing, mechanical, electrical, fire protection, or gas work be performed by the appropriately licensed individual(s), no permit for such type work *shall* be issued to an unlicensed person or firm.

(d) Plan Review.

No construction permit required in this section *shall* be issued until a review of the plans is first conducted to determine compliance with both the North Carolina Building Code, - including the **Fire Prevention Code** - and the *City Code*, including all permits required by the *City Code*. No permit will be issued until all omitted required permits are acquired and all corrections are made. The charge for plan review *shall* be in accordance with the City of Raleigh Development Fee Schedule of the UDO. ~~§10-6039(h).~~

Section 4. Raleigh City Code section 10-2132.2 subsections (j) and (k) are repealed in their entirety.

Section 5. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 6. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. This text change has been reviewed by the Raleigh City Planning Commission.

Section 8. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 9. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 10. This ordinance shall be enforced 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 limit in N.C.G.S. §14-4(a) or similar limitations.

Section 11. This ordinance is effective 5 days after adoption.

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-4-15 5618 Louisburg Rd

Location	East side of Louisburg Road, south of its intersection with Spring Forest Road Address: 5618 Louisburg Road PIN: 1736164030
Request	Rezone property from R-1 w/ SHOD-4 to CX-3-CU
Area of Request	0.61 acre
Property Owner	Ricoryan LLC 3612 Satellite Court Raleigh, NC 27604
Applicant	Ricardo Roque 3612 Satellite Court Raleigh, NC 27604
Citizens Advisory Council (CAC)	Northeast – Lillian Thompson, Chairperson lillianonline@icloud.com
PC Recommendation Deadline	July 13, 2015

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	Neighborhood Mixed Use (NMU)
URBAN FORM	Center: *None designated* Corridor: Parkway
CONSISTENT Policies	Policy LU 1.3 – Conditional Use District Consistency Policy LU 3.2 – Location of Growth Policy LU 7.3 – Single Family Lots on Major Streets
INCONSISTENT Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy UD 1.10 – Frontage

Summary of Proposed Conditions

1. Prohibits certain uses.

Public Meetings

Neighborhood Meeting	***CAC***	***Planning Commission***	***City Council***
1/22/15	3/12/15 & 4/9/15 (pending)	4/14/15	

☐ ***Valid Statutory Protest Petition***

Attachments
1. Staff report
2. TIA worksheet

Planning Commission Recommendation

Recommendation	
Findings & Reasons	*The following topics should be addressed:* • *Consistency with the Comprehensive Plan, Future Land Use Map, and other policy guidance* • *Whether the proposal is reasonable and in the public interest* • *Compatibility with the surrounding area*
Motion and Vote	

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 Date Planning Commission Chairperson Date

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

Zoning Staff Report – Case Z-4-15

Conditional Use District

Case Summary

Overview

This approximately ½ acre parcel is located in northeast Raleigh on Louisburg Road just south of its intersection with Spring Forest Road. The site is currently vacant. There are a variety of land uses in the vicinity. To the north on Louisburg Road, the adjacent property contains several garage/storage buildings but does not appear to be used as a residence, while a vehicle sales business is located at the southeast corner of the Louisburg Road/Spring Forest Road intersection. To the south, a vehicle repair business is immediately adjacent while single family residences are located further down Louisburg Road. Single family residences are the predominant use to the east, while to the west across Louisburg Road there are several commercial and retail uses, including a grocery store, drive-thru restaurant, and a fuel sales/convenience store.

The site and all adjacent parcels are designated as Neighborhood Mixed Use on the Future Land Use Map. Further south, Moderate Density Residential is the predominant future land use, while a large area to the east across Kyle Drive is designated as Medium Density Residential. On the Urban Form Map, Louisburg Road is designated as a Parkway Corridor.

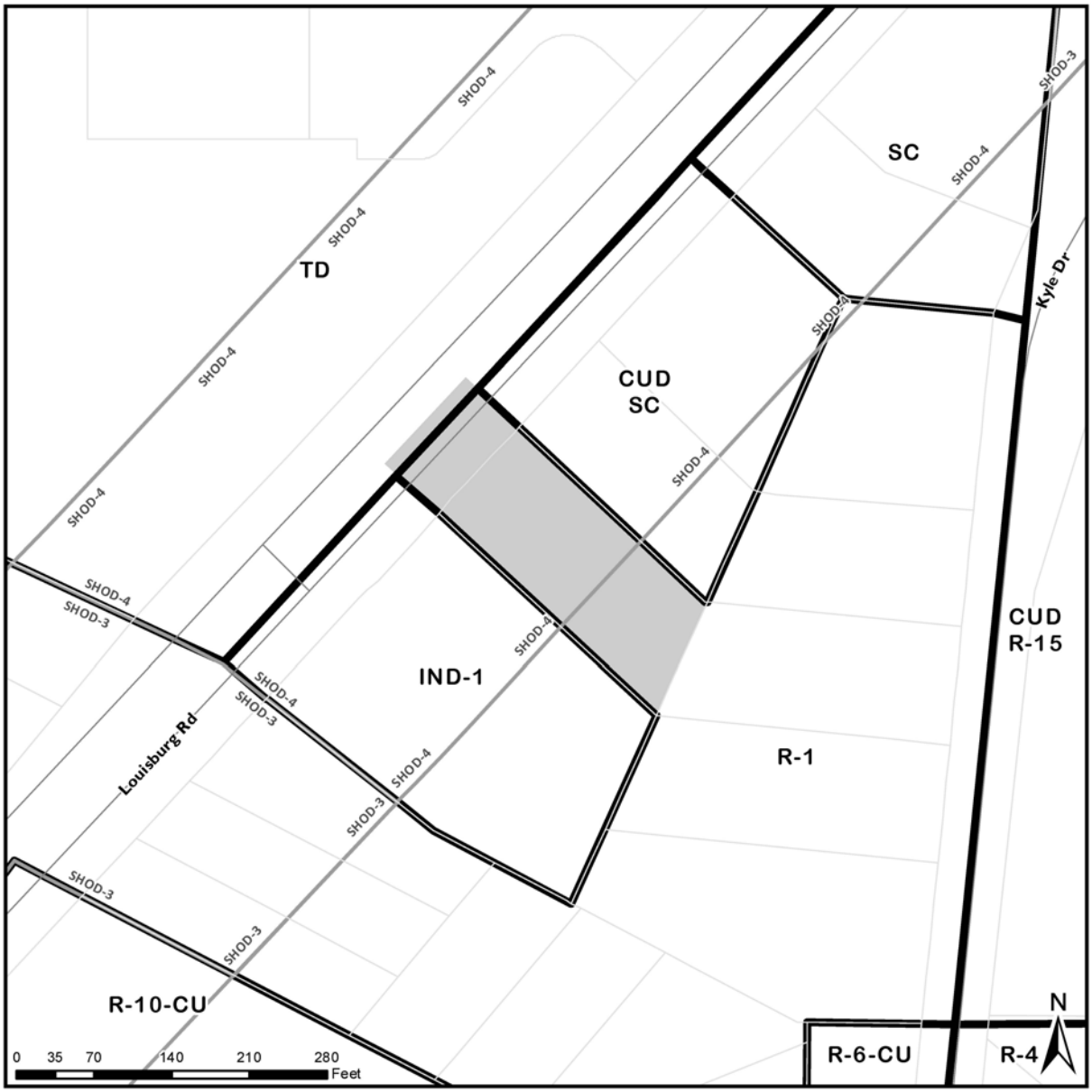
The site is currently zoned Residential-1 with Special Highway Overlay District-4 (R-1 w/ SHOD-4) and is sandwiched between two more intensive zoning districts, Shopping Center Conditional Use District (CUD SC) to the north and Industrial-1 (IND-1) to the south. To the east, R-1 and R-15 CUD are the predominant zoning districts. Thoroughfare District with SHOD-4 is located across Louisburg Road.

The proposed zoning has a condition which prohibits most of the uses that are allowed in the Commercial Mixed Use zoning district that are not permitted in the Neighborhood Mixed Use zoning district. The only exceptions are car wash and major vehicle repair.

Outstanding Issues

Outstanding Issues	*(None.)*	*Suggested Mitigation*	*n/a*

Existing Zoning Map Z-4-2015



Submittal Date

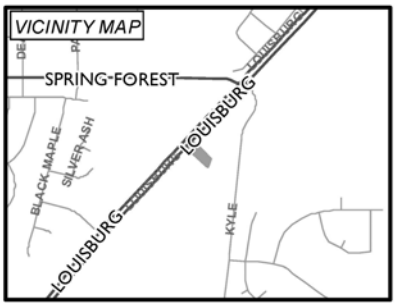
1/30/2015

Request:

0.61 acre from

R-1 w/SHOD-4

to **CX-3-CU**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Residential-1	Shopping Center Conditional Use District	Industrial-1 and Residential-1	Residential-1 and Residential-15 CUD	Thoroughfare District and Residential-1
Additional Overlay	Special Highway Overlay District-4	Special Highway Overlay District-4	Special Highway Overlay District-4 and Special Highway Overlay District-3	Special Highway Overlay District-4 and Special Highway Overlay District-3	Some with Special Highway Overlay District-3
Future Land Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use and Moderate Density Residential	Neighborhood Mixed Use and Medium Density Residential	Neighborhood Mixed Use
Current Land Use	Vacant	Vacant (has some accessory buildings – garage, shed – on site) and vehicle sales	Industrial/car repair and single family residential	Single family residential	Shopping center (grocery, drive-thru restaurant, fuel sales)
Urban Form (if applicable)	Parkway Corridor	Parkway Corridor	Parkway Corridor	Parkway Corridor	n/a

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	1.6 units/acre (1 unit)	36 units/acre (22 units)
Setbacks:		*If General Building type:*
Front:	20’	5’
Side:	10’	0’ or 6’
Rear:	30’	0’ or 6’
Retail Intensity Permitted:	*n/a*	11,000 sf
Office Intensity Permitted:	*n/a*	20,000 sf

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	0.61	0.61
Zoning	R-1 w/ SHOD-4	CX-3-CU
Max. Gross Building SF *(if applicable)*	*n/a*	26,000
Max. # of Residential Units	1	22
Max. Gross Office SF	*n/a*	20,000
Max. Gross Retail SF	*n/a*	11,000
Max. Gross Industrial SF	*n/a*	*n/a*
Potential F.A.R	*n/a*	0.98

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

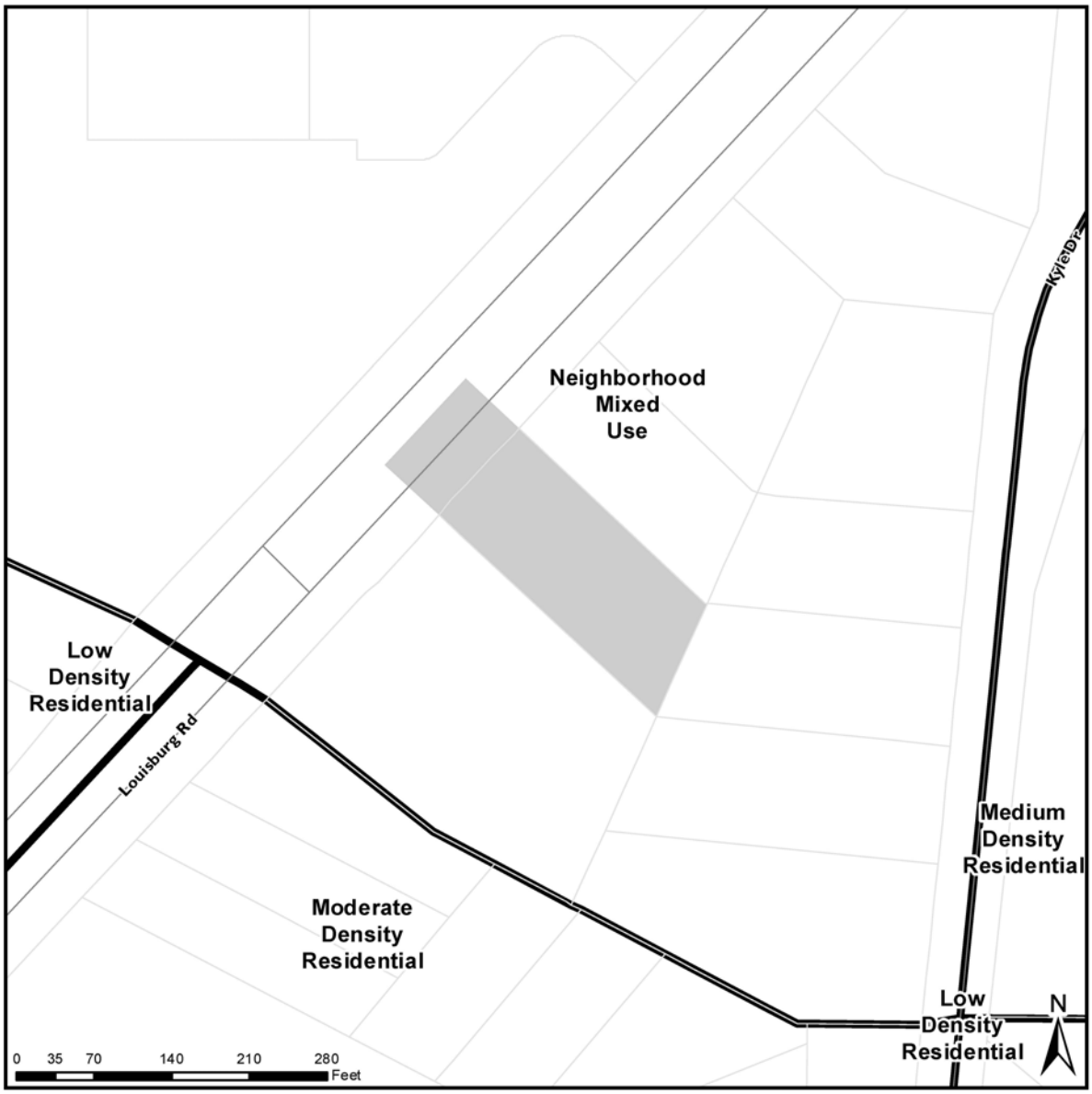
The proposed rezoning is:

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

☐ **Incompatible.**
Analysis of Incompatibility:

n/a

Future Land Use Map Z-4-2015



Submittal Date

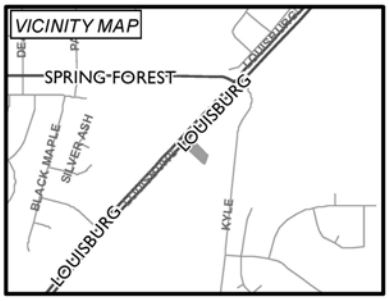
1/30/2015

Request:

0.61 acre from

R-1 w/SHOD-4

to **CX-3-CU**



Urban Form Map Z-4-2015

Submittal Date

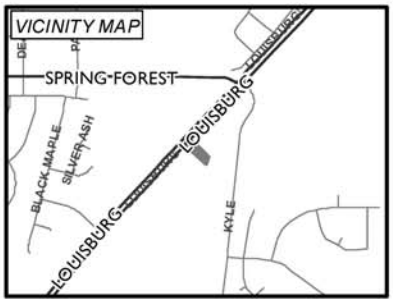
1/30/2015

Request:

0.61 acre from

R-1 w/SHOD-4

to **CX-3-CU**



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is inconsistent with the Future Land Use Map in the Comprehensive Plan, as the property is designated as Neighborhood Mixed Use and the proposed zoning district (Commercial Mixed Use or CX) allows for more intensive commercial and industrial uses.

However, the proposal prohibits many uses allowed in the CX zoning district that are not allowed in the NX zoning district, the closest corresponding district for the Neighborhood Mixed Use future land use designation. The two uses not included in this prohibition are car wash and major vehicle repair. In addition, limitations that apply to uses such as vehicle sales in an NX district would not apply under the proposed CX zoning.

This proposal would also continue a trend toward more intensive commercial rezonings in this area; the two properties directly to the north along Louisburg were rezoned to Shopping Center Conditional Use (SC CUD) in 2005, although they have not yet been developed for commercial use.

Existing community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☒ **Inconsistent**
Analysis of Inconsistency:

The Future Land Use Map designates the subject site and those adjacent to the north, south, and east as well as properties to the west across Louisburg Road for Neighborhood Mixed Use development. This designation applies to neighborhood shopping centers and pedestrian-oriented retail districts. Although the proposal prohibits most of the more intensive commercial and industrial uses allowed in CX that are not allowed in NX, there are several exceptions (car wash and major vehicle repair). In addition, use standards that would apply to some uses in an NX district would not apply under this proposal.

2.3 Urban Form

Urban Form designation:

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

The rezoning request is:

☐ **Consistent** with the Urban Form Map.

☒ **Inconsistent**

Analysis of Inconsistency:

Although the Comprehensive Plan recommends a suburban frontage for properties located on Parkway corridors, the application of a frontage for this parcel is not feasible due to its disposition and surrounding context. The commercially-zoned properties to the north of the subject property are fairly shallow in depth and are adjacent to residentially-zoned properties; the 50-foot setback/protective yard requirement for Parkway frontage coupled with the neighborhood transition standards in the UDO would make development or redevelopment of these properties infeasible. In addition, the Parkway frontage is intended to create a continuous landscaped yard along the street; since application of the frontage to the adjacent properties to the north is not appropriate, the application of a Parkway frontage for the subject property alone would not further the goal of a continuous landscaped corridor.

2.4 Policy Guidance

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

Policy LU 1.2 – Future Land Use Map and Zoning Consistency The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes. ***Policy UD 1.10 – Frontage*** Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

The Future Land Use Map designates the site for Neighborhood Mixed Use development. The proposed CX zoning allows for more intensive commercial and industrial uses.

The Comprehensive Plan and Urban Form Map recommend a suburban frontage for properties located on a Parkway corridor, which this proposal does not provide. However, there are mitigating circumstances in terms of the disposition of the property and its surrounding context (shallow lots and the inability to provide a continuous landscaped corridor) that do not support the application of a Parkway frontage in this location.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Increased opportunity for redevelopment of the site.
- Inclusion of zoning conditions reducing potential impacts on adjoining properties.

3.2 Detriments of the Proposed Rezoning

- Several more intensive commercial and industrial uses are allowed in the proposal than are allowed in the NX district.

4. Impact Analysis

4.1 Transportation

The site is located on the east side of US-401 approximately 750 feet south of its intersection with Spring Forest Road. US-401 has a six-lane cross section with a vegetated median to separate opposing traffic flows. In accordance with Section 4.4.2 of the Raleigh Street Design Manual, the ultimate right-of-way width for US-401 is 126 feet. There are no City of Raleigh or NCDOT projects slated for this segment of US-401.

The expected volume of trips entering and exiting the site in the PM peak period is 101 vehicles per hour. Access to this site is restricted to Right-In/Right-Out on US-401 due to the existing median. The abutting properties to the east are developed as single family residences; there is little opportunity for cross access and a future connection to Kyle Drive.

Since site access comes solely from a major street, rezoning case Z-4-2015 technically meets the City's requirements for a traffic study. However, Transportation Planning staff waives the need for a traffic study due to the above mentioned access restrictions.

Impact Identified: Access solely from US-401; expect increase in U-turns at Louisburg/Kyle/Spring Forest intersection during PM peak period.

4.2 Transit

This area is not currently served by the existing transit system. The Raleigh Short Range Transit Plan and the Wake County 2040 Transit Study anticipate service along the corridor. There is an existing transit easement on the NW corner of Louisburg.

Impact Identified: This rezoning is expected to have minimal impact upon future transit demands.

4.3 Hydrology

Floodplain	No FEMA Floodplain present
Drainage Basin	Neuse
Stormwater Management	The site is subject to Stormwater Regulations under Article 9 of UDO.
Overlay District	None

Impact Identified: None.

4.4 Public Utilities

	Maximum Demand (current)	*Maximum Demand (proposed)*
Water	381 gpd	5,500 gpd
Waste Water	381 gpd	5,500 gpd

Impact Identified: The proposed rezoning would add approximately 5,119 gpd to the wastewater collection and water distribution systems of the City. There are existing water mains adjacent to the property. The petitioner/developer will be required to extend sanitary sewer mains to the property.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

The site is not adjacent to proposed or existing greenway corridor, connector, or trail. Neuse River Trail access (1.6 miles). Park services are available at Spring Forest Road Park (1.1 miles).

Impact Identified: None.

4.6 Urban Forestry

The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation will therefore not be required when the parcel is developed.

Impact Identified: None.

4.7 Designated Historic Resources

No known historic resources.

Impact Identified: None.

4.8 Community Development

The site is not located within a Redevelopment Plan area.

Impact Identified: None.

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed zoning is inconsistent with the Comprehensive Plan, the Future Land Use Map, and the Urban Form Map. The proposal allows more intensive uses than those envisioned in the Neighborhood Mixed Use designation and does not have a frontage designation as called for by the Urban Form Map. However, the requested zoning follows a pattern of similar residential-to-commercial use rezonings established on properties immediately to the north and is compatible with uses in the surrounding area. In addition, the disposition of the site and surrounding properties does not support the application of a Parkway frontage. Rezoning would allow a broader range of potential site uses and would facilitate development of a site which is no longer suitable for low-density residential development. Case conditions decrease potential impacts by prohibiting the majority of CX uses that are not allowed in the NX zoning district.

Planning & Development

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

Conditional Use District Zoning Conditions

OFFICE USE ONLY

Transaction Number 416589

Zoning Case Number Z-4-15

Date Submitted 3-11-2015

Existing Zoning R10/SHOD4 | **Proposed Zoning** CX-3

NARRATIVE OF ZONING CONDITIONS OFFERED

1.	THE FOLLOWING USES SHALL BE PROHIBITED: DORMITORY,
2.	FRATERNITY, SORORITY, EMERGENCY SHELTER TYPE A, EMERGENCY
3.	SHELTER TYPE B, COLLEGE, COMMUNITY COLLEGE,
4.	UNIVERSITY, ADULT ESTABLISHMENT, GOLF COURSE,
5.	HOSPITALITY HOUSE, HOTEL, MOTEL, INN,
6.	PASSENGER TERMINAL, BAR, NIGHT CLUB, TAVERN,
7.	FOOD TRUCK, PAWNSHOP, LIGHT MANUFACTURING,
8.	RESEARCH & DEVELOPMENT, SELF SERVICE STORAGE,
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name
	Ricardo A. Roque

SUMMARY OF ISSUES

1/22/2015

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

Summary of Issues:

A NEIGHBORHOOD MEETING WAS HELD ON 1/22/2015 TO DISCUSS A POTENTIAL REZONING LOCATED AT 5618 LOUISBURG ROAD, RALEIGH, NC 27616. THE NEIGHBORHOOD MEETING WAS HELD AT 5618 LOUISBURG ROAD, RALEIGH, NC 27616. THERE WAS ONE NEIGHBOR IN ATTENDANCE. THAT NEIGHBOR OWNS THREE OF THE FOUR PROPERTIES IN QUESTION.

THE GENERAL ISSUES DISCUSSED WERE THE REZONING OF 5616 LOUISBURG ROAD, RALEIGH NC 27616 FROM R-1 TO CX-3. THE NEIGHBOR AGREED TO THE REZONING CHANGE BECAUSE HE IS INTERESTED IN LEASING THE PROPERTY HIMSELF, FOR AN AUTOMOTIVE DEALERSHIP.

Attendance Roster:

Name	Address
DORY NAJM	5609 KYLE DR. RALEIGH, NC 27616

MEETING WITH NEIGHBORS 1-22-2015

DORY NAJM 919-744-6351 APPROVED

MEETING NOTES:

WE TOLD MR. NAJM ABOUT THE PLANS TO REZONE 5618 LOUISBURG TO MIXED FOR AN AUTOMOTIVE DEALERSHIP.

MR. NAJM AGREED TO THE REZONING BECAUSE HE MAY WANT TO LEASE THE PROPERTY HIMSELF AND ALSO REZONE HIS PROPERTY NEXT TO IT.

Planning & Development

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

Rezoning Application

Rezoning Request	OFFICE USE ONLY
☐ General Use ☑ Conditional Use ☐ Master Plan	Transaction Number
Existing Zoning Classification R-1 WITH SHOD 4	
Proposed Zoning Classification Base District CX Height 3 Frontage 106' TO LOUISBURG RD.	416589
If the property has been previously rezoned, provide the rezoning case number. N/A	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. N/A 416589	2-4-15

GENERAL INFORMATION		
Property Address 5618 LOUISBURG RD, RALEIGH, NC 27616		Date 3-11-2015
Property PIN 0000078089	Deed Reference (Book/Page) BK 15696 PG 1668	
Nearest Intersection LOUISBURG RD + KYLE DR.		Property size (in acres) 0.61AC
Property Owner/Address RICORYAN LLC RICARDO ROQUE 3612 SATELLITE CT RALEIGH, NC 27604	Phone 919-850-1372 Email ROUTELLOAUTOREPAIR@GMAIL.COM	Fax
Project Contact Person/Address RICARDO ROQUE 36R SATELLITE CT RALEIGH, NC 27604	Phone 919-240-9413 Email ROQUERICARDO88@HOTMAIL.COM	Fax
Owner/Agent Signature	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Planning & Development

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One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
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** 416589 **Zoning Case Number**

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 REZONING REQUEST FROM R-1 TO CX 3 WITH THE FUTURE LAND USE DESIGNATION AND IS CONSISTENT
2.	WITH TWO OR THREE BUSINESSES ALREADY OPERATING AND WHICH ARE NEIGHBORING
3.	THE PROPERTY IN QUESTION. THAT PROPERTY BEING AT 5616 LOUISBURG ROAD, WHICH IS
4.	BEING CONSIDERED TO BE LEASED TO A AUTOMOTIVE DEALERSHIP.

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	ENCOURAGES ECONOMIC INVESTMENT INCREASES REVENUE
2.	ENHANCES VITALITY SPURS REVITALIZATION
3.	MORE DEVELOPMENT AND LAND USE SYNERGY REDUCES DISTANCES BETWEEN HOUSING AND WORKPLACES
4.	CREATES JOBS INCREASED ACCESSIBILITY - REDUCING TRASPORTATION COSTS

Z-4-2015 Traffic Study Worksheet		
6.23.3	**Land Uses**	**Meets TIA Conditions? (Y/N)**
A	Single Family Residential Developments ≥ 150 Dwellings	For rezoning cases, refer to trip generaiton, site context and miscellaneous applications below
B	Apartment Developments ≥ 240 Dwellings	
C	Residential Condo/Townhome Developments ≥ 300 Dwellings	
D	General Office Buildings ≥ 64,000 sq.ft.	
E	Medical Office Buildings ≥ 47,000 sq.ft.	
F	Shopping Centers ≥ 23,000 sq.ft.	
G	Supermarkets ≥ 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions	
I	Pharmacy w/ Drive-Thru ≥ 29,000 sq.ft.	
J	Drive-In Bank ≥ 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru ≥ 6,000 sq.ft.	
6.23.4	**Trip Generation**	**Meets TIA Conditions? (Y/N)**
A	Peak Hour Trips ≥ 150 veh/hr	No, the maximum expected increase in peak hour trips is 101 veh/hr
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	Not Applicable
C	More than 100 veh/hr trips in the peak direction	No, Access is currently restricted to Rin/Rout. Expect 17 vph entering from south and 84 exiting to north during PM peak.
D	Daily Trips ≥ 3,000 veh/day	No, the maximum expected increase in daily trips is 371 veh/day
E	Enrollment increases at public or private schools	Not Applicable
6.23.5	**Site Context**	**Meets TIA Conditions? (Y/N)**
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No, SI = 3.22 for the intersection of Louisburg Rd, Spring Forest Rd & Kyle Dr. No fatalities reported 1/1/11 - 12/31/13
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	Assume No, signals along major corridors are timed to give priority to the major street Thru movement
C	Creates a fourth leg at an existing signalized intersection	N/A
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	N/A
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	Yes, Louisburg Rd/ US-401 is a major street. Due to restriced access (Rin/Rout) staff waives this requirement for traffic studies.
F	Proposed access is within 1,000 feet of an interchange	No, the interchange of I-540 & US-401 lies ~3,000 feet to the northeast
G	Involves an existing or proposed median crossover	N/A
H	Involves an active roadway construction project	N/A
I	Involves a break in controlled access along a corridor	N/A
6.23.6	**Miscellaneous Applications**	**Meets TIA Conditions? (Y/N)**
A	Planned Development Districts	N/A
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None receive by Transportation Planning as of Feb. 10, 2015

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information Z-5-15 3809 Bland Rd

Location	Bland Road, south side, just east of its intersection with Wake Forest Road Address: 3809 Bland Road PIN: 1715497250
Request	Rezone property from R-6 to OX-3
Area of Request	0.79 acre
Property Owner	Catherine J. Tutor 645 Aiken Parkway Fuquay-Varina, NC 27526-2001
Applicant	Tony M. Tate Landscape Architecture, PA/Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713
Citizens Advisory Council (CAC)	Atlantic – Charity Van Horn, Chairperson vanhorn.charity@gmail.com
PC Recommendation Deadline	July 13, 2015

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	Office & Residential Mixed Use (ORMU)
URBAN FORM	No Center or Corridor designation, but within ½ mile proposed transit stop buffer
CONSISTENT Policies	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 4.7 - Capitalizing on Transit Access Policy LU 5.4 - Density Transitions
INCONSISTENT Policies	*(None.)*

Summary of Proposed Conditions

(None – General Use)

Public Meetings

Neighborhood Meeting	*CAC*	*Planning Commission*	*City Council*
1/28/15	3/19/15	4/14/15	

☐ ***Valid Statutory Protest Petition***

Attachments
1. Staff report
2. TIA worksheet

Planning Commission Recommendation

Recommendation	
Findings & Reasons	The following topics should be addressed: • Consistency with the Comprehensive Plan, Future Land Use Map, and other policy guidance • Whether the proposal is reasonable and in the public interest • Compatibility with the surrounding area
Motion and Vote	

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 Date Planning Commission Chairperson Date

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

Zoning Staff Report – Case Z-5-15

General Use District

Case Summary

Overview

The site is located in central North Raleigh on the south side of Bland Road, just to the east of Wake Forest Road between New Hope Church Road to the north and St. Albans Drive to the south. The Wake Forest Road corridor is heavily developed with suburban retail and office buildings mostly constructed in the 1970s, 80s and 90s. Bland Road serves as an entrance to a small residential area with houses mostly dating from 1950 to 1966.

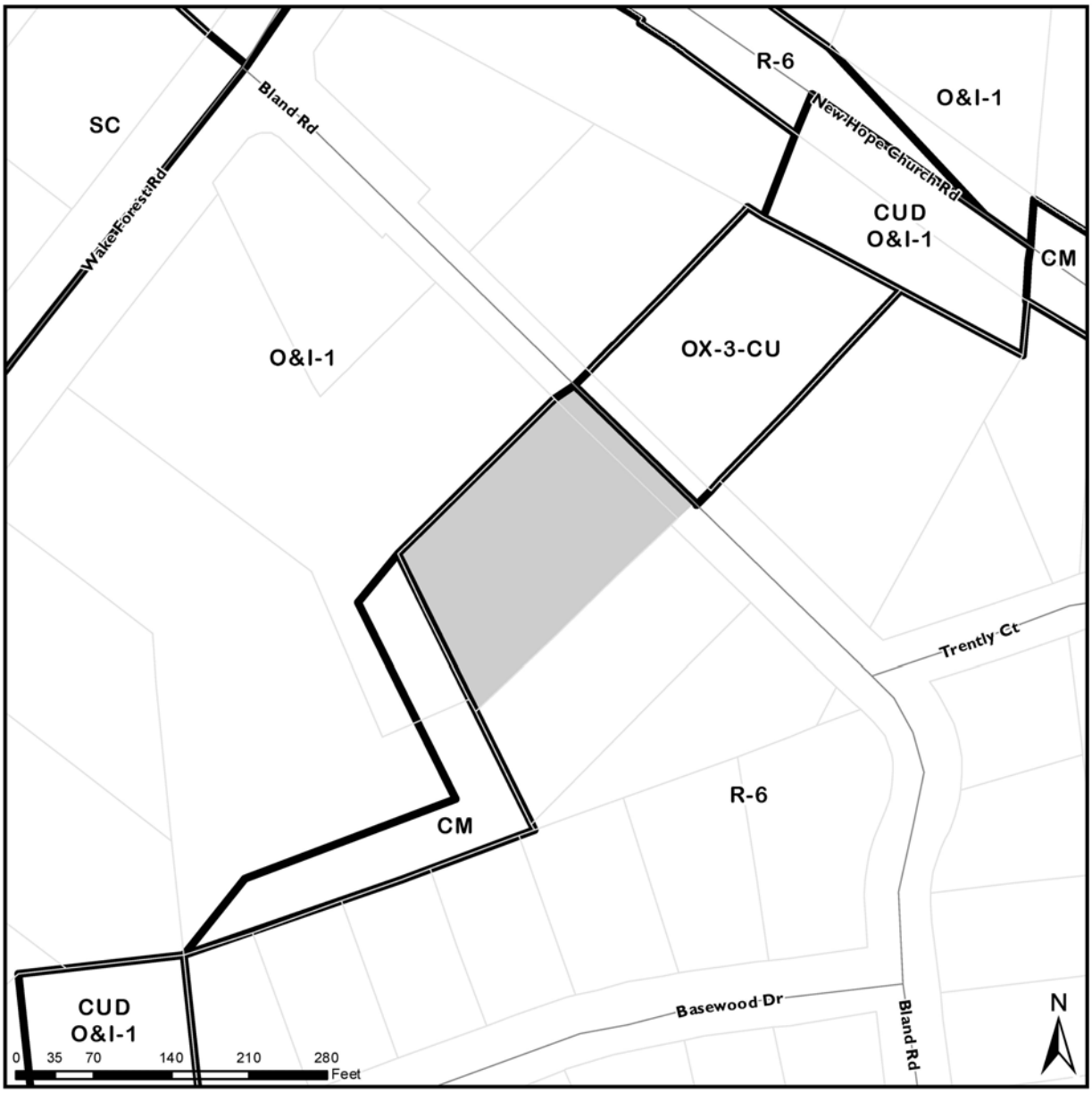
The subject property is currently occupied by a single-family residence. To the west of the site is a parking lot for a 3-story office building that fronts on Wake Forest Road. To the northwest are two office uses, including an urgent care medical center and a 2 story office condominium. The area east of the site is a single –family residential neighborhood.

Reflecting current uses, surrounding zoning is a mix of Office and Institution-1 (O&I-1), Office Mixed Use-3 stories-Conditional Use (OX-3-CU), and Residential-6 (R-6). The property directly across from the subject site was rezoned to OX-3-CU as part of zoning case Z-27-13. Recognizing the transition of this section of Bland Road from single-family to low-scale office uses, Z-27-13 resulted in a staff-initiated Comprehensive Plan amendment (CP-3-14) that changed the future land use designation for the remaining 5 residential properties on this section of Bland Road from Moderate Density Residential to Office & Residential Mixed Use.

Outstanding Issues

Outstanding Issues	*(None.)*	*Suggested Mitigation*	*n/a*

Existing Zoning Map Z-5-2015



Submittal Date

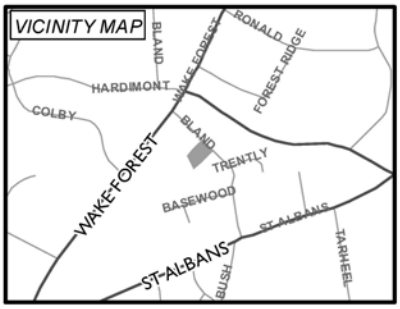
2/23/2015

Request:

0.79 acre from

R-6

to **OX-3**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Residential-6	Office and Institution-1 Conditional Use and Office Mixed Use-3 stories-Conditional Use	Office and Institution-1, Conservation Management, and Residential-6	Residential-6	Office and Institution-1 and Shopping Center
Additional Overlay	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use	Office & Residential Mixed Use and Moderate Density Residential	Office & Residential Mixed Use and Moderate Density Residential	Office & Residential Mixed Use and Community Mixed Use
Current Land Use	Single-family residence	Office and single-family residence	Office parking lot and single-family residence	Single-family residences	Offices and associated parking lots, shopping center
Urban Form (if applicable)	Within ½ mile of future transit stop	Within ½ mile of future transit stop; some properties within Transit Oriented District	Within ½ mile of future transit stop	Within ½ mile of future transit stop	Within ½ mile of future transit stop

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	5 units/acre (4 units total)	34 units/acre (27 units total)
Setbacks: *Front:* *Side:* *Rear:*	 10' 5' 20'	*If General Building Type:* 5' 0' or 6' 0' or 6'
Retail Intensity Permitted:	*(not permitted)*	4,500 sf**
Office Intensity Permitted:	*(not permitted)*	25,500 sf

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	0.79	0.79
Zoning	R-6	OX-3
Max. Gross Building SF *(if applicable)*	*n/a*	34,500 sf
Max. # of Residential Units	4	27
Max. Gross Office SF	*(not permitted)*	25,500 sf
Max. Gross Retail SF	*(not permitted)*	4,500 sf**
Max. Gross Industrial SF	*(not permitted)*	- 0 -
Potential F.A.R	--	1

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.
** Not allowed as a standalone use; must be within or attached to a multi-tenant building. Maximum floor area is 15% of building gross floor area.

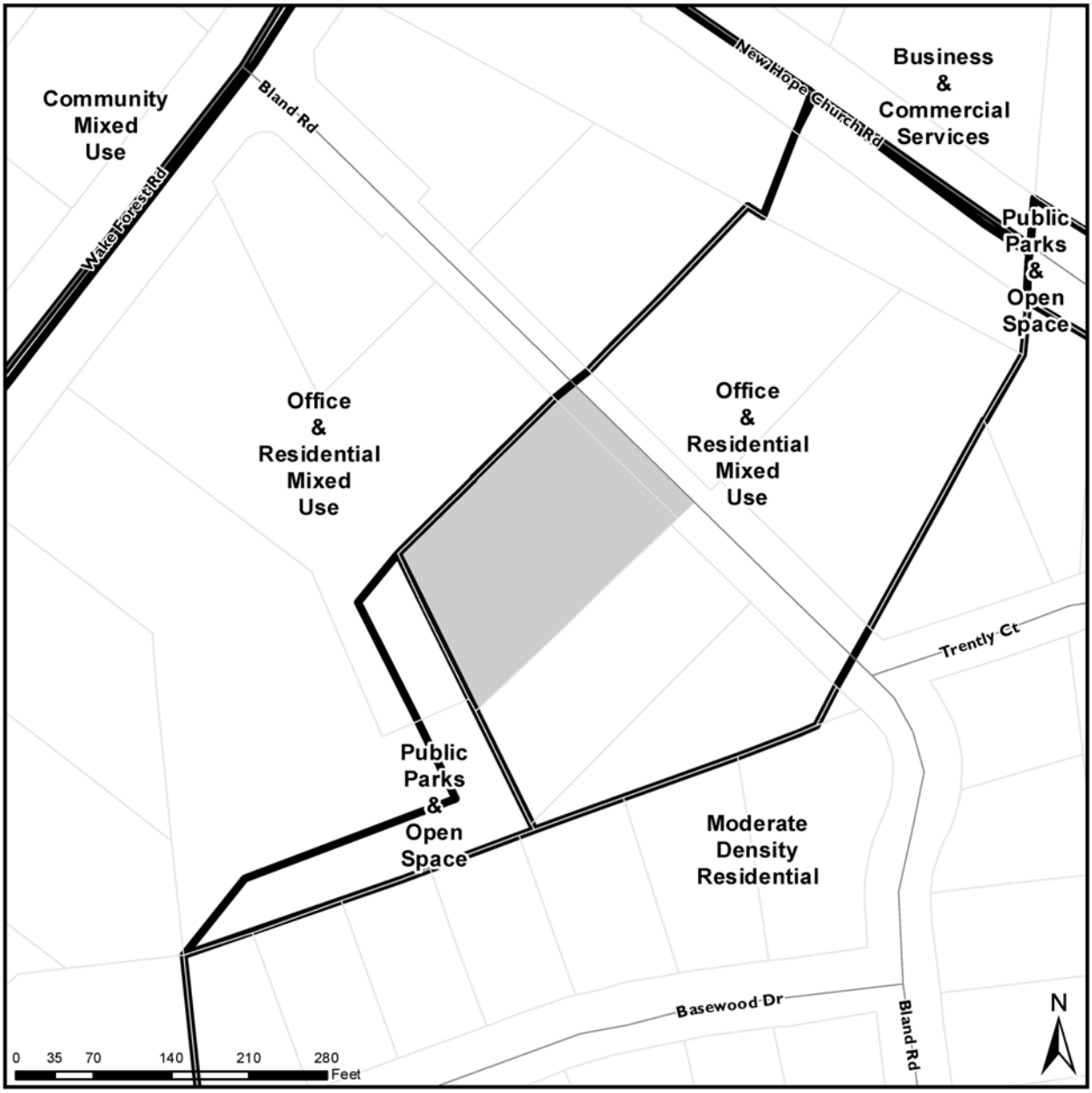
The proposed rezoning is:

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

☐ **Incompatible.**
Analysis of Incompatibility:

n/a

Future Land Use Map Z-5-2015



Submittal Date

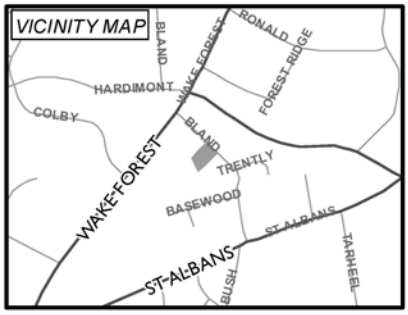
2/23/2015

Request:

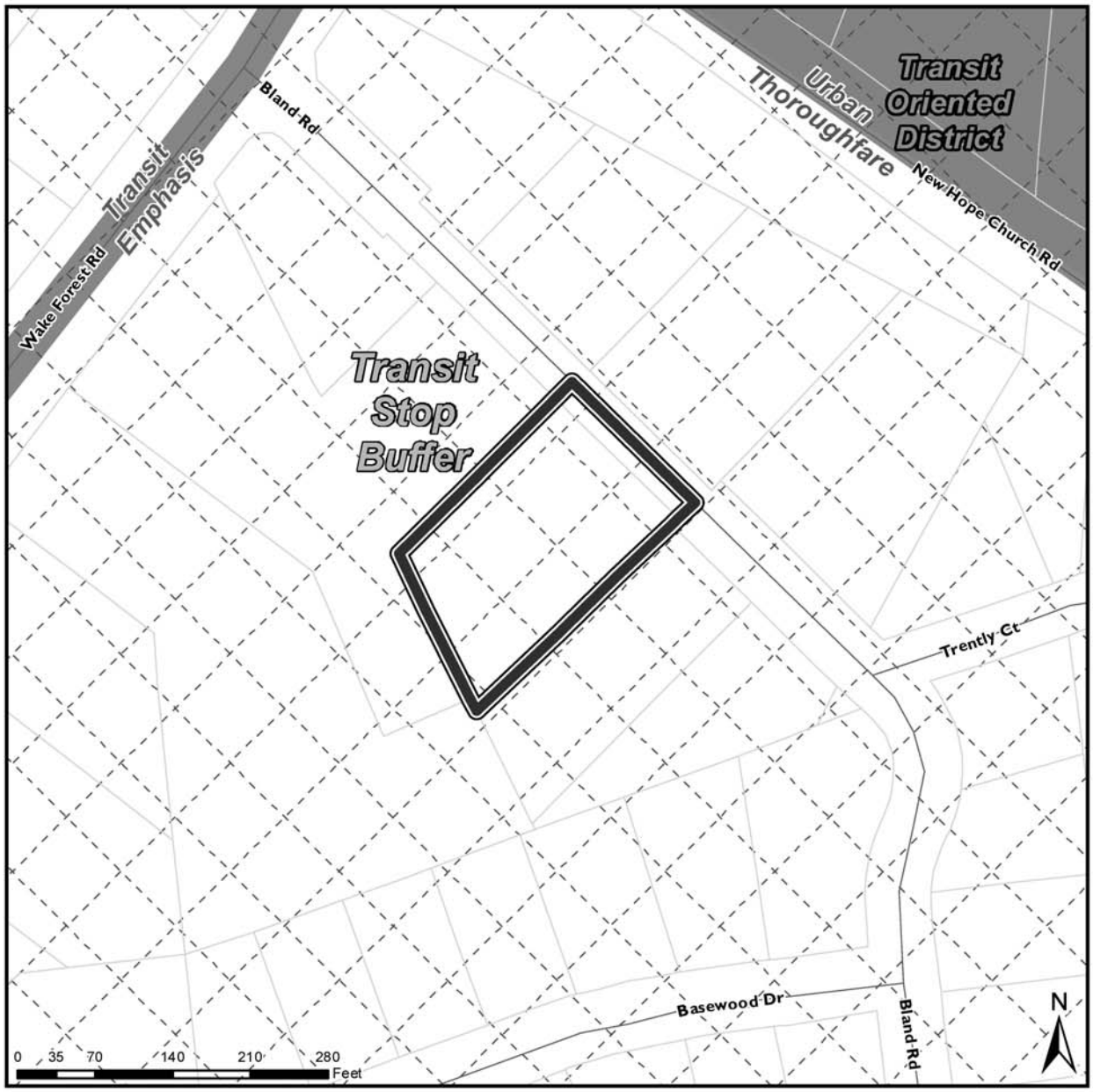
0.79 acres from

R-6

to **OX-3**



Urban Form Map Z-5-2015



Submittal Date

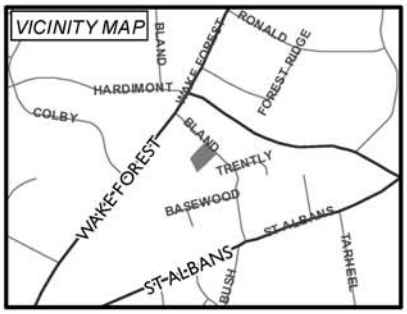
2/23/2015

Request:

0.79 acres from

R-6

to **OX-3**



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan, as well as the Future Land Use and Urban Form designations for the property; permitted site uses and built form are commensurate with existing build-out and anticipated future build-out and land uses nearby. The Future Land Use Map designates the site as Office & Residential Mixed Use, which supports Office Mixed Use as the closest corresponding zoning district. Existing community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation:

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

The rezoning request is:

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**
Analysis of Inconsistency:

n/a

2.4 Policy Guidance

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

(None.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Increased opportunity for redevelopment of the site, through a broadening of potential uses.
- Opportunity to provide limited personal service or retail uses on site for the benefit of site residents and nearby residential areas.

3.2 Detriments of the Proposed Rezoning

(None identified.)

4. Impact Analysis

4.1 Transportation

This segment of Bland Road is a two-lane, ribbon-paved cross section without curb, gutter or sidewalks. It connects to both Wake Forest Road and St Albans Drive. There are no CIP projects planned in the areas adjacent to the site. The subject parcel is surrounded by commercial uses to the north and single-family residential uses to the south. There are no special circumstances with respect to driveway issues. Cross access to adjacent properties would be determined during site plan review. The proposed zoning, OX, allows for a maximum block perimeter of 3,000 feet. The block perimeter would be addressed during site plan review.

The expected change in PM peak hour trips is 122 veh/hr; the expected change in Daily trips is 428 veh/day. Rezoning case Z-5-2015 meets the requirement for a traffic study as shown in section 6.23.4.B (Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road). OTP staff waives the traffic study requirement due to the low volume of Daily trips and the connection to both Wake Forest Road and St Albans Drive.

Impact Identified: None.

4.2 Transit

This area is served by Route 2 Falls of the Neuse which travels on Wake Forest Rd and Route 24L which travels on New Hope Church Rd. Route 2 stops are located northbound at Wake Forest/Colby and southbound in front of Eastgate Shopping Center Route 24: stops are located on New Hope Church Rd at the Wal-Mart entrance and opposite the Wal-Mart entrance.

Impact Identified: None.

4.3 Hydrology

Floodplain	No FEMA Floodplain present
Drainage Basin	Big Branch
Stormwater Management	Subject to Article 9, Section 2
Overlay District	None

Impact Identified: None.

4.4 Public Utilities

	Maximum Demand (current)	***Maximum Demand (proposed)***
Water	2,765 gpd	6,750 gpd
Waste Water	2,765 gpd	6,750 gpd

Impact Identified: The proposed rezoning would add approximately 3,985 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

Site is not adjacent to existing or planned greenway corridor, connector, or trail. Nearest trail is Marsh Creek Trail (1.2miles). Park services are available at Brentwood Park (1.2 miles).

Impact Identified: None.

4.6 Urban Forestry

This site is less than 2 acres and not subject to UDO Article 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

No known historic resources.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan, Future Land Use Map, and Urban Form designation. Office Mixed Use is the closest corresponding zoning district for Office & Residential Mixed Use areas, and the proposed building height is compatible with surrounding residential and office uses.

Z-5-15

SUMMARY OF ISSUES

A neighborhood meeting was held on January 28th 2015 to discuss a potential rezoning located at 3809 Bland Road, Raleigh NC. The neighborhood meeting was held at the Green Road Community Center, Room #5, 4201 Green Road, Raleigh NC 27604. There were approximately three neighbors in attendance of which only one was a neighbor of the site.

A summary of the general issues discussed were:

Proposed Future Improvements

1. The location of the future building and parking areas were discussed with the neighbors.
2. The location of the future landscape buffers and materials in required buffers were discussed with the neighbors.
3. We discussed the general concepts of future architecture proposed for the project.
4. We discussed the extent of the future roadway improvements required for Bland Road.

3809 Bland Rd.

Attendance Roster:

Name	Address
John Presby	3807 Bland Rd
Dan Bre[illegible]	

Planning & Development

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

Rezoning Application

Rezoning Request	OFFICE USE ONLY
☒ General Use ☐ Conditional Use ☐ Master Plan	Transaction Number
Existing Zoning Classification R-6 Proposed Zoning Classification Base District OX Height 3 Frontage	
If the property has been previously rezoned, provide the rezoning case number. NA	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	

GENERAL INFORMATION		
Property Address 3809 Bland Road, Raleigh, NC		Date
Property PIN 1715-49-7250	Deed Reference (Book/Page) DB 9483 Pg 0221	
Nearest Intersection Bland Road and Wake Forest Road		Property size (in acres) 0.79 ac
Property Owner/Address Catherine J. Tudor 645 Alken Parkway Fuquay-Varina, NC 27526-2001	Phone	Fax
	Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA/ Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713	Phone 919-484-8880	Fax 919-484-8881
	Email tony@tmtla.com	
Owner/Agent Signature	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

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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** **Zoning Case Number** Z-5-15

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 property is consistent with the future land use, the future land use map designates Office & Residential Mixed use for the property.**
2.	**The property is not located within an Urban Growth Center.**
3.	**The rezoning request is consistent with the following Comprehensive Plan Policies: LU 4.5 "Connectivity"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.2 "Managing Commercial Development"; LU 5.5 "Transitional & Buffer Zone Districts"; LU 5.6 "Buffering Requirements"**
4.	

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	**The rezoning of the property will bring additional office space into the area, which will bring jobs to local economy.**
2.	**The permitted land uses size and scale are compatible with nearby residential office uses.**
3.	
4.	

Z-5-2015 (Bland Rd) Traffic Study Worksheet		
6.23.3	**Land Uses**	**Meets TIA Conditions? (Y/N)**
A	Single Family Residential Developments ≥ 150 Dwellings	For Mixed-Use, use trip generation & other criteria
B	Apartment Developments ≥ 240 Dwellings	
C	Residential Condo/Townhome Developments ≥ 300 Dwellings	
D	General Office Buildings ≥ 64,000 sq.ft.	
E	Medical Office Buildings ≥ 47,000 sq.ft.	
F	Shopping Centers ≥ 23,000 sq.ft.	
G	Supermarkets ≥ 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions*	
I	Pharmacy w/ Drive-Thru ≥ 29,000 sq.ft.	
J	Drive-In Bank ≥ 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru ≥ 6,000 sq.ft.	
6.23.4	**Trip Generation**	**Meets TIA Conditions? (Y/N)**
A	Peak Hour Trips ≥ 150 veh/hr	No, expected change in peak hour trips is 122 veh/hr
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	Yes, Bland Road is a two-lane street OTP staff waives the TIA due to low Daily trip volume and the connection to St Albans Dr
C	More than 100 veh/hr trips in the peak direction	No, Bland Rd is not a cul-de-sac
D	Daily Trips ≥ 3,000 veh/day	No, expected change in Daily trips is 428 veh/day
E	Enrollment increases at public or private schools	Not Applicable
6.23.5	**Site Context**	**Meets TIA Conditions? (Y/N)**
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No, SI = 2.35 for Bland at Wake Forest from 2011 thru 2013
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	No
C	Creates a fourth leg at an existing signalized intersection	N/A
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	N/A
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	N/A
F	Proposed access is within 1,000 feet of an interchange	N/A
G	Involves an existing or proposed median crossover	N/A
H	Involves an active roadway construction project	N/A
I	Involves a break in controlled access along a corridor	N/A
6.23.6	**Miscellaneous Applications**	**Meets TIA Conditions? (Y/N)**
A	Planned Development Districts	N/A
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None, received as of March 10, 2015

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information Z-6-15 3810 Bland Rd

Location	Bland Road, just east of its intersection with Wake Forest Road Address: 3810 Bland Road PIN: 1715590299
Request	Rezone property from R-6 to OX-3-CU
Area of Request	0.92 acres
Property Owner	Brady, R Daniel ADM/CTA Estate of Mary E Allred 4141 Parklake Avenue, Suite 130 Raleigh, NC 27612
Applicant	Tony M. Tate Landscape Architecture, PA/Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713
Citizens Advisory Council (CAC)	Atlantic – Charity Van Horn, Chairperson vanhorn.charity@gmail.com
PC Recommendation Deadline	July 13, 2015

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	Office & Residential Mixed Use (ORMU)
URBAN FORM	No Center or Corridor designation, but within ½ mile proposed transit stop buffer
CONSISTENT Policies	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 4.7 - Capitalizing on Transit Access Policy LU 5.4 - Density Transitions
INCONSISTENT Policies	*(None.)*

Summary of Proposed Conditions

1. Specifies minimum building set-back.

Public Meetings

Neighborhood Meeting	*CAC*	*Planning Commission*	*City Council*
1/28/15	3/19/15	4/14/15	

☐ ***Valid Statutory Protest Petition***

Attachments
1. Staff report
2. TIA worksheet

Planning Commission Recommendation

Recommendation	
Findings & Reasons	The following topics should be addressed: • Consistency with the Comprehensive Plan, Future Land Use Map, and other policy guidance • Whether the proposal is reasonable and in the public interest • Compatibility with the surrounding area
Motion and Vote	

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 Date Planning Commission Chairperson Date

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

Zoning Staff Report – Case Z-6-15

Conditional Use District

Case Summary

Overview

The site is located in central North Raleigh on the north side of Bland Road, just to the east of Wake Forest Road between New Hope Church Road to the north and St. Albans Drive to the south. The Wake Forest Road corridor is heavily developed with suburban retail and office buildings mostly constructed in the 1970s, 80s and 90s. Bland Road serves as an entrance to a small residential area with houses mostly dating from 1950 to 1966.

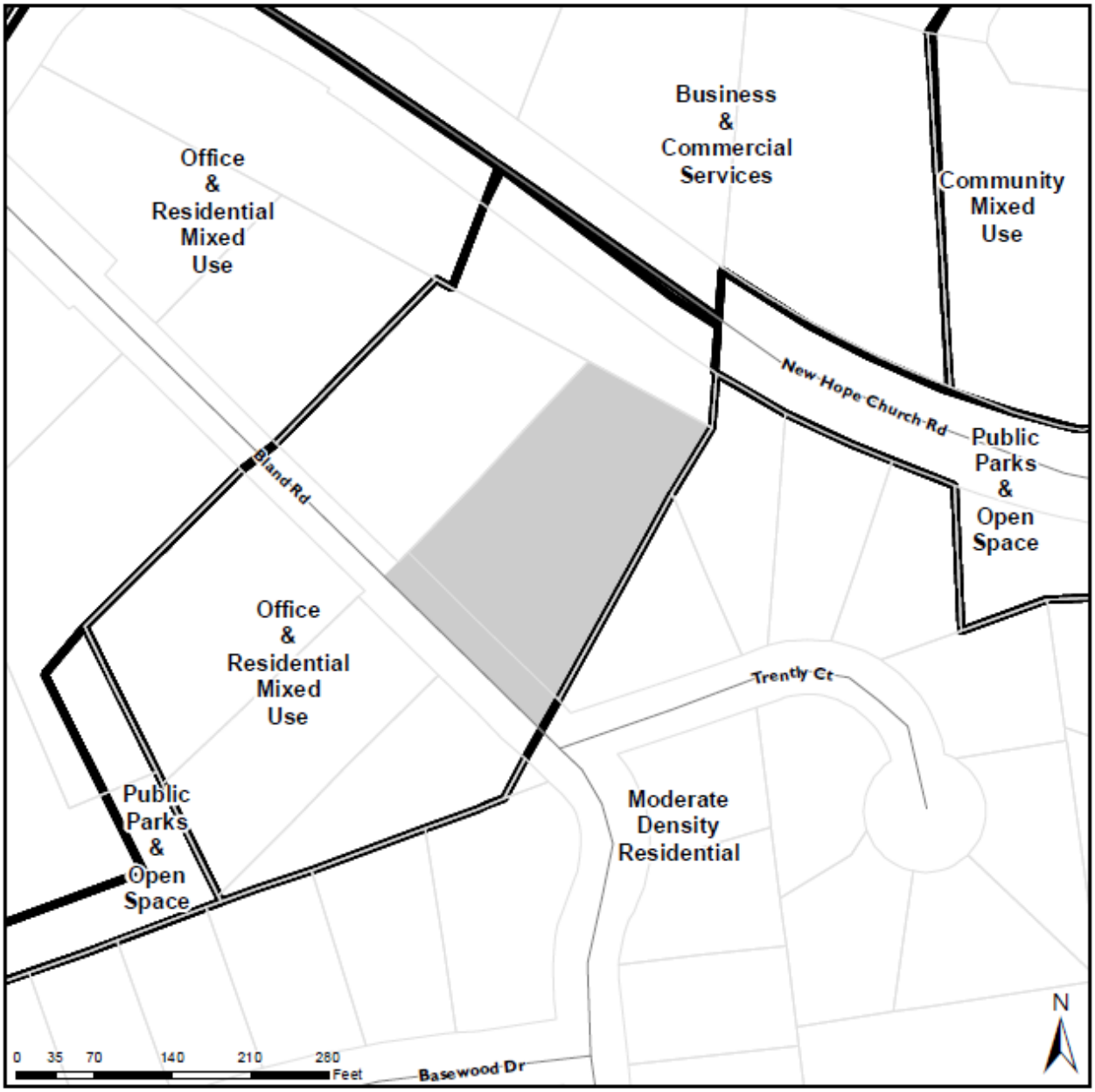
The subject property is currently occupied by a single-family residence. To the west of the site is another single-family residence; this property was recently rezoned as part of zoning case Z-27-13 from Residential-6 (R-6) to Office Mixed Use-3 stories-Conditional Use (OX-3-CU). To the north of the site is a narrow, wooded strip that is located behind the parking lot for an office use fronting Wake Forest Road; New Hope Church Road is on the other side of this strip of land. Single family residential uses are located to the east and south of the site.

Reflecting current uses, surrounding zoning is a mix of Office and Institution-1 (O&I-1), Office and Institution-1 Conditional Use District (CUD O&I-1), Office Mixed Use-3 stories-Conditional Use (OX-3-CU), and Residential-6 (R-6). As mentioned previously, the property adjacent to the west of the subject site was recently rezoned from R-6 to OX-3-CU. Recognizing the transition of this section of Bland Road from single-family to low-scale office uses, Z-27-13 resulted in a staff-initiated Comprehensive Plan amendment (CP-3-14) that changed the future land use designation for the remaining 5 residential properties on this section of Bland Road from Moderate Density Residential to Office & Residential Mixed Use.

Outstanding Issues

Outstanding Issues	*(None.)*	*Suggested Mitigation*	*n/a*

Existing Zoning Map Z-6-2015



Submittal Date

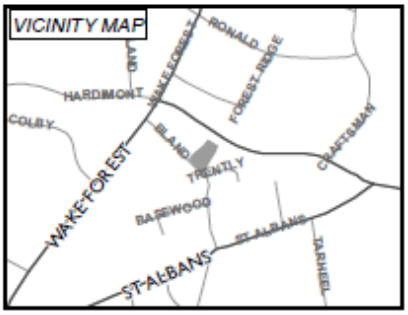
2/23/2015

Request:

0.92 acres from

R-6

to **OX-3-CU**



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Residential-6	Office and Institution-1 Conditional Use District	Residential-6	Residential-6	Office Mixed Use-3 stories-Conditional Use, Office and Institution-1 Conditional Use District
Additional Overlay	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Future Land Use	Office & Residential Mixed Use	Office & Residential Mixed Use, Business and Commercial Services	Office & Residential Mixed Use, Moderate Density Residential	Moderate Density Residential, Public Parks and Open Space	Office & Residential Mixed Use, Community Mixed Use
Current Land Use	Single-family residence	Office	Single-family residences	Single-family residences	Single-family residence, office
Urban Form (if applicable)	Within ½ mile of future transit stop	Within ½ mile of future transit stop	Within ½ mile of future transit stop	Within ½ mile of future transit stop	Within ½ mile of future transit stop

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	***Proposed Zoning***
Residential Density:	5 units/acre (5 units total)	34 units/acre (31 units total)
Setbacks: *Front:* *Side:* *Rear:*	 10' 5' 20'	*If General Building Type:* 5' 0' or 6' 0' or 6'
Retail Intensity Permitted:	*(not permitted)*	5,500 sf**
Office Intensity Permitted:	*(not permitted)*	30,000 sf

1.3 Estimated Development Intensities

	Existing Zoning	***Proposed Zoning****
Total Acreage	0.92	0.92
Zoning	R-6	OX-3-CU

Max. Gross Building SF (if applicable)	*n/a*	40,000 sf
Max. # of Residential Units	31	5
Max. Gross Office SF	*(not permitted)*	30,000 sf
Max. Gross Retail SF	*(not permitted)*	5,500 sf**
Max. Gross Industrial SF	*(not permitted)*	- 0 -
Potential F.A.R	--	1

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.
** Not allowed as a standalone use; must be within or attached to a multi-tenant building. Maximum floor area is 15% of building gross floor area.

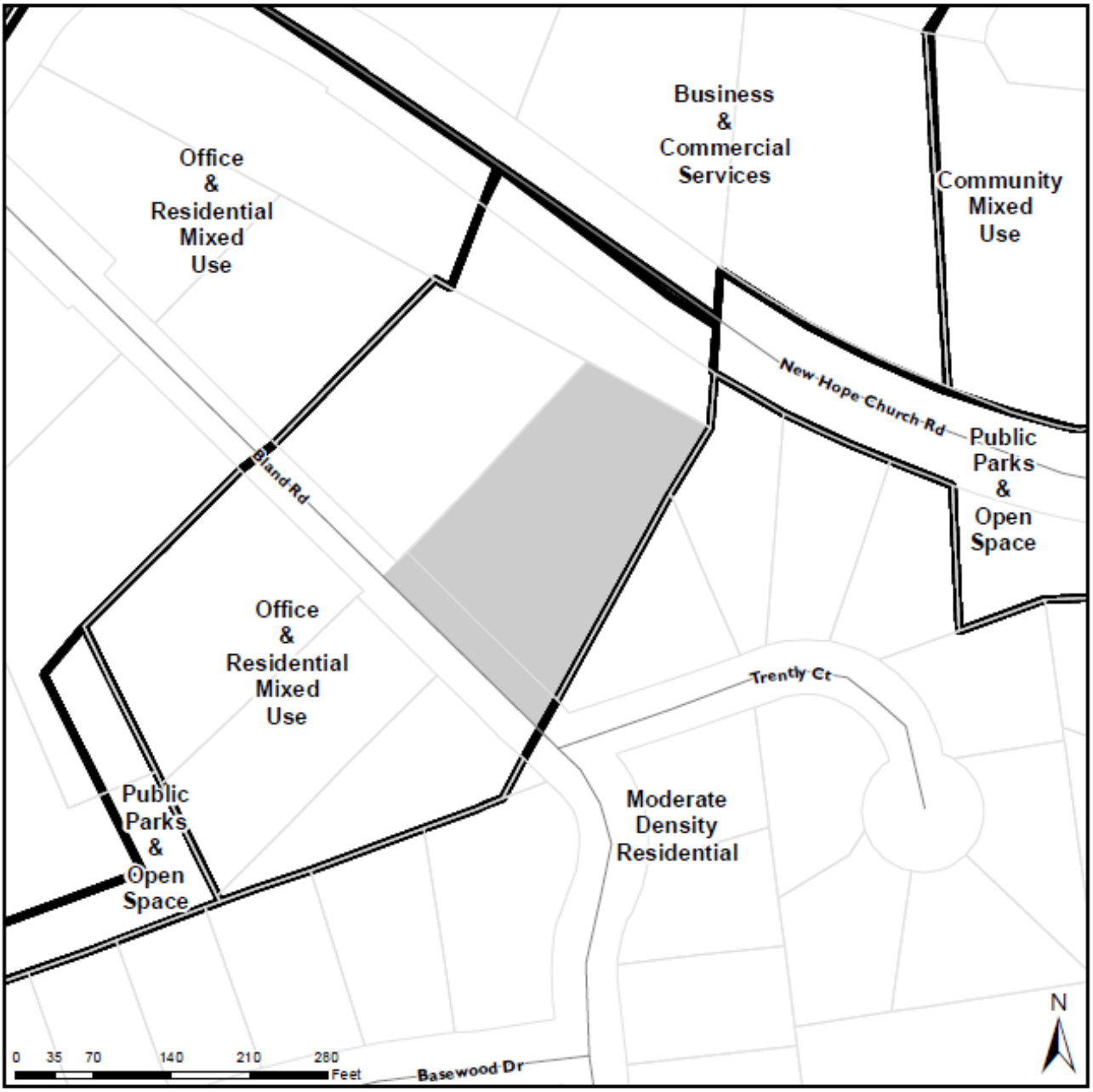
The proposed rezoning is:

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

☐ **Incompatible.**
Analysis of Incompatibility:

n/a

Future Land Use Map Z-6-2015



Submittal Date

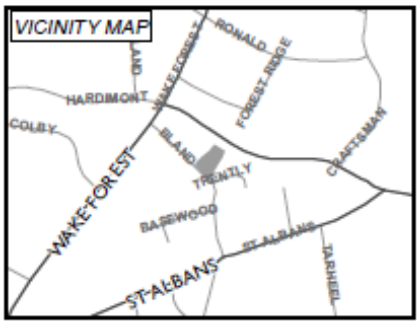
2/23/2015

Request:

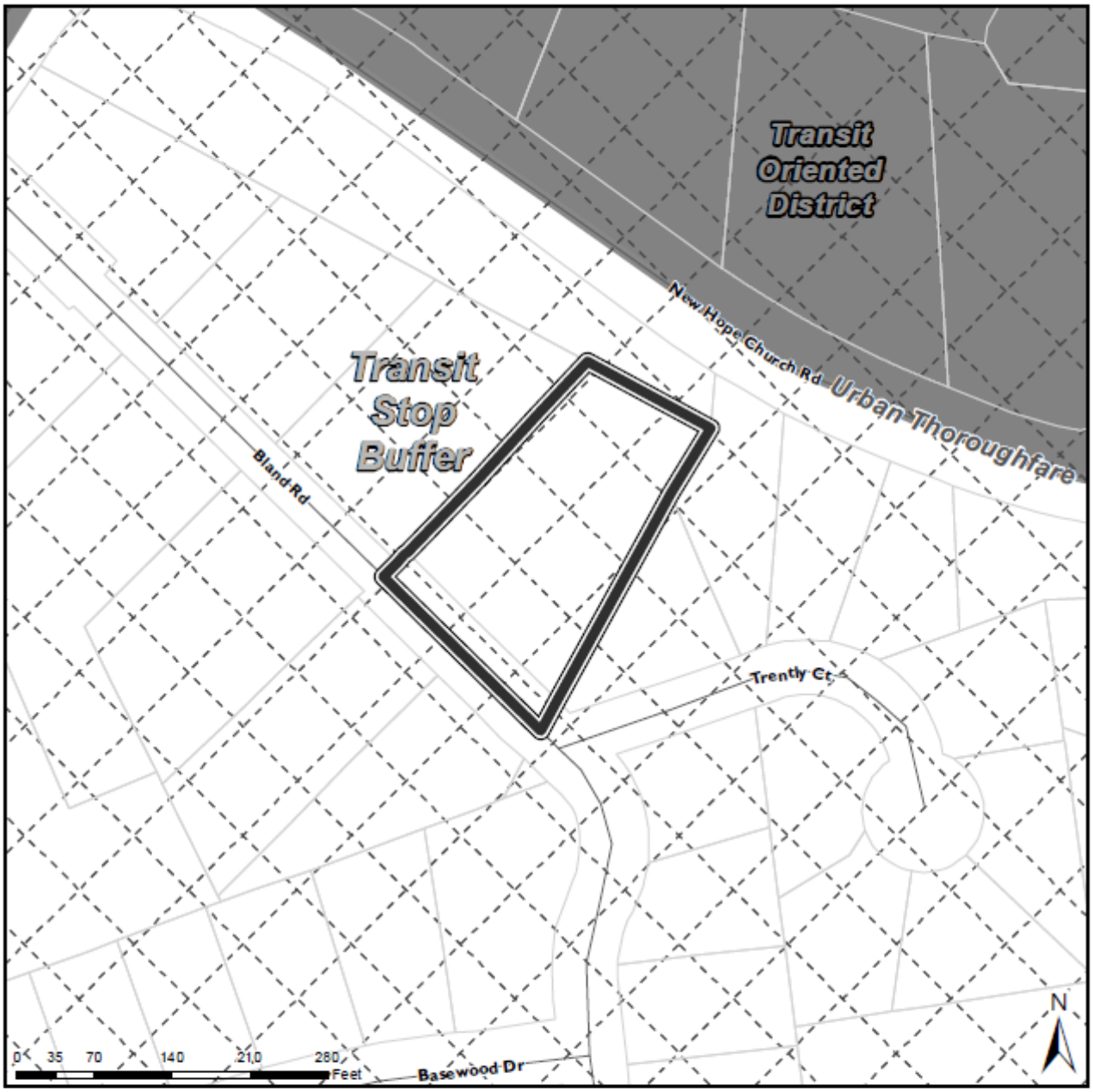
0.92 acres from

R-6

to **OX-3-CU**



Urban Form Map Z-6-2015



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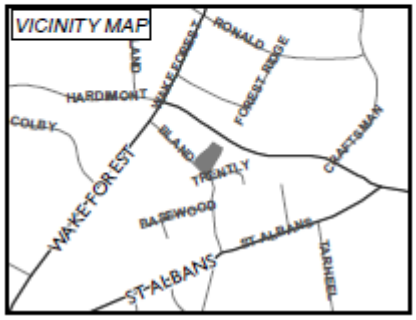

2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan, as well as the Future Land Use and Urban Form designations for the property; permitted site uses and built form are commensurate with existing build-out and anticipated future build-out and land uses nearby. The Future Land Use Map designates the site as Office & Residential Mixed Use, which supports Office Mixed Use as the closest corresponding zoning district. Existing community facilities and streets appear sufficient to accommodate the redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

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

☐ **Inconsistent**
Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation:

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

The rezoning request is:

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**
Analysis of Inconsistency:

n/a

2.4 Policy Guidance

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

(None.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Increased opportunity for redevelopment of the site, through a broadening of potential uses.
- Opportunity to provide limited personal service or retail uses on site for the benefit of site residents and nearby residential areas.

3.2 Detriments of the Proposed Rezoning

(None identified.)

4. Impact Analysis

4.1 Transportation

This segment of Bland Road is a two-lane, ribbon-paved cross section without curb, gutter or sidewalks. It connects to both Wake Forest Road and St Albans Drive. There are no CIP projects planned in the areas adjacent to the site. The subject parcel is surrounded by commercial uses to the north and single-family residential uses to the south. There are no special circumstances with respect to driveway issues. Cross access to adjacent properties would be determined during site plan review. The proposed zoning, OX, allows for a maximum block perimeter of 3,000 feet. The block perimeter would be addressed during site plan review, but an additional public street connection from Bland Road to New Hope Church Road is highly desirable.

The expected change in PM peak hour trips is 128 veh/hr; the expected change in Daily trips is 509 veh/day. Rezoning case Z-6-2015 meets the requirement for a traffic study as shown in section 6.23.4.B (Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road). OTP staff waives the traffic study requirement due to the low volume of Daily trips and the connection to both Wake Forest Road and St Albans Drive.

Impact Identified: None.

4.2 Transit

Bland Rd is not currently served by transit and neither the City of Raleigh Short Range Transit Plan nor the Wake County 2040 Transit Study anticipate transit here. Transit is available on Wake Forest Road and New Hope Church Road.

Impact Identified: None.

4.3 Hydrology

Floodplain	No FEMA Floodplain present
Drainage Basin	Big Branch
Stormwater Management	Subject to Article 9, Section 2
Overlay District	None

Impact Identified: None.

4.4 Public Utilities

	Maximum Demand (current)	***Maximum Demand (proposed)***
Water	3,220 gpd	7,750 gpd
Waste Water	3,220 gpd	7,750 gpd

Impact Identified: The proposed rezoning would add approximately 4,530 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

Site is not adjacent to existing or planned greenway corridor, connector, or trail. Nearest trail is Marsh Creek Trail (1.2miles). Park services are available at Brentwood Park (1.2 miles).

Impact Identified: None.

4.6 Urban Forestry

This site is not subject to UDO Article 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

No known historic resources

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan, Future Land Use Map, and Urban Form designation. Office Mixed Use is the closest corresponding zoning district for Office & Residential Mixed Use areas, and the proposed building height is compatible with surrounding residential and office uses.

SUMMARY OF ISSUES

A neighborhood meeting was held on January 28th 2015 to discuss a potential rezoning located at 3810 Bland Road, Raleigh NC. The neighborhood meeting was held at the Green Road Community Center, Room #5, 4201 Green Road, Raleigh NC 27604. There were approximately three neighbors in attendance of which only one was a neighbor of the site.

A summary of the general issues discussed were:

Proposed Future Improvements

1. We discussed the general concepts of future architecture proposed for the project.
2. We discussed the access to local streets.

3810 Bland Rd.

Attendance Roster:

Name	Address
John Presby	3807 Bland Rd.
DAN BRADY	
Adam Parker	3810 Bland

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GENERAL INFORMATION		
Property Address 3810 Bland Road, Raleigh, NC		Date
Property PIN 1715-59-0299	Deed Reference (Book/Page) DB 14811 Pg 2233	
Nearest Intersection Bland Road and Wake Forest Road		Property size (in acres) 0.92 ac
Property Owner/Address Brady, R Daniel ADM/CTA, Estate of Mary E. Allred 4141 Parklake Avenue, Suite 130 Raleigh, NC 27612-2333	Phone	Fax
	Email	
Project Contact Person/Address Tony M. Tate Landscape Architecture, PA/ Tony Tate 5011 Southpark Drive, Suite 200 Durham, NC 27713	Phone 919-484-8880	Fax 919-484-8881
	Email tony@tmtla.com	
Owner/Agent Signature	Email	

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1.	**The property is consistent with the future land use, the future land use map designates Office & Residential Mixed use for the property.**
2.	**The property is not located within an Urban Growth Center.**
3.	**The rezoning request is consistent with the following Comprehensive Plan Policies: LU 4.5 "Connectivity"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.2 "Managing Commercial Development"; LU 5.5 "Transitional & Buffer Zone Districts"; LU 5.6 "Buffering Requirements"**
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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-6-15		**Transaction Number**
Date Submitted 3/30/15		
Existing Zoning R-6	**Proposed Zoning OX-3-CU**	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	No portion of any building constructed on the property will be less than 30 feet from the right-of way line of Bland Road as measured in accordance with the UDO.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name

Z-6-2015 (Bland Rd) Traffic Study Worksheet		
6.23.3	**Land Uses**	**Meets TIA Conditions? (Y/N)**
A	Single Family Residential Developments ≥ 150 Dwellings	For Mixed-Use, use trip generation & other criteria
B	Apartment Developments ≥ 240 Dwellings	
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E	Medical Office Buildings ≥ 47,000 sq.ft.	
F	Shopping Centers ≥ 23,000 sq.ft.	
G	Supermarkets ≥ 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions*	
I	Pharmacy w/ Drive-Thru ≥ 29,000 sq.ft.	
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K	Fast-Food Restaurant w/ Drive-Thru ≥ 6,000 sq.ft.	
6.23.4	**Trip Generation**	**Meets TIA Conditions? (Y/N)**
A	Peak Hour Trips ≥ 150 veh/hr	No, expected change in peak hour trips is 128 veh/hr
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	Yes, Bland Road is a two-lane street OTP staff waives the TIA due to low Daily trip volume and the connection to St Albans Dr
C	More than 100 veh/hr trips in the peak direction	No, Bland Rd is not a cul-de-sac
D	Daily Trips ≥ 3,000 veh/day	No, expected change in Daily trips is 509 veh/day
E	Enrollment increases at public or private schools	Not Applicable
6.23.5	**Site Context**	**Meets TIA Conditions? (Y/N)**
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No, SI = 2.35 for Bland at Wake Forest from 2011 thru 2013
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	No
C	Creates a fourth leg at an existing signalized intersection	N/A
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	N/A
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	N/A
F	Proposed access is within 1,000 feet of an interchange	N/A
G	Involves an existing or proposed median crossover	N/A
H	Involves an active roadway construction project	N/A
I	Involves a break in controlled access along a corridor	N/A
6.23.6	**Miscellaneous Applications**	**Meets TIA Conditions? (Y/N)**
A	Planned Development Districts	N/A
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None, received as of March 10, 2015

Certified Recommendation

Raleigh Planning Commission

CR#

Case Information: Z-8-15 - Englehardt Drive

Location	Englehardt Drive, west side, south of its intersection with Leesville Road Address: 0 Englehardt Drive PIN: 0778382107
Request	Rezone property from Thoroughfare District with Airport Overlay District and Special Highway Overlay District-2 (TD w/ AOD & SHOD-2) to Residential-6 w/ Special Highway Overlay District-2 (R-6 w/ SHOD-2)
Area of Request	13.84 acres
Property Owner	The Angus Barn Properties LLC 9401 Glenwood Avenue Raleigh, NC 27617
Applicant	Michael Birch: Morningstar Law Group: (919) 590-0388, mbirch@morningstarlawgroup.com
Citizens Advisory Council (CAC)	Northwest-- Jay Gudeman, Chair: (919) 789-9884; jay@kilpatrickguteman.com
PC Recommendation Deadline	July 13, 2015

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	Office/ Research & Development (western portion); Public Parks & Open Space (eastern portion)
URBAN FORM	Center: City Growth Corridor: *None designated*
CONSISTENT Policies	Policy LU 4.5 - Connectivity Policy LU 8.10 - Infill Development Policy LU 8.12 - Infill Compatibility Policy UD 5.1 - Contextual Design
INCONSISTENT Policies	Policy LU 1.2 - Future Land Use Map and Zoning Consistency

Summary of Proposed Conditions

1. Certain uses prohibited.
2. Future subdivision map required to carry airport noise contour annotation.
3. Avigation Easement to be granted to airport.
4. Interiors of future dwellings required to meet specified sound reduction level.

Public Meetings

Neighbor Meeting	CAC	Planning Commission	City Council	Public Hearing
1/28/15	4/14/15 (pending)	4/14/15		

☐ ***Valid Statutory Protest Petition***

Attachments
1. Staff report
2. Traffic Study Worksheet
3. Trip Generation & Traffic Impact Analysis Worksheet

Planning Commission Recommendation

Recommendation	
Findings & Reasons	*The following topics should be addressed:* • *Consistency with the Comprehensive Plan, Future Land Use Map, and other policy guidance* • *Whether the proposal is reasonable and in the public interest* • *Compatibility with the surrounding area*
Motion and Vote	Motion: Second: In Favor:

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 Date Planning Commission Chairperson Date

Staff Coordinator: Doug Hill: (919) 996- 2622; Doug.Hill@raleighnc.gov

Zoning Staff Report – Case Z-8-15

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the property to allow construction of residences. Residential uses currently are prohibited on the site by virtue of its being within the Airport Overlay District.

The Airport Overlay extends over a wide area in northwest Raleigh, corresponding with the flight paths and resulting noise contours of aircraft approaching or departing Raleigh-Durham International Airport. The district's northeast edge runs to Leesville Road, just to the north of the subject site; properties along the north side of road are outside the overlay, while those on the south side, including the subject site and those lots north of it, are within it. Properties abutting the southeast side of the site, however, are not within the overlay; zoned R-4, they are built out as the Woodlawn and Dominion Park neighborhoods.

The subject site lies within the northeastern corner of the Brier Creek-area City Growth Center, focused at the intersection of the Glenwood Avenue and I-540 corridors; the Woodlawn neighborhood stands just outside that Center, as do most residential properties on the west side of Glenwood Avenue, north of Brier Creek Parkway. For the past decade and a half, the Growth Center area has been incrementally undergoing development with intensive retail and office uses focused at its core, and with industrial uses south and north of I-540, extending to the eastern reaches of ACC Boulevard, just west of the subject site. The present Future Land Use designation for the majority of the subject property—Office/ Research & Development—has anticipated similar non-residential build-out. Such uses are permitted within the Airport Overlay.

The Future Land Use map designates the easternmost portion of the site for Public Parks and Open Space, status derived from its original inclusion within an area purchased by the City for development of a future park. That portion, however, has since been removed from consideration as parkland, as part of a land swap resulting in the City's acquisition of a parcel just to the north on Leesville Road, now the site of the nearly-completed Fire Station 29. The former parkland west of Englehardt has subsequently been recombined with the rest of the subject site. However, given the present Future Land Use designations, the proposal is inconsistent with Comprehensive Plan.

Primary access to the site would be provided by Englehardt Drive. Currently, the roadway is only an unimproved right-of-way along the site's frontage; improvements stub out at the edge of the Woodlawn subdivision on the site's southeast. The road is anticipated to extend from the stubout to Leesville Road eventually, but no timetable or funding is currently allocated for that future connectivity. No defined plans exist either, for construction of a 6-lane connector street, projected to link Westgate Road, south of I-540, across I-540 at a new interchange, and on to Leesville Road. The right of way for this future road abuts the subject property on the southwest.

The site at present is completely wooded. Swales cut across the property at two points: north-south through the site's center, and along the site's northern lot line. The latter, which is subject to Neuse River riparian buffers, is downstream from the future park on the east side of

Englehardt. Properties north and west are similarly wooded, with the exception of a portion of that to the northwest, which is partially cleared for a golf driving range.

Like the subject site, the areas west, north and northeast are zoned Thoroughfare District, which typically allows wide flexibility of land uses, including residential construction. Again, though, because of the presence of the Airport Overlay, no residential development is currently permitted on the site.

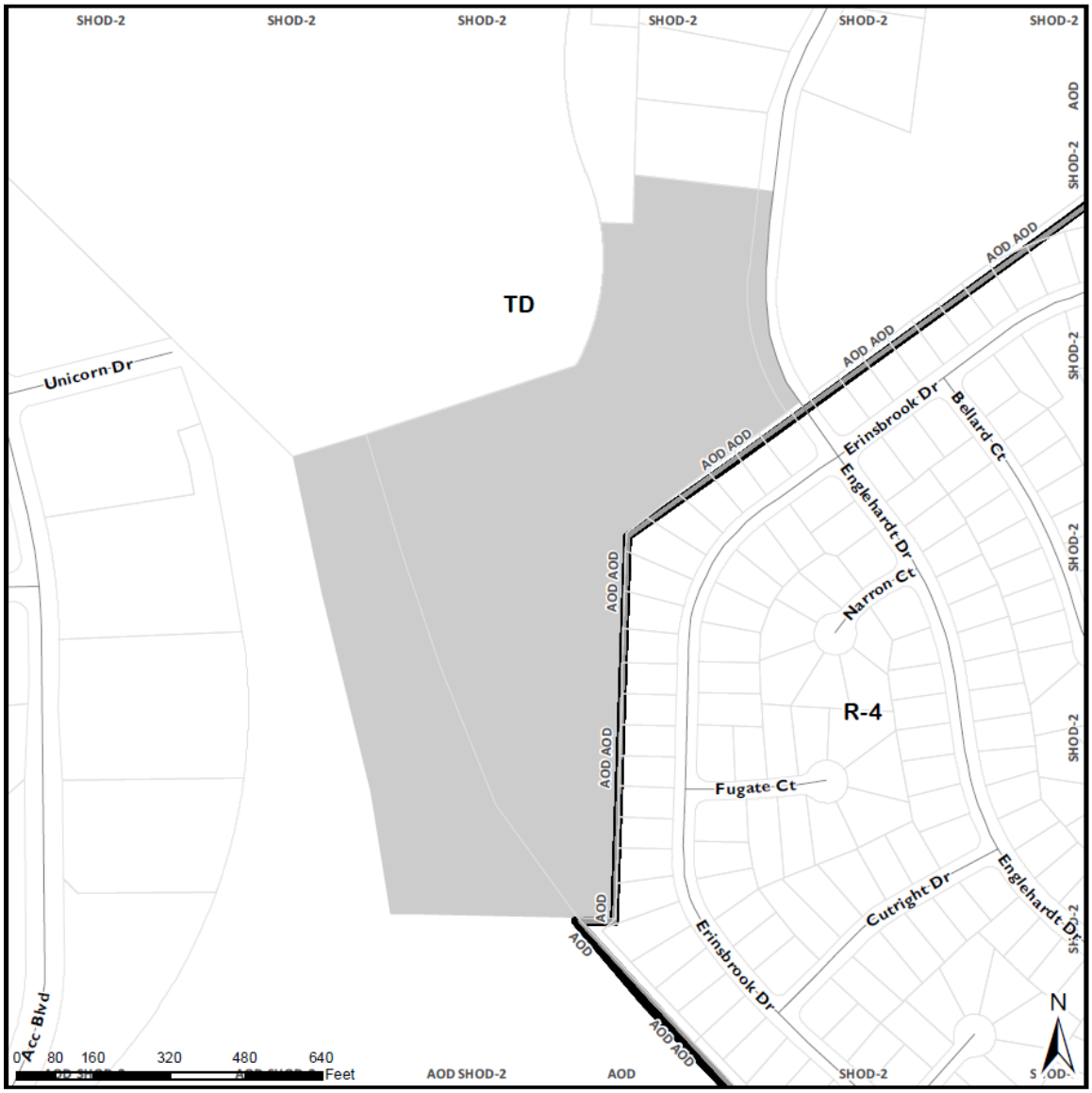
As noise contour mapping shows the subject site to be within the airport's 65-decibel day/night average sound level contour (65 DNL), the Raleigh-Durham Airport Authority is being consulted regarding comment. However, the proposal does provide several conditions designed to mitigate noise impacts from aircraft. Those provisions echo conditions of Z-16-11 (Arco Corporate Drive) and Z-10-12 (Westgate Drive), both of which applied for and were granted removal of the Airport Overlay District.

It should also be noted that, in light of the intensity of non-residential development which would be permitted under the current Thoroughfare District zoning, the request for the change to R-6 represents a significant downzoning.

Outstanding Issues

Outstanding Issues	1. Sewer and fire flow matters may need to be addressed upon development.	*Suggested Mitigation*	1. Address sewer and fire flow capacities at the site plan stage.

Existing Zoning Map Z-8-2015



Submittal Date

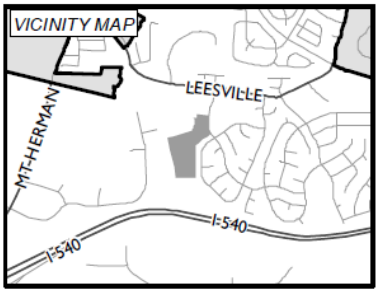
2/25/2015

Request:

13.84 acres from

TD w/AOD & SHOD-2

to **R-6-CU**
w/ -SHOD-2



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	***North***	***South***	***East***	***West***
Existing Zoning	Thoroughfare	Thoroughfare	Thoroughfare	Thoroughfare; Residential-4	Thoroughfare
Additional Overlay	Airport, and Special Highway-2	Airport, and Special Highway-2	Airport, and Special Highway-2	Airport, and Special Highway-2; Special Highway-2	Airport, and Special Highway-2
Future Land Use	Office/ Research & Development; Public Parks & Open Space	Office/ Research & Development	Business & Commercial Services	Public Parks & Open Space; Low Density Residential	Office/ Research & Development; Business & Commercial Services
Current Land Use	Vacant (wooded)	Vacant (wooded)	Vacant (wooded)	Vacant (wooded); Single-unit living	Golf driving range, mostly wooded otherwise
Urban Form (if applicable)	City Growth Center	City Growth Center	City Growth Center	City Growth Center; none	City Growth Center

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning *	***Proposed Zoning***
Residential Density:	- 0 - *(not permitted within Airport Overlay District)*	6 DUs/ acre *(maximum of 83)*
Setbacks: *Front:* *Side:* *Rear:*	 50 feet 20 feet 20 feet	 10 feet 5 feet (15 feet: sum of sides) 20 feet
Retail Intensity Permitted:	175,000 sf	*(not permitted)*
Office Intensity Permitted:	370,000 sf	*(not permitted)*

1.3 Estimated Development Intensities

	Existing Zoning *	***Proposed Zoning***
Total Acreage	13.84	13.84
Zoning	TD w/ AOD & SHOD-2	R-6 w/ SHOD-2
Max. Gross Building SF	370,000	*n/a*

Max. # of Residential Units	- 0 - *(not permitted within Airport Overlay District)*	83
Max. Gross Office SF	370,000	*(not permitted)*
Max. Gross Retail SF	175,000	*(not permitted)*
Max. Gross Industrial SF	*(not permitted)*	*(not permitted)*
Potential F.A.R	0.61	*n/a*

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

The proposed rezoning is:

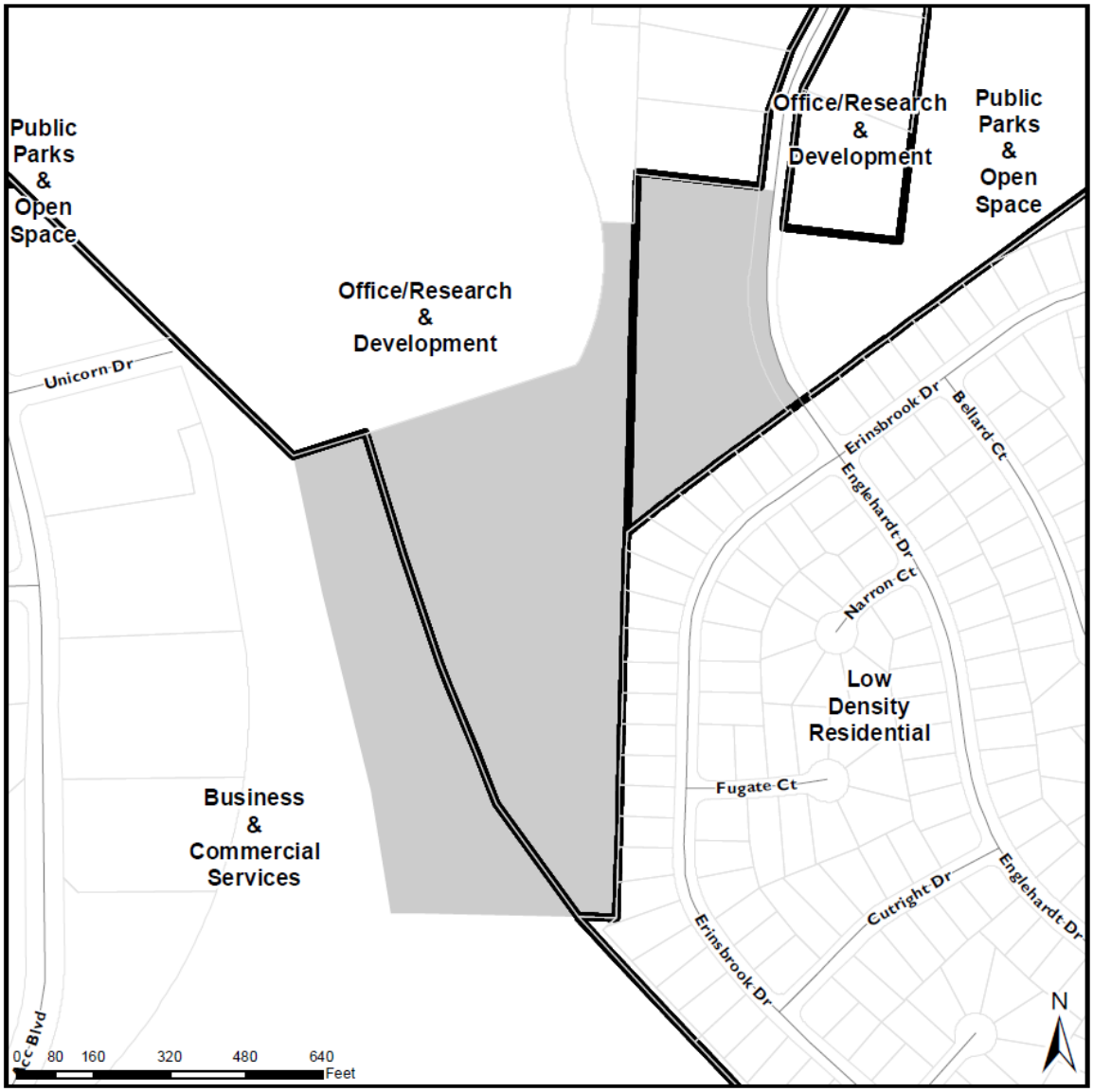
☒ **Compatible** with the property and surrounding area.

The site abuts an existing residential neighborhood, Woodlawn (zoned R-4), and is immediately across the Englehardt Drive right-of-way from a future city park.

☐ **Incompatible.**
Analysis of Incompatibility:

n/ a

Future Land Use Map Z-8-2015



Submittal Date

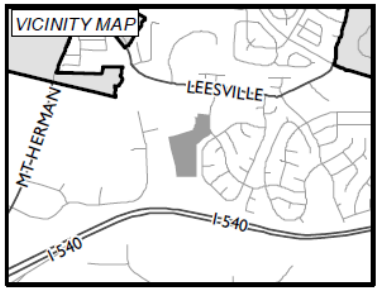
2/25/2015

Request:

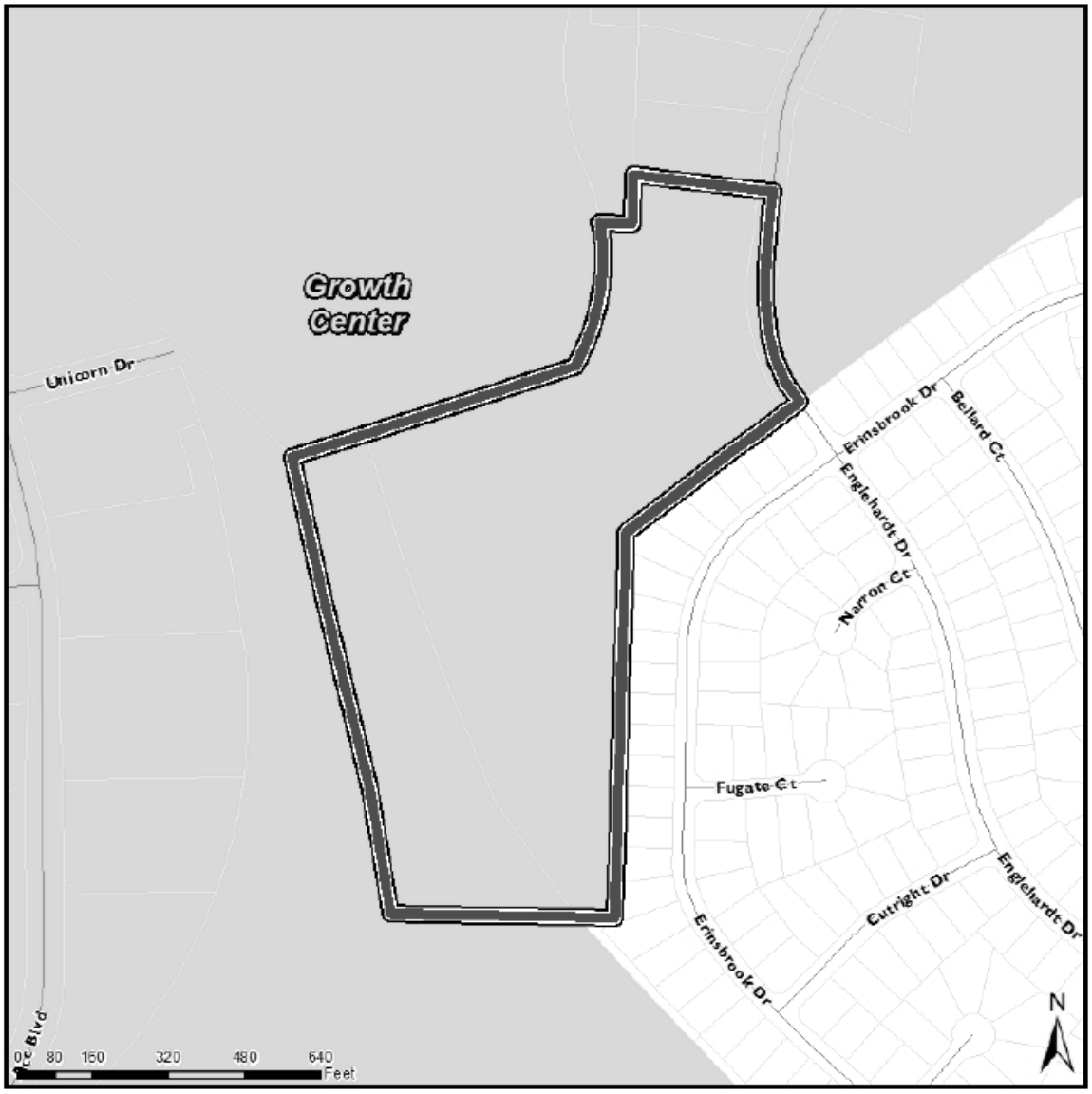
13.84 acres from

TD w/AOD & SHOD-2

to **R-6-CU**
w/ -SHOD-2



Urban Form Map Z-8-2015



Submittal Date

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to **R-6-CU**
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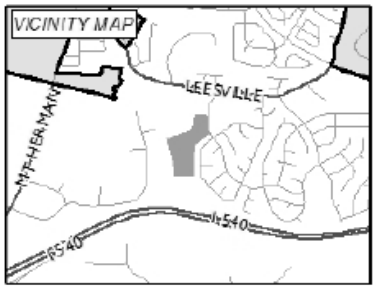


2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is inconsistent with the site's Future Land Use and Urban Form designations, which envision the property being developed with non-residential uses. However, the requested rezoning does reflect the character of current land uses nearby. The parcel is adjacent to existing Low Density Residential development, and immediately across the street from a future City park. The proposal is in keeping with Comprehensive Plan themes "Expanding Housing Choices" and "Growing Successful Neighborhoods and Communities," and complements "Managing Our Growth" (being proximate to a new fire station and future park, as well as Sycamore Creek Elementary School). The adjacent neighborhoods are already served by City utilities, enabling those services' extension to the site upon its development.

2.2 Future Land Use

Future Land Use designation: Office/ Research & Development, and Public Parks & Open Space

The rezoning request is:

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

☒ **Inconsistent**
Analysis of Inconsistency:

The Future Land Use map anticipates non-residential development of the site. The requested zoning would only permit residential uses.

2.3 Urban Form

Urban Form designation: City Growth Center

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

The rezoning request is:

☐ **Consistent** with the Urban Form Map.

☒ **Inconsistent**
Analysis of Inconsistency:

By inclusion of the site within a City Growth Center area, the Urban Form map anticipates "significant infill development" there, rather than the low-density residential uses permitted under the requested rezoning.

2.4 Policy Guidance

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

Policy LU 1.2 - Future Land Use Map and Zoning Consistency The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes

The Future Land Use designation supports non-residential uses on the site, rather than the residential development sought by the rezoning request.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Several land uses which could incompatible with the adjacent single-family neighborhood and nearby future City park are prohibited.
- Urban form and development similar to that of the adjacent neighborhoods would be permitted.
- Noise reduction measures are required for house interiors.

3.2 Detriments of the Proposed Rezoning

- While access to the site could be afforded from the south via the stubout of Englehardt Drive, no public improvements are dedicated for completing the northern section of the street. (The same would also hold true under existing zoning, however.)

4. Impact Analysis

4.1 Transportation

This proposed rezoning would substantially reduce the allowable land use intensity from approximately 290,000 sq. ft. of retail to 83 dwelling units. No traffic study is needed for Z-8-2015. Cross access to adjacent properties and block perimeter issues will be addressed by the City staff upon receipt of a development plan.

Impact Identified: None.

4.2 Transit

Transit is currently not available in this area and is not called for in either the City of Raleigh Short Range Transit Plan or the Wake County 2040 Transit Study. The closest route is the GoRaleigh 70x Brier Creek Express which is about 1.7 miles away.

Impact Identified: None.

4.3 Hydrology

Floodplain	Flood Hazard Soils present
Drainage Basin	Sycamore
Stormwater Management	Article 9.2 of UDO
Overlay District	None

Neuse River Buffers exist on site.

Impact Identified: None.

4.4 Public Utilities

	Maximum Demand (current)	***Maximum Demand (proposed)***
Water	173,000 gpd	121,100 gpd
Waste Water	173,000 gpd	121,100 gpd

The proposed rezoning would not impact the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

Impact Identified: The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

Site is not adjacent or within existing or proposed greenway corridor, trail, or connector; the nearest greenway trail is at Lake Lynn (5.0 miles). Park services are provided by Strickland

Road Park (2.5 miles) and the proposed Erinsbrook Drive Park (immediately across Englehardt Drive).

Impact Identified: None.

4.6 Urban Forestry

Site plans and subdivisions, 2 acres or more in size, are subject to UDO Article 9.1.

Impact Identified: None.

4.7 Designated Historic Resources

The site does not include and is not within 1,000 feet of any Raleigh Historic Landmarks or properties listed on the National Register of Historic Places. On the south side of Leesville Road, approximately 830 feet northwest of the subject property, is the c. 1890 J.M. Lynn house, surveyed by the North Carolina Department of Cultural Resources as site WA0938.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposal would permit low density residential development of the property, a land use which is currently prohibited due the site's inclusion in the Airport Overlay District. The Future Land Use and Urban Form maps envision more intensive, non-residential development on the site, but contextually, the existing developments just east (and outside the AOD) are all residential; other adjoining properties within the AOD are undeveloped, but include a future park directly across the Englehardt Drive right-of-way from the site. Case conditions include provisions to mitigate aircraft noise impacts, echoing language from two other recently-approved removals of AOD areas.

Planning & Development

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

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-8-15		Transaction Number
Date Submitted February 25, 2015		
Existing Zoning: TD with AOD and SHOD-2	Proposed Zoning: R-6 with SHOD-2	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The following principal uses as listed in the Allowable Principal Use Table (UDO section 6.1.4.) are prohibited: special care facility and outdoor recreation – all types.
2.	Any recorded subdivision map of the property shall include a notation that the property lies within the Raleigh Durham International Airport "composite 65 DNL noise contour" projected in the RDU Airport's long range facility plans.
3.	Prior to recordation of a subdivision map of the property, the owner of the property shall record an Avigation Easement, which 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 Airport Overlay District and used for residential purposes.
4.	Any new residential dwelling on the property shall be constructed with material and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the dwelling resulting in interior sound levels not exceeding 42 dB. A written certification by an architectural acoustician accredited by the Acoustical Society of America, or state licensed engineer or architect shall be deemed to satisfy this condition.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature	Print Name
The Angus Barn Properties, LLC By: [signature] Name: DAVID A. JOHNSON Title: MEMBER MANAGER	DAVID A. JOHNSON

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON JANUARY 28, 2015

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, January 28, 2015 at 6:00 p.m. This meeting was held in the meeting room at the Lake Lynn Community Center located at 7921 Ray Road, Raleigh, NC 27613. The property considered for rezoning totals approximately 13.84 acres, and has the address of 0 Englehardt Drive, and Wake County Parcel Identification Number 0778-38-2107. All owners of property within 100 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHBIT A

NEIGHBORHOOD MEETING NOTICE

MORNINGSTAR
LAW GROUP

Michael Birch | Partner
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Michael Birch

Date: January 16, 2015

Re: Notice of meeting to discuss potential rezoning of property located on the west side of Englehardt Drive, south of Leesville Road, containing approximately 13.84 acres, with the address of 0 Englehardt Drive, and having Wake County Parcel Identification Number 0778-38-2107 (the "Property").

We are counsel for a developer that is considering rezoning the Property. The Property is currently zoned Thoroughfare District with the Airport Overlay District and Special Highway Overlay District-2. The proposed zoning district is Residential-6 (R-6) with the Special Highway Overlay District-2. The purpose of this rezoning is to permit the development of a single-family subdivision.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, January 28, 2015 at 6:00 p.m. This meeting will be held in the meeting room at the Lake Lynn Community Center located at 7921 Ray Road, Raleigh, NC 27613.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0388 or mbirch@morningstarlawgroup.com.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

DEAN, BENJAMIN A
MCCONNELL, JOHN
PO BOX 20066
RALEIGH NC 27619-0066

WOODLAWN HOMEOWNERS ASSOCIATION INC
C/O PPM INC
PO BOX 99657
RALEIGH NC 27624-9657

WASLE, MICHAEL J WASLE, ALLISON P
9016 ERINSBROOK DR
RALEIGH NC 27617-8346

KELLY, JOSEPH M KELLY, CELESTE L
9012 ERINSBROOK DR
RALEIGH NC 27617-8346

PAUL, JUSTIN M
9008 ERINSBROOK DR
RALEIGH NC 27617-8346

DOUTHIT, HARLAND DOUTHIT, MONICA
9004 ERINSBROOK DR
RALEIGH NC 27617-8346

BECKER, THOMAS W BECKER, MEGHAN
9000 ERINSBROOK DR
RALEIGH NC 27617-8346

RAYMOND, MATTHEW
RAYMOND, BETH
8924 ERINSBROOK DR
RALEIGH NC 27617-8344

WHITFIELD, KENNETH D
WHITFIELD, ANDREA A
8916 ERINSBROOK DR
RALEIGH NC 27617-8344

CRENSHAW, SHARON MONTGOMERY
8912 ERINSBROOK DR
RALEIGH NC 27617-8344

EDWARDS, CLYDE RICHARD
WOODS, KRISTI ELENA
8904 ERINSBROOK DR
RALEIGH NC 27617-8344

FLORES, EDMUNDO J FLORES, CLARA R
8908 ERINSBROOK DR
RALEIGH NC 27617-8344

THE SANTIAGO T & VIVIAN E LOPEZ FAMILY TRUST LOPEZ, SANTIAGO T CO-TRUSTEE
973 PALAU PKWY
ROCKFORD IL 61108-2647

ANGUS BARN PROPERTIES LLC THE
9401 GLENWOOD AVE
RALEIGH NC 27617-7514

NASIATKA, AMY
8900 ERINSBROOK DR
RALEIGH NC 27617-8344

NOBLES, CHARLES G
8820 ERINSBROOK DR
RALEIGH NC 27617-8342

PECZE, SHAWN PECZE, CHEMBERLY
8812 ERINSBROOK DR
RALEIGH NC 27617-8342

DUDLEY, ANTHONY K
5400 ALPINE DR
RALEIGH NC 27609-4604

ALCORN, ROBERT ANDREW
ALCORN, MARGARET NORA
8808 ERINSBROOK DR
RALEIGH NC 27617-8342

STARK, DANIEL J STARK, CATHERINE THRUN
8804 ERINSBROOK DR
RALEIGH NC 27617-8342

BARBATO, DONNA
8800 ERINSBROOK DR
RALEIGH NC 27617-8342

CONDRON, CLINT A CONDRON, MEGAN
8712 ERINSBROOK DR
RALEIGH NC 27617-8340

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

ZHAO, MING QU, LU
8920 ERINSBROOK DR
RALEIGH NC 27617-8344

PFANMILLER, ADAM B
PFANMILLER, MEGAN E
8816 ERINSBROOK DR
RALEIGH NC 27617-8342

WELCH, JONATHAN S WELCH, SARAH R
8708 ERINSBROOK DR
RALEIGH NC 27617-8340

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Wednesday, January 28, 2015, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcel subject to the proposed rezoning. Below is a list of items discussed at the meeting:

1. Uses permitted by current zoning
2. Location of future City park
3. Access from Leesville Road
4. Completion of Englehardt Drive
5. Requested zoning and permitted uses
6. Potential layout of subdivision
7. Price range for future homes
8. Transitions required by UDO
9. Removal of Airport Overlay District

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Vivian Lopez
2. Alli Walse
3. Michael Walse

2-25-15
3:55 pm

Planning & Development

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

Rezoning Application

Rezoning Request	OFFICE USE ONLY
☐ General Use ☒ Conditional Use ☐ Master Plan	Transaction Number 419543
Existing Zoning Classification: TD with AOD and SHOD-2 Proposed Zoning Classification Base District: R-6 Height: None Frontage: None Overlay: SHOD-2	
If the property has been previously rezoned, provide the rezoning case number. Z-83-86; Z-94-85; Z-1-93	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 419543	Z-8-15

GENERAL INFORMATION		
Property Address: 0 Englehardt Drive		Date February 25, 2015
Property PIN: 0778-38-2107	Deed Reference (Book/Page): Book of Maps 2013, Page 520	
Nearest Intersection: Leesville Road and Englehardt Drive		Property size (in acres): 13.84 ac
Property Owner/Address: The Angus Barn Properties, LLC 9401 Glenwood Avenue Raleigh, NC 27617	Phone	Fax
	Email	
Project Contact Person/Address: Michael Birch, Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560	Phone: 919.590.0388	Fax
	Email: mbirch@morningstarlawgroup.com	
Owner/Agent Signature: The Angus Barn Properties, LLC By: [signature] Name: DAVID A. JOHNSON Title: MEMBER MANAGER	Email DAVID.JOHNSON@TSTPA.COM	

Planning & Development

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

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** **Zoning Case Number** Z-8-15

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 property is designated Office/Research & Development and Public Parks & Open Space on the Future Land Use Map. It is important to note that the portion of the property designated Public Parks & Open Space was so designated by the City prior to the exchange of property between the City of Raleigh and The Angus Barn Properties, LLC in 2013, whereby the City conveyed to The Angus Barn Properties, LLC that portion of the property designated Public Parks & Open Space which was initially part of the Erinsbrook Drive park property. Also, it is likely that the property is designated Office/Research & Development instead of a residential district because of the Airport Overlay District that prohibits residential uses. Although the rezoning request is inconsistent with the Future Land Use Map because it permits residential uses, the request is reasonable and in the public interest given the surrounding zoning and land uses and the suitability of the property for residential uses.
2.	The property is located on the edge of a City Growth Center as shown on the Urban Form Map. According to the Comprehensive Plan, a City Growth Center is targeted for significant infill development. The rezoning request is intended to facilitate infill development compatible with adjacent land uses, consistent with the Urban Form Map guidance.
3.	The rezoning request is consistent with the following policies: LU 2.6 "Zoning & Infrastructure Impacts" because of the prohibition of high trip generating commercial uses allowed under current zoning; LU 3.2 "Location of Growth" because the rezoning request facilitates development of vacant property within the City limits; LU 4.5 "Connectivity" because the development of the property would facilitate the construction of Englehardt Drive to Leesville Road, providing an additional point of ingress/egress to Leesville Road from the existing subdivision to the east; LU 5.4 "Density Transitions" because the requested rezoning is more compatible with adjacent development in terms of use and density as compared to current zoning; LU 8.5 "Conservation of Single-Family Neighborhoods" because the rezoning request permits development more compatible with the adjacent single-family neighborhood than the property's current zoning that allows intense commercial development; LU 8.10 "Infill Development", LU 8.11 "Development of Vacant Sites" and LU 8.12 "Infill Compatibility" because the rezoning facilitates the development of a vacant site within the City that has historically been difficult to develop due to infrastructure and access issues in a manner that is compatible with the adjacent single-family neighborhood; and EP 8.5 "Airport Overlay Zone" and EP 8.10 "Airport Noise Protection for Residential Uses" because the rezoning request protects future residential uses by adopting the Airport Authority's noise mitigation measures.

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The rezoning request benefits the public by prohibiting land uses that are incompatible with the adjacent single-family neighborhood and nearby future City park and by permitting low density, single-family dwellings that are compatible with the adjacent neighborhood and that will incorporate noise reduction measures.

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.	
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.* **Response: The proposed rezoning does not accommodate a mixed-use development.**
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.* **Response: The proposed rezoning is for a low-density neighborhood, which is an appropriate transition to the adjacent neighborhood.**
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.* **Response: The proposed subdivision will connect to Englehardt Drive, which will have access to Leesville Road.**
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.* **Response: The proposed subdivision will connect with Englehardt Drive, which serves the adjoining neighborhood.**
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.* **Response: The proposed subdivision will provide an access point to Englehardt Drive.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
13.	*New public spaces should provide seating opportunities.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**

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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: The subdivision will comply with the UDO provisions governing protection of environmental features.**
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.* **Response: Any new public streets will comply with the UDO.**
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.* **Response: Any new sidewalks will comply with the UDO.**
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.* **Response: Any new streets will comply with the UDO.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
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.* **Response: This guideline is not applicable to this rezoning request for a low density subdivision.**
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.* **Response: Any new sidewalks will comply with the UDO.**

Z-8-2015: Traffic Study Worksheet		
6.23.3	**Land Uses**	**Meets TIA Conditions? (Y/N)**
A	Single Family Residential Developments ≥ 150 Dwellings	Rezoning: defer to trip generation and other criteria listed below
B	Apartment Developments ≥ 240 Dwellings	
C	Residential Condo/Townhome Developments ≥ 300 Dwellings	
D	General Office Buildings ≥ 64,000 sq.ft.	
E	Medical Office Buildings ≥ 47,000 sq.ft.	
F	Shopping Centers ≥ 23,000 sq.ft.	
G	Supermarkets ≥ 20,000 sq.ft.	
H	Convenience Market w/ Gas Pumps: 6 or more Fueling Positions*	
I	Pharmacy w/ Drive-Thru ≥ 29,000 sq.ft.	
J	Drive-In Bank ≥ 11,500 sq.ft.	
K	Fast-Food Restaurant w/ Drive-Thru ≥ 6,000 sq.ft.	
6.23.4	**Trip Generation**	**Meets TIA Conditions? (Y/N)**
A	Peak Hour Trips ≥ 150 veh/hr	No, approval of Z-8-15 would lead to a net decrease in peak hour trips
B	Peak Hour Trips ≥ 100 veh/hr if primary access is on a 2-lane road	No
C	More than 100 veh/hr trips in the peak direction	No
D	Daily Trips ≥ 3,000 veh/day	No, approval of Z-8-15 would lead to a net decrease in daily trips
E	Enrollment increases at public or private schools	Not Applicable (N/A)
6.23.5	**Site Context**	**Meets TIA Conditions? (Y/N)**
A	Affects a location with a high crash history [Severity Index ≥ 8.4 or a fatal crash within the past three years]	No
B	Takes place at a highly congested location [volume-to-capacity ratio ≥ 1.0 on both major street approaches]	No
C	Creates a fourth leg at an existing signalized intersection	N/A
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No
E	Access is to/from a Major Street as defined by the City's Street Plan Map [latest edition]	No
F	Proposed access is within 1,000 feet of an interchange	No
G	Involves an existing or proposed median crossover	No
H	Involves an active roadway construction project	No
I	Involves a break in controlled access along a corridor	No
6.23.6	**Miscellaneous Applications**	**Meets TIA Conditions? (Y/N)**
A	Planned Development Districts	No
B	In response to Raleigh Planning Commission or Raleigh City Council concerns	None received by OTP as of April 7, 2015

ITE Code	Z-8-2015 Existing Zoning: TD w/ AOD & SHOD-2	Size	Unit	Daily In	Daily Out
820	Shopping Center	175,000	sq.ft.	4,885	4,885
			Pass-By Trips	-142	-154
	TOTAL Primary Trips (New Roadway System Traffic)			4,743	4,731
ITE Code	**Z-8-2015 Proposed Zoning: R-6 w/ SHOD-2**	**Size**	**Unit**	**Daily In**	**Daily Out**
210	Single Family	83	Dwelling	442	442
	DIFFERENCE (Proposed minus Existing)			**Daily In**	**Daily Out**
				-4,301	**-4,289**

	AM Peak			PM Peak		
Total	In	Out	Total	In	Out	Total
9,770	136	83	219	418	453	872
-296	0	0	0	-142	-154	-296
9,474	136	83	219	276	299	575
	AM Peak			PM Peak		
Total	In	Out	Total	In	Out	Total
885	17	51	68	56	33	89
	AM Peak			PM Peak		
Total	In	Out	Total	In	Out	Total
-8,589	**-119**	**-32**	**-151**	**-220**	**-266**	**-486**

Certified Recommendation

Raleigh Planning Commission

CR#

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

Planning Commission Recommendation

Recommendation	
Findings & Reasons	
Motion and Vote	

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	Date	Planning Commission Chairperson	Date

Staff Coordinator: Vivian Ekstrom: (919) 996-2657; vivian.ekstrom@raleighnc.gov
Doug Hill: (919) 996- 2622; Doug.Hill@raleighnc.gov
Bynum Walter: (919) 996-2178; Walter.Bynum@raleighnc.gov

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
Proposed Zoning:	OX-3-DE w/NCOD
Requested Zoning:	OX-3-PL w/NCOD
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.

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.

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.

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	*Area Plan Guidance:*	N/A
#1	*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	*Urban Form Designation:*	Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer
#5		

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	*Urban Form Designation:*	Downtown Frontage on Transit Emphasis Corridor Within Half-Mile Transit Buffer
#11-		
-18		

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
CPC	*Area Plan Guidance:*	N/A
#27	*Urban Form Designation:*	N/A

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.

PLANNING COMMISSION'S
Z-27-14 UDO REMAPPING AGENDA

April 14, 2015 – 9:00 a.m.

City Council Chambers – Municipal Building

The following items will be discussed in the order in which they appear on this agenda, unless otherwise determined by the Chairman.

A. UDO Remapping Public Comment – Change Requests
Requests are grouped geographically and by CAC Property address and PIN are included for reference.

Note: Pending zoning cases will not be discussed as part of this work session.

These items, related to heights in the Downtown District, will be discussed:

CAC	Agenda Item	Address	PIN	Map No.
Central, Hillsborough, North Central	123	Downtown (Heights)	Various	N/A
Mordecai	292	605, 621 N Blount St	1704718958, 1704728105	289 DRA 1
		101 E Franklin St	1704724954	
		800 Harp St	1704728951	
		15 E Peace St	1704724264	
Hillsborough	247	612 W Johnson St	1704413718	259
	293	10, 14, 16, 105, 107, 109, 111, 113, 115, 119, 120, 122, 209, 211, 212, 213, 215, 216, 218, 219, 301, 303, 309, 401, 405, & 407 N Boylan Ave	1703491457, 1703491572, 1703491672, 1703399558, 1703399664, 1703399762, 1703399768, 1703399834, 1703399878, 1703399975, 1703491891, 1703491932, 1704309292, 1704400207, 1704401273, 1704309392, 1704400307, 1704401351, 1704401358, 1704400404, 1704400509, 1704400605, 1704400742, 1704400818, 1704400912, 1704400938, 1704410023	290 DRA 2

CAC	Agenda Item	Address	PIN	Map No.
Hillsborough	293	10, 14, 102, 104, 107, 110, 117, 122, 123, 125, 201, 215, 221, 225, 301, & 311 Glenwood Ave	1703496413, 1703496512, 1703496616, 1703496724, 1703494746, 1703496820, 1703493883, 1703496930, 1703494972, 1703494977, 1704404188, 1704404393, 1704404491, 1704405406, 1704404723, 1704405732	290 DRA 2
		530 Hillsborough St	1703496306	
		617, 618, 619, 620, 621, 624, 625, 626, 627, 628, 700, 702, 704, 707, 708, & 709 W Jones St	1703493982, 1704403178, 1703493932, 1704402197, 1703492984, 1704402148, 1703492905, 1704401193, 1703491937, 1704401133, 1704400114, 1704309174, 1704309118, 1703398963, 1704308261, 1703398906	
		611, 612, 616, 618, 620, 623, 627, 701, 703, 707, 709, 710, 711, 718, & 720 W Lane St	1704403359, 1704403661, 1704402661, 1704402612, 1704401652, 1704402337, 1704401455, 1704308362, 1704308382, 1704309302, 1704309322, 1704308462, 1704308482, 1704309402, 1704309435, 1704308425, 1704307485, 1704309632, 1704307445, 1704308673, 1704308623	

CAC	Agenda Item	Address	PIN	Map No.
Hillsborough	293	617, 705, 707, 709, 710, 711, 712, 716, & 720 W North St	1704401792, 1704309791, 1704309731, 1704309945, 1704308793, 1704308984, 1704308733, 1704308945, 1704307983	290 DRA 2
		606, 607, 608, 610, & 615 Willard Pl	1703493795, 1703493528, 1703493737, 1703492788, 1703492660	
Central	127	13, 15 & 19 E Martin St	1703771985, 1703771994, 1703772935	139
	128	8, 12, 16 & 20 E Hargett St	1703781352, 1703781382, 1703782312, 1703782362	140
		206 & 216 S Wilmington St	1703782247, 1703782139	
	294	112, 114, 120, 122, 124, 126, 212, 214, 216, 218, 222, & 224 S Blount St	1703787607, 1703787602, 1703787517, 1703787521, 1703786536, 1703787444, 1703787212, 1703787106, 1703786156, 1703786096, 1703786091, 1703777908	291 DRA 3
		104, 108, 111, 112, 115, 117, 119, 123, 125, 126, 128, 131, 133, & 212 E Hargett St	1703783371, 1703784204, 1703784458, 1703784275, 1703784494, 1703785456, 1703785485, 1703785436, 1703786434, 1703786238, 1703787208, 1703786472, 1703786492, 1703786254	
		107, 123, &135 E Martin St	1703774923, 1703776955, 1703776992	
		107, 126, 130, & 136 E Morgan St	1703786949, 1703785794, 1703786767, 1703787737	

CAC	Agenda Item	Address	PIN	Map No.
Central	294	101, 105, 113, 117, 135, 137, 205, 209, 211, 215, 217, 219, 223, 225, 227, 233, & 237 S Wilmington St	1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482, 1703783278, 1703783265, 1703783262, 1703783270, 1703783167, 1703783165, 1703783190, 1703783098, 1703783096, 1703785164, 1703773964	291 DRA 3
	129	104, 108, 112, 126, 128, & 212 E Hargett St	1703783371, 1703784204, 1703784275, 1703786238, 1703787208, 1703786254	141
		107, 123, & 135 E Martin St	1703774923, 1703776955, 1703776992	
		212, 214, 216, 218, 222, & 224 S Blount St	1703787212, 1703787106, 1703786156, 1703786096, 1703786091, 1703777908	
		205, 209, 211, 215, 217, 219, 223, 225, 227, 233, & 237 S Wilmington St	1703783278, 1703783265, 1703783262, 1703783270, 1703783167, 1703783165, 1703783190, 1703783098, 1703783096, 1703785164, 1703773964	
	130	112, 114, 120, 122, 124, & 126 S Blount St	1703787607, 1703787602, 1703787517, 1703787521, 1703786536, 1703787444	142
		111, 115, 117, 119, 123, 125, 131, & 133 E Hargett St	1703784458, 1703784494, 1703785456, 1703785485, 1703785436, 1703786434, 1703786472, 1703786492	

CAC	Agenda Item	Address	PIN	Map No.
Central	130	126, 130, & 136 E Morgan St	1703785794, 1703786767, 1703787737	142
		101, 105, 113, 117, 135, & 137 S Wilmington St	1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482	
	138	111, 115, 117, 119, & 123 E Hargett St	1703784458, 1703784494, 1703785456, 1703785485, 1703785436	104
		135 & 137 S Wilmington St	1703783478, 1703783482	
	142	220 E Morgan Street	1703881970	128
	131	101, 105, & 109 S Blount St	1703788787, 1703788771, 1703789654	143
		201 & 207 E Hargett St	1703789468, 1703881448	
	136	225 E Davie St	1703871564	69
		226, 228,& 230 E Martin St	1703871749, 1703871762, 1703872717	
	295	225 E Davie St	1703871564	292 DRA 4
		226, 228, & 230 E Martin St	1703871749, 1703871762, 1703872717	
	143	210, 214, 218, 224, 226, & 228 S Bloodworth St	1703886184, 1703886088, 1703887004, 1703877908, 1703876995, 1703876991	129
		304, 306, 314, & 330 E Hargett St	1703883244, 1703883284, 1703884280, 1703886253	
		313, 317, 319, 323, 325, & 327 E Martin St	1703874995, 1703875954, 1703886024, 1703876933, 1703876953, 1703876898	
		215, 219, & 227 S Person St	1703884007, 1703874926, 1703873964	
	296	210, 214, 218, 224, 226, & 228 S Bloodworth St	1703886184, 1703886088, 1703887004, 1703877908, 1703876995, 1703876991	293 DRA 5

CAC	Agenda Item	Address	PIN	Map No.
Central	296	304, 306, 314, & 330 E Hargett St	1703883244, 1703883284, 1703884280, 1703886253	293 DRA 5
		313, 317, 319, 323, 325, & 327 E Martin St	1703874995, 1703875954, 1703886024, 1703876933, 1703876953, 1703876898	
		215, 219, & 227 S Person St	1703884007, 1703874926, 1703873964	
	297	0, 421, 423, 427, 501, 505, 511, 513, 515, 517, 519, 525, 529, 601, 607, 611, & 615 S Blount St	1703767279, 1703778034, 1703768939, 1703768933, 1703768831, 1703768714, 1703768619, 1703768615, 1703768662, 1703768568, 1703768564, 1703767489, 1703767485, 1703767363, 1703767276, 1703767283, 1703767178	294 DRA 6
		0, 209, 213, 214, 215, 219, 223, 224, 225, & 227 E Cabarrus St	1703769810, 1703769918, 1703769958, 1703769759, 1703860906, 1703860945, 1703860985, 1703860737, 1703861981, 1703861935	
		206, 208, 212, 215, 216, 217, 218, 219, 222, 223, & 225 E Lenoir St	1703767393, 1703768340, 1703768390, 1703768477, 1703769330, 1703769447, 1703769370, 1703769593, 1703860289, 1703860542, 1703861502	

CAC	Agenda Item	Address	PIN	Map No.
Central	297	424, 426, 430, 508, 510, 514, 516, 520, 524, 528, 532, 536, 540, 544, 548, & 552 S Person St	1703861989, 1703861987, 1703861984, 1703861737, 1703861761, 1703861626, 1703861650, 1703861548, 1703861546, 1703861544, 1703861542, 1703861540, 1703861448, 1703861446, 1703861445, 1703861443	294 DRA 6
		210, 212, 214, 216, & 218 Regan Ln	1703769717, 1703769733, 1703769730, 1703769638, 1703769615	
		205, 207, 211, 213, 217, 219, & 225 E South St	1703768220, 1703768250, 1703768290, 1703769230, 1703769179, 1703860129, 1703860189	
	135	421, 423, 427 S Blount St	1703778034, 1703768939, 1703768933	5
		209, 213, 215, 219, 223, 225, 227 E Cabarrus St;	1703769918, 1703769958, 1703860906, 1703860945, 1703860985, 1703861981, 1703861935	
		424, 426, 430 S Person St	1703861989, 1703861987, 1703861984	
	137	425 S Person St	1703862986	102
	126	121 & 125 E South St	1703765249, 1703766221	138
		600 S Blount St	1703766323	
	298	112, 114, & 118 E Lenoir St	1703764322, 1703764352, 1703765313	295 DRA 7
		101, 111, & 117 E South St	1703763211, 1703764221, 1703764280	
		603 S Wilmington St	1703763353	

CAC	Agenda Item	Address	PIN	Map No.
Central	299	500, 508, 510, & 512 S Blount St	1703766880, 1703766754, 1703766750, 1703766549	296 DRA 8
		100, 116, 124, 126, 128, & 130 E Cabarrus St	1703763820, 1703764861, 1703765810, 1703765757, 1703765797, 1703766830	
		105, 106, 107, 108, 111, 112, 114, &116 Stronachs Alley	1703764707, 1703764613, 1703764743, 1703764663, 1703764783, 1703765632, 1703765662, 1703765692	
		511, 513, 519, 521, & 529 S Wilmington St	1703763722, 1703763636, 1703763631, 1703763594, 1703765478	
	124	105 & 107 Stronachs Aly	1703764707, 1703764743	109
		116 E Cabarrus St	1703764861	
		513 S Wilmington St	1703763636	
	125	512 S Blount St	1703766549	110
	300	124 S Dawson St	1703585549	297 DRA 9
		311, 313, 321, 327, 330, 401, 403, & 406 W Hargett St	1703586206, 1703585325, 1703584233, 1703583355, 1703583553, 1703582309, 1703581357, 1703581503	
		100, 116, 119, 120, 126, 210, 213, & 218 S Harrington St	1703581892, 1703581792, 1703583653, 1703581696, 1703581586, 1703582304, 1703583232, 1703581165	
		317, 323, 327, 411, & 501 W Morgan St	1703585891, 1703584832, 1703583864, 1703580892, 1703488851	
		117, 120, 200, 206, 210, 223, 224, & 230 S West St	1703580676, 1703488631, 1703488450, 1703488314, 1703488250, 1703580296, 1703488076, 1703478969	

CAC	Agenda Item	Address	PIN	Map No.
Central	139	18 Commerce Pl	1703573695	105
		319 W Martin St	1703573758	
		328 W Davie St	1703573589	
	301	301, 314, & 316 W Cabarrus St	1703565940, 1703575056, 1703574098	298 DRA 10
		319, 321, & 323 W Davie St	1703575387, 1703575338, 1703574387	
		404, 406, 416, 418, 424, 426, 430, 504, 510, 518 S Dawson St	1703576349, 1703576333, 1703575293, 1703575147, 1703576140, 1703576047, 1703576014, 1703565893, 1703565728, 1703565698	
	140	323 W Davie St	1703574387	106
		416 & 418 S Dawson St	1703575293, 1703575147	
	141	404 & 406 S Dawson St	1703576349, 1703576333	107
	244	211 W Martin St	1703670823	257
	302	0, 205, 216, & 218 W Cabarrus St	1703653323, 1703569731, 1703670203, 1703578036	299 DRA 11
		200, 205, 220, & 227 W Davie St	1703670565, 1703670364, 1703579524, 1703578323	
		333, 409, 417, 419, & 421 S Dawson St	1703578620, 1703578243, 1703578119, 1703578115, 1703578132	
		205 & 223 W Lenoir St	1703660333, 1703568384	
		424, 426, 428, & 432 S McDowell St	1703670048, 1703671008, 1703671005, 1703671000	
		0 & 300 W South St	1703566237, 1703569162	
	241	436 S Salisbury St	1703675033	231
	303	0 & 12 Kindley St	1703652553, 1703559479	300 DRA 12
		0 Martin Luther King Jr Blvd	1703553872	
		0, 700, & 800 S Salisbury St	1703656320, 1703654924, 1703655502	

CAC	Agenda Item	Address	PIN	Map No.
Central	304	0, 521, 601, 603, & 607 W Cabarrus St	1703570280, 1703465932, 1703464953, 1703464924, 1703463985	301 DRA 13
		405, 416, &601 Dorothea Dr	1703457694, 1703457939, 1703452781	
		302, 410, 414, 416, 418, & 422 Dupont Cir	1703472505, 1703471498, 1703472301, 1703471358, 1703471260, 1703472102	
		407, 409, 502, 514, 515, 516, 517, 518, 519, 520, 521, 522, 524, 526, 527, 606, 619, 621, 624, 625, 626, 627, 629, 630, 631, 632, & 655 W Lenoir St	1703469493, 1703469453, 1703468620, 1703467650, 1703466493, 1703467600, 1703466444, 1703466640, 1703465484, 1703465691, 1703465435, 1703465641, 1703465611, 1703464672, 1703464493, 1703462599, 1703462498, 1703462458, 1703462632, 1703462415, 1703461672, 1703461466, 1703461416, 1703461603, 1703460456, 1703460664, 1703369456	
		503, 505, 507, 509, 511, & 513 Rosengarten Aly	1703463869, 1703463845, 1703463821, 1703463717, 1703462794, 1703462770	

CAC	Agenda Item	Address	PIN	Map No.
Central	304	0, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 518, 520, 600, 602, 608, 610, 611, 612, 712, 716, 718, 720, 722, 724, 726, 800, & 808 S Saunders St	1703462475, 1703464827, 1703465826, 1703464813, 1703465812, 1703464800, 1703465708, 1703463797, 1703464795, 1703463773, 1703464782, 1703463659, 1703464678, 1703463625, 1703463569, 1703463469, 1703463447, 1703463423, 1703463410, 1703464385, 1703463316, 1703463009, 1703463004, 1703453909, 1703453904, 1703453920, 1703453827, 1703453824, 1703453731, 1703453612	301 DRA 13
		0, 416, 502, 516, 518, 520, 600, 601, 604, 607, 609, 611, 614, 615, 617, & 620 W South St	1703557909, 1703469278, 1703468228, 1703467331, 1703466312, 1703465311, 1703463350, 1703463116, 1703462380, 1703462102, 1703461141, 1703460192, 1703461384, 1703460143, 1703369192, 1703460384	
		603, 607, 612, 614, 616, & 618 S West St	1703469377, 1703469373, 1703467496, 1703468401, 1703468308, 1703468324	

CAC	Agenda Item	Address	PIN	Map No.
Central	305	331 & 401 W Cabarrus St	1703562950, 1703560984	302 DRA 14
		510, 514, 520, 522, 523, & 530 S Harrington St	1703561827, 1703561708, 1703561702, 1703561603, 1703563723, 1703560597	
		414 W Lenoir St	1703560527	
		320, 328, & 410 W South St	1703564375, 1703563326, 1703561345	
		505, 513, 517, & 523 S West St	1703560817, 1703560831, 1703560721, 1703560627	
	242	302 Dupont Cir	1703472505	249
	243	324, 328, & 330 Dupont Cir	1703473624, 1703472668, 1703472722	250
	306	324, 328, & 330 Dupont Cir	1703473624, 1703472668, 1703472722	303 DRA 15
	245	518 & 600 W Cabarrus St	1703477144, 1703475257	264
		400 S West St	1703478178	
	307	518 & 600 W Cabarrus St	1703477144, 1703475257	304 DRA 16
		400 S West St	1703478178	
	246	517 W Cabarrus St	1703466858	265
		518 S West St	1703467736	
	308	517 W Cabarrus St	1703466858	305 DRA 17
		518 S West St	1703467736	
North Central	309	401 Capital Blvd	1704516171	306 DRA 18
		215, 309, & 321 N Dawson St	1704506370, 1704507646, 1704508789	
		402, 410, 412, & 414 W Edenton St	1703591672, 1703591558, 1703591528, 1703590588	
		201, 208, 219, 301, 310, 401, 413, 436, 437, & 441 N Harrington St	1704501197, 1704504124, 1704502335, 1704502584, 1704502609, 1704502819, 1704512008, 1704515431, 1704513220, 1704513430	

CAC	Agenda Item	Address	PIN	Map No.
North Central	309	504, 508, & 510 Hillsborough St	1703499343, 1703498381, 1703497387	306 DRA 18
		300, 301, 308, 314, 328, 501, 508, & 513 W Jones St	1704507047, 1703596886, 1704506029, 1704504286, 1704504007, 1703499953, 1704408193, 1703498754	
		310, 324, 401, & 406 W Lane St	1704507507, 1704505651, 1704501451, 1704502512	
		0, 11, 15, 17, 114, 116, 219, 301, 307, 401, 501, 506, 509, 516, 520, & 600 N West St	1704511562, 1703499472, 1703498428, 1703499533, 1703591761, 1703591874, 1704409282, 1704409449, 1704409675, 1704510011, 1704510336, 1704511285, 1704510532, 1704512404, 1704511469, 1704512665	
Central, Hillsborough, North Central	310	11 S Boylan St	1703491076	307 DRA 19
		409 E Edenton St	1703591476	
		11 & 15 N Harrington St	1703592431, 1703592436	
		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	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	

CAC	Agenda Item	Address	PIN	Map No.
Central, Hillsborough, North Central	310	200, 320, 324, 328, 502, 510, 512, 514, 524, 606, & 608 W Morgan St	1703691063, 1703595066, 1703594000, 1703593051, 1703499022, 1703488949, 1703497096, 1703498033, 1703497057, 1703495067, 1703494005, 1703493055	307 DRA 19
		7, 10, & 17 S West St	1703591008, 1703499059, 1703590072	
North Central	134	300 Hillsborough St	1703596392	103
Central	311	200 E Martin St	1703778739	288

Planning Commission April 14, 2015, 9:00AM
Z-27-14 Citywide UDO Remapping
Downtown Building Heights

Review of the proposed citywide rezoning is organized around public comment change requests received between May and September 2014. To facilitate public participation, comments are grouped by Citizens Advisory Council (CAC) area for review. Staff has identified each public comment change request as falling in one of these three categories:

A. Staff agrees
B. Staff requests additional discussion
C. Staff disagrees

Each comment is numbered below and sorted by category. Staff has provided basic information related to the property which includes existing and proposed zoning, requested zoning and applicable Comprehensive Plan guidance. Each request contains a staff recommendation. Related correspondence included at the end of the report references the Comment ID field.

Comments Related to Downtown Building Heights

123.

Address:	Downtown (Heights)
PIN:	Various
CAC:	Central, North Central
Change Request/Comment ID:	N/A / GEN-0390, -0502
Existing Zoning:	BUS w/ DOD
Current Use:	Various
Proposed Zoning:	DX-3, -4, -5, -7, -12, -20, -40 w/ various overlays
Requested Zoning:	Additional Heights
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan Downtown West Blount-Person Corridor Capital Blvd Corridor West Morgan
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The commenter, the Greater Raleigh Convention and Visitors Bureau, requests greater height designation through application of a designation of a 15 story height limit throughout the Central Business District and establishment of a district that allows up to 60 stories. While parcels may be rezoned in the future to allow for greater height, those decisions should be made as part of the public process of a privately initiated rezoning. Heights in excess of 40 stories can be applied by rezoning parcels to Planned District (PD). Staff does not agree with this request.

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 districts into the closest comparative districts in the UDO. No change to the map.

292.	*Address:*	William Peace University: 605 & 621 N Blount St; 101 E Franklin St; 15 E Peace St; 800 Harp St
	PIN:	1704718958, 1704728105, 1704724954, 1704728951, 1704724264
	CAC:	Mordecai
	Change Request/Comment ID:	289 / PC-0179 / DRA 1
	Existing Zoning:	O&I-1, CUD O&I-1, R-20; part HOD-G (Z-22-96, Z-21-00)
	Current Use:	University Campus
	Proposed Zoning:	OX-4 / OX-4-CU; HOD-G remains
	Requested Zoning:	7 Story Height (OX-7 / OX-7-CU; HOD-G remains)
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Blount-Person Corridor Plan Downtown Plan (in process)
DRA 1	*Urban Form Designation:*	Downtown Within Transit Stop Half-Mile Buffer

The commenter, the Downtown Raleigh Alliance (DRA), requests a greater height designation for the parcels. The William Peace University Campus is mapped with a Historic Overlay District, and the tallest building on the site is 4 stories. The Planning Commission previously reviewed a request on this site, agenda item 46 on 12/2/14, and upheld the staff recommendation of 4 stories. Staff disagrees with the request.

Recommendation: The proposed zoning is consistent with the Future Land Use Map and compatible with the heights of structures within the Historic Overlay District. 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.

247.	*Address:*	612 W Johnson St
	PIN:	1704413718
	CAC:	Hillsborough
	Change Request/Comment ID:	259 / PC-0114
	Existing Zoning:	NB w/PBOD
	Current Use:	Vacant
	Proposed Zoning:	DX-5
	Requested Zoning:	DX-7
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Downtown Plan (Under Study)
	Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

The property owner is requesting increased height for this parcel. 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 Central Business District 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. The parcel is adjacent to the Paramount condominium structure, where numerous public comments have been received expressing concern about limiting the height of adjacent parcels to the east and south. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

293.

Address:	10, 14, 16, 105, 107, 109, 111, 113, 115, 119, 120, 122, 209, 211, 212, 213, 215, 216, 218, 219, 301, 303, 309, 401, 405, & 407 N Boylan Ave; 10, 14, 102, 104, 107, 110, 117, 122, 123, 125, 201, 215, 221, 225, 301, & 311 Glenwood 530 Hillsborough St; 617, 618, 619, 620, 621, 624, 625, 626, 627, 628, 700, 702, 704, 707, 708, & 709 W Jones St; 611, 612, 616, 618, 620, 623, 627, 701, 703, 707, 709, 710, 711, 718, & 720 W Lane St; 617, 705, 707, 709, 710, 711, 712, 716, & 720 W North St; and 606, 607, 608, 610, & 615 Willard Pl (North Boylan NCOD, Glenwood PBOD)
PIN:	1703491457, 1703491572, 1703491672, 1703399558, 1703399664, 1703399762, 1703399768, 1703399834, 1703399878, 1703399975, 1703491891, 1703491932, 1704309292, 1704400207, 1704401273, 1704309392, 1704400307, 1704401351, 1704401358, 1704400404, 1704400509, 1704400605, 1704400742, 1704400818, 1704400912, 1704400938, 1704410023; 1703496413, 1703496512, 1703496616, 1703496724, 1703494746, 1703496820, 1703493883, 1703496930, 1703494972, 1703494977, 1704404188, 1704404393, 1704404491, 1704405406, 1704404723, 1704405732; 1703496306; 1703493982, 1704403178, 1703493932, 1704402197, 1703492984, 1704402148, 1703492905, 1704401193, 1703491937, 1704401133, 1704400114, 1704309174, 1704309118, 1703398963, 1704308261, 1703398906; 1704403359, 1704403661, 1704402661, 1704402612, 1704401652, 1704402337, 1704401455, 1704308362, 1704308382, 1704309302, 1704309322, 1704308462, 1704308482, 1704309402, 1704309435, 1704308425, 1704307485, 1704309632, 1704307445, 1704308673, 1704308623; 1704401792, 1704309791, 1704309731, 1704309945, 1704308793, 1704308984, 1704308733, 1704308945, 1704307983; 1703493795, 1703493528, 1703493737, 1703492788, 1703492660

	CAC:	Hillsborough
	Change Request/Comment ID:	290 / PC-0179 / DRA 2
	Existing Zoning:	RB, CUD RB, CUD NB, BUS, CUD BUS, O&I-1; part NCOD (North Boylan); part PBOD (Glenwood South)
	Current Use:	Various
	Proposed Zoning:	OX-3, OX-3-DE, OX-3-DE-CU, DX-4-SH, DX-3-SH; part NCOD (North Boylan)
	Requested Zoning:	7 Story height (OX-7, OX-7-DE, OX-7-DE-CU, DX-7-SH; NCOD remains)
	Future Land Use Designation:	Office and Residential Mixed Use, Central Business District
	Area Plan Guidance:	Downtown Plan (in progress)
DRA 2	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer

The DRA requests a 7 story height designation instead of the proposed 3 and 4 stories. These parcels are currently mapped with Pedestrian Business and Neighborhood Conservation Overlays which give clear height guidance. The North Boylan Neighborhood Conservation Overlay District restricts building height to a maximum of 24-40 feet. The Glenwood South Streetscape and Parking Plan limits building height to a range between 40’ and 132’, depending on parcel and stepback requirements. Many of the parcels are also within the Downtown Transition Areas as shown in Map DT-3 of the 2030 Comprehensive Plan. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
	Proposed Zoning:	DX-40-SH w/HOD-G
	Requested Zoning:	5 Story Height (DX-5-SH w/ HOD-G)
	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

The commenter, the Raleigh Historic Developments Commission (RHDC), requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Moore Square Historic Overlay District. While these particular parcels are currently developed as 2 story buildings, existing development on this block includes buildings of varying heights up to 10 stories, as well as frontage on Fayetteville Street. Based on the properties' location within the Historic Overlay District, staff feels this is a reasonable request and suggests a revised proposed zoning of DX-5-SH with HOD-G.

Recommendation: A revised zoning recommendation of DX-5-SH w/HOD-G is consistent with the Future Land Use Map and compatible with the heights of structures within the Historic Overlay District. 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. 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
Proposed Zoning:	DX-40-SH w/HOD-G
Requested Zoning:	5 Story Height (DX-5-SH w/ HOD-G)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

The RHDC requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Moore Square Historic Overlay District. While these particular parcels are currently developed as 2 story buildings, existing development on this block includes buildings of varying heights up to 10 stories, as well as frontage on Fayetteville Street. Based on the properties' location within the Historic Overlay District, staff feels this is a reasonable request and suggests a revised proposed zoning of DX-5-SH with HOD-G.

Recommendation: A revised zoning recommendation of DX-5-SH w/HOD-G is consistent with the Future Land Use Map and compatible with the heights of structures within the Historic Overlay District. 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. The properties should be zoned DX-5-SH w/ HOD-G.

294.	*Address:*	112, 114, 120, 122, 124, 126, 212, 214, 216, 218, 222, & 224 S Blount St; 104, 108, 111, 112, 115, 117, 119, 123, 125, 126, 128, 131, 133, & 212 E Hargett St; 107, 123, & 135 E Martin St; 107, 126, 130, & 136 E Morgan St; and 101, 105, 113, 117, 135, 137, 205, 209, 211, 215, 217, 219, 223, 225, 227, 233, & 237 S Wilmington St
	PIN:	1703787607, 1703787602, 1703787517, 1703787521, 1703786536, 1703787444, 1703787212, 1703787106, 1703786156, 1703786096, 1703786091, 1703777908; 1703783371, 1703784204, 1703784458, 1703784275, 1703784494, 1703785456, 1703785485, 1703785436, 1703786434, 1703786238, 1703787208, 1703786472, 1703786492, 1703786254; 1703774923, 1703776955, 1703776992; 1703786949, 1703785794, 1703786767, 1703787737; 1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482, 1703783278, 1703783265, 1703783262, 1703783270, 1703783167, 1703783165, 1703783190, 1703783098, 1703783096, 1703785164, 1703773964
	CAC:	Central
	Change Request/Comment ID:	291 / PC-0179 / DRA 3
	Existing Zoning:	BUS, O&I-1; w/ DOD, w/ HOD-G (part Capitol Square, part Moore Square)
	Current Use:	Various
	Proposed Zoning:	DX-7-SH, DX-7-UG; HOD-G remains
	Requested Zoning:	20 Story Height (DX-20-SH, DX-20-UG; HOD-G remains)
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Blount-Person Corridor Plan Downtown Plan (in progress)
DRA 3	*Urban Form Designation:*	Downtown Part Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The DRA requests a greater height designation for the parcels. All of the parcels are within either the Moore Square or Capitol Square Historic Overlay District. While many of the parcels are developed as 1 to 3 story buildings, the proposed height designation reflects the form of the existing parking decks in the center of the blocks that are constructed to 7 stories. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

Recommendation: The proposed zoning is consistent with the Future Land Use Map and compatible with the heights of structures within the Historic Overlay District. 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.

129.

Address:	104, 108, 112, 126, 128, & 212 E Hargett St; 107, 123, & 135 E Martin St; 212, 214, 216, 218, 222, & 224 S Blount St; 205, 209, 211, 215, 217, 219, 223, 225, 227, 233, & 237 S Wilmington St
PIN:	1703783371, 1703784204, 1703784275, 1703786238, 1703787208, 1703786254, 1703774923, 1703776955, 1703776992, 1703787212, 1703787106, 1703786156, 1703786096, 1703786091, 1703777908, 1703783278, 1703783265, 1703783262, 1703783270, 1703783167, 1703783165, 1703783190, 1703783098, 1703783096, 1703785164, 1703773964
CAC:	Central
Change Request/Comment ID:	141 / GEN-0513
Existing Zoning:	BUS w/DOD & HOD-G (Moore Square)
Current Use:	Mixed Use
Proposed Zoning:	DX-7-SH w/HOD-G
Requested Zoning:	5 Story Height (DX-5-SH w/HOD-G)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The RHDC requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Moore Square Historic Overlay District. While much of this block is developed as 2 story buildings, the proposed height designation reflects the form of the existing parking deck in the center of the block that is constructed to 7 stories. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

130.

Address:	112, 114, 120, 122, 124, & 126 S Blount St; 111, 115, 117, 119, 123, 125, 131, & 133 E Hargett St; 126, 130, & 136 E Morgan St; 101, 105, 113, 117, 135, & 137 S Wilmington St
PIN:	1703787607, 1703787602, 1703787517, 1703787521, 1703786536, 1703787444, 1703784458, 1703784494, 1703785456, 1703785485, 1703785436, 1703786434, 1703786472, 1703786492, 1703785794, 1703786767, 1703787737, 1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482
CAC:	Central
Change Request/Comment ID:	142 / GEN-0514
Existing Zoning:	BUS w/DOD & HOD-G (Moore Square)
Current Use:	Mixed Use
Proposed Zoning:	DX-7-SH/UG w/HOD-G
Requested Zoning:	5 Story Height (DX-5-SH/UG w/HOD-G)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown Part Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The RHDC requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Moore Square Historic Overlay District. While much of this block is developed as 2 and 3 story buildings, the proposed height designation reflects the form of the existing parking deck in the center of the block that is constructed to 7 stories. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

138.

Address:	111, 115, 117, 119, & 123 E Hargett St; 135 & 137 S Wilmington St
PIN:	1703784458, 1703784494, 1703785456, 1703785485, 1703785436, 1703783478, 1703783482
CAC:	Central
Change Request/Comment ID:	104 / WEB-34946, -34916, -34962, -34917, -34947, -34948, -34931
Existing Zoning:	BUS w/HOD-G & DOD
Current Use:	Mixed Use
Proposed Zoning:	DX-7-SH w/HOD-G (Moore Square)
Requested Zoning:	DX-20-SH w/HOD-G
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Part Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The property owner requests greater height designation for these parcels. Staff recommendation for height reflects location within the Moore Square Historic Overlay District and current intensity of development on neighboring parcels. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

142.

Address:	220 E Morgan Street
PIN:	1703881970
CAC:	Central
Change Request/Comment ID:	128 / GEN-0492, -0523
Existing Zoning:	BUS w/DOD
Current Use:	Vacant, Parking
Proposed Zoning:	DX-7-UG
Requested Zoning:	DX-20-UG
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The property owner requests greater height designation for the parcel. Staff recommended height designation for these parcels reflects the need for transition between the most intense heights of the Central Business District and nearby Capital Square and Moore Square Historic Overlay Districts. While 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. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

131.

Address:	101, 105, & 109 S Blount St; 201 & 207 E Hargett St
PIN:	1703788787, 1703788771, 1703789654, 1703789468, 1703881448
CAC:	Central
Change Request/Comment ID:	143 / GEN-0515
Existing Zoning:	BUS w/DOD & HOD-G
Current Use:	Mixed Use
Proposed Zoning:	DX-7-UG w/HOD-G
Requested Zoning:	5 Story Height (DX-5-UG w/ HOD-G)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The RHDC requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Moore Square Historic Overlay District. While much of this block is developed as 2 story buildings, the proposed height designation reflects proximity to the heart of downtown and similar height in adjacent blocks. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

136.

Address:	225 E Davie St; 226, 228, & 230 E Martin St
PIN:	1703871564, 1703871749, 1703871762, 1703872717
CAC:	Central
Change Request/Comment ID:	69 / WEB-1923
Existing Zoning:	BUS w/DOD and partial HOD-G (Moore Square)
Current Use:	Parking, Office
Proposed Zoning:	DX-3-SH
Requested Zoning:	6 Story Height
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The commenter (not the property owner) requests greater height designation for these parcels. Staff recommendation for height reflects current intensity of development and location within and adjacent to the Moore Square Historic Overlay District. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

295

Address:	225 E Davie St; 226, 228, & 230 E Martin St
PIN:	1703871564, 1703871749, 1703871762, 1703872717
CAC:	Central
Change Request/Comment ID:	292 / PC-0179 / DRA 4
Existing Zoning:	BUS w/DOD and partial HOD-G (Moore Square)
Current Use:	Parking, Office
Proposed Zoning:	DX-3-SH; HOD-G remains
Requested Zoning:	7 Story Height (DX-7-SH; HOD-G remains)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

DRA 4

The DRA requests greater height designation for these parcels. Staff recommendation for height reflects current intensity of development and location within and adjacent to the Moore Square Historic Overlay District. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	DX-7-SH, DX-7-UG, DX-7-UG-CU
Requested Zoning:	DX-20-UG
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The commenter (not a property owner) requests greater height designation for the parcels. Staff recommended height designation for these parcels reflects the need for transition between the Central Business District and smaller scale development to the east. Staff does not agree that the request for 20 stories would be appropriate in this location. However it does feel 12 stories would be a reasonable alternative to allow greater height and still provide a transition and step down in height from the Downtown core.

Recommendation: A revised zoning recommendation of DX-12-SH, DX-12-UG, and DX-12-UG-CU 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. These properties should be zoned DX-12-SH, DX-12-UG, and DX-12-UG-CU.

296.	*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
	Proposed Zoning:	DX-7-SH, DX-7-UG, DX-7-UG-CU
	Requested Zoning:	12 Story Height (DX-12-SH, DX-12-UG, DX-12-UG-CU)
	Future Land Use Designation:	Central Business District
DRA 5	*Area Plan Guidance:*	Blount-Person Corridor Study Downtown Plan (in progress)
	Urban Form Designation:	Downtown

The DRA requests greater height designation for the parcels. Staff recommended height designation for these parcels reflects the need for transition between the Central Business District and smaller scale development to the east. Staff does not agree that the request for 20 stories would be appropriate in this location. However it does feel 12 stories would be a reasonable alternative to allow greater height and still provide a transition and step down in height from the Downtown core.

Recommendation: A revised zoning recommendation of DX-12-SH, DX-12-UG, and DX-12-UG-CU 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. These properties should be zoned DX-12-SH, DX-12-UG, and DX-12-UG-CU.

297.	*Address:*	0, 421, 423, 427, 501, 505, 511, 513, 515, 517, 519, 525, 529, 601, 607, 611, & 615 S Blount St; 0, 209, 213, 214, 215, 219, 223, 224, 225, & 227 E Cabarrus St; 206, 208, 212, 215, 216, 217, 218, 219, 222, 223, & 225 E Lenoir St; 424, 426, 430, 508, 510, 514, 516, 520, 524, 528, 532, 536, 540, 544, 548, & 552 S Person St; 210, 212, 214, 216, & 218 Regan Ln; and 205, 207, 211, 213, 217, 219, & 225 E South St (Prince Hall HOD)
	PIN:	1703767279, 1703778034, 1703768939, 1703768933, 1703768831, 1703768714, 1703768619, 1703768615, 1703768662, 1703768568, 1703768564, 1703767489, 1703767485, 1703767363, 1703767276, 1703767283, 1703767178; 1703769810, 1703769918, 1703769958, 1703769759, 1703860906, 1703860945, 1703860985, 1703860737, 1703861981, 1703861935; 1703767393, 1703768340, 1703768390, 1703768477, 1703769330, 1703769447, 1703769370, 1703769593, 1703860289, 1703860542, 1703861502; 1703861989, 1703861987, 1703861984, 1703861737, 1703861761, 1703861626, 1703861650, 1703861548, 1703861546, 1703861544, 1703861542, 1703861540, 1703861448, 1703861446, 1703861445, 1703861443; 1703769717, 1703769733, 1703769730, 1703769638, 1703769615; 1703768220, 1703768250, 1703768290, 1703769230, 1703769179, 1703860129, 1703860189
	CAC:	Central
	Change Request/Comment ID:	294 / PC-0179 / DRA 6
	Existing Zoning:	RB w/ DOD and w/ HOD-G (Prince Hall)
	Current Use:	Various
	Proposed Zoning:	DX-3-UG, DX-3-DE, OX-3 (HOD-G remains)
	Requested Zoning:	7 Story height (DX-7-UG, DX-7-DE, OX-7; HOD-G remains)
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress) South Park Neighborhood Plan
DRA 6	*Urban Form Designation:*	Downtown

The DRA requests greater height designation for these parcels. Staff recommendation for height reflects current intensity of development and location within the Prince Hall Historic Overlay District. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district to the FLUM in the UDO. No change to the map.

135.

Address:	421, 423, 427 S Blount St; 209, 213, 215, 219, 223, 225, 227 E Cabarrus St; 424, 426, 430 S Person St
PIN:	1703778034, 1703768939, 1703768933, 1703769918, 1703769958, 1703860906, 1703860945, 1703860985, 1703861981, 1703861935, 1703861989, 1703861987, 1703861984
CAC:	Central
Change Request/Comment ID:	5 / CC1-0232, CC5-0124
Existing Zoning:	RB w/ DOD & HOD-G (Prince Hall)
Current Use:	Single-Unit Living, Offices, Vacant
Proposed Zoning:	DX-3-UG w/ HOD-G
Requested Zoning:	DX-4-UG w/ HOD-G
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The commenter, who owns several of the properties, requests greater height designation for these parcels. Staff recommendation for height reflects current intensity of development and location within the Prince Hall Historic Overlay District. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

137.

Address:	425 S Person St
PIN:	1703862986
CAC:	Central
Change Request/Comment ID:	102 / WEB-34914
Existing Zoning:	RB w/HOD-G (Prince Hall) & DOD
Current Use:	Vacant
Proposed Zoning:	DX-3-DE w/HOD-G
Requested Zoning:	DX-7-UL w/HOD-G
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The property owner requests greater height designation and alternate frontage for this parcel. Staff recommendation for height and frontage reflects location within the Prince Hall Historic Overlay District and current context and intensity of development on neighboring parcels. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	OX-5 w/HOD-G
Requested Zoning:	3 or 4 Story Height
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

The RHDC requests lower height designation for the parcels to reflect the need for balance between the most intense heights of the Central Business District and location within Prince Hall Historic Overlay District. The 5 story height limit was recommended for these parcels because they are in common ownership by Shaw University and adjacent to other university parcels developed to this height. Staff feels a 4 story height limit is reasonable given the existing context and the properties' location in the Historic Overlay District.

Recommendation: A revised zoning recommendation of OX-4-SH w/HOD-G is consistent with the Future Land Use Map and compatible with the heights of structures within the Historic Overlay District. 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. The properties should be zoned OX-4-SH w/ HOD-G.

298.

Address:	112, 114, & 118 E Lenoir St; 101, 111, & 117 E South St; and 603 S Wilmington St
PIN:	1703764322, 1703764352, 1703765313; 1703763211, 1703764221, 1703764280; 1703763353
CAC:	Central
Change Request/Comment ID:	295 / PC-0179 / DRA 7
Existing Zoning:	NB w/ DOD; w/ part HOD-G (Prince Hall)
Current Use:	Office, Single-Family Residential, Fast Food Restaurant
Proposed Zoning:	DX-4-UG, CX-4-UG; HOD-G remains
Requested Zoning:	20 Story Height (DX-20-UG, CX-20-UG; HOD-G remains)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress) South Park Neighborhood Plan
Urban Form Designation:	Downtown

DRA 7

The DRA requests greater height designation for these parcels. Staff recommendation for height reflects location within and adjacent to the Prince Hall Historic Overlay District and current intensity of development on neighboring parcels. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. In addition, 112 and 114 Lenoir Street and 603 S Wilmington Street are currently part of a privately-initiated zoning case, Z-42-14. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	DX-7-UG, DX-12-UG, DX-12-SH
Requested Zoning:	20 Story Height (DX-20-UG, DX-20-SH)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress) Blount Person Corridor Study
Urban Form Designation:	Downtown

DRA 8

The DRA requests greater height designation for the parcels. Staff recommended height designations of 12 and 7 stories reflect the need for transition between the most intense heights of the Central Business District and the Prince Hall Historic Overlay District to the east. Staff does not agree that 20 stories would be appropriate for this block. However it does feel 12 stories would be a reasonable alternative to allow greater height and still provide a transition and step down in height from the Downtown core.

Recommendation: A revised zoning recommendation of DX-12-SH and DX-12-UG 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. These properties should be zoned DX-12-SH, DX-12-UG, and DX-12-UG-CU.

124.

Address:	105 & 107 Stronachs Aly; 116 E Cabarrus St; 513 S Wilmington St
PIN:	1703764707, 1703764743, 1703764861, 1703763636
CAC:	Central
Change Request/Comment ID:	109 / WEB-34966, -34932, -34883, -34951
Existing Zoning:	BUS w/ DOD & part HOD-G (Prince Hall)
Current Use:	Vacant / Parking
Proposed Zoning:	DX-12-UG/SH
Requested Zoning:	DX-20/40-SH
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown

The property owner requests greater height designation for the parcels. Staff recommended height designation for these parcels reflects the need for transition between the most intense heights of the Central Business District and the Prince Hall Historic Overlay District to the east. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	DX-7-UG
Requested Zoning:	DX-20-SH
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Blount-Person Corridor Study Downtown Plan (in progress)
Urban Form Designation:	Downtown

The property owner requests greater height designation and alternate frontage for this parcel. Staff recommended height designation and frontage for these parcels reflects the need for transition between the most intense heights of the Central Business District and the Prince Hall Historic Overlay District to the east. Staff does not agree that 20 stories would be appropriate for this property. However it does feel 12 stories would be a reasonable alternative to allow greater height and still provide a transition and step down in height from the Downtown core.

Recommendation: A revised zoning recommendation of DX-12-UG 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. The property should be zoned DX-12-UG.

300.

Address:	124 S Dawson St; 311, 313, 321, 327, 330, 401, 403, & 406 W Hargett St; 100, 116, 119, 120, 126, 210, 213, & 218 S Harrington St; 317, 323, 327, 411, & 501 W Morgan St; and 117, 120, 200, 206, 210, 223, 224, & 230 S West St.
PIN:	1703586206, 1703585325, 1703584233, 1703583355, 1703583553, 1703582309, 1703581357, 1703581503; 1703581892, 1703581792, 1703583653, 1703581696, 1703581586, 1703582304, 1703583232, 1703581165; 1703585891, 1703584832, 1703583864, 1703580892, 1703488851; 1703580676, 1703488631, 1703488450, 1703488314, 1703488250, 1703580296, 1703488076, 1703478969
CAC:	Central
Change Request/Comment ID:	297 / PC-0179 / DRA 9
Existing Zoning:	BUS, IND-2 w/ DOD
Current Use:	Various
Proposed Zoning:	DX-12-SH
Requested Zoning:	20 Story Height (DX-20-SH)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor (Morgan St)

DRA 9

The DRA requests greater height designation for these parcels. Staff recommendation for height reflects those contained in the Downtown West Gateway Plan. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

139.

Address:	18 Commerce Pl; 319 W Martin St; 328 W Davie St
PIN:	1703573695, 1703573758, 1703573589
CAC:	Central
Change Request/Comment ID:	105 / WEB-34918, -34919, -34920
Existing Zoning:	IND-2 w/DOD
Current Use:	Restaurant, Office, Warehouse
Proposed Zoning:	DX-5-SH
Requested Zoning:	DX-12-SH
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

The property owner requests greater height designation for these parcels. Staff recommendation for height is in keeping with current intensity of development on neighboring parcels and Downtown West Gateway Area Plan guidance. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

301.	*Address:*	301, 314, & 316 W Cabarrus St; 319, 321, & 323 W Davie St; and 404, 406, 416, 418, 424, 426, 430, 504, 510, 518 S Dawson St
	PIN:	1703565940, 1703575056, 1703574098; 1703575387, 1703575338, 1703574387; 1703576349, 1703576333, 1703575293, 1703575147, 1703576140, 1703576047, 1703576014, 1703565893, 1703565728, 1703565698
	CAC:	Central
	Change Request/Comment ID:	298 / PC-0179 / DRA 10
	Existing Zoning:	IND-2 w/ DOD
	Current Use:	Warehouse, Bar/Nightclub, Restaurant, Office
	Proposed Zoning:	DX-4-SH, DX-12-UG
	Requested Zoning:	20 Story Height (DX-20-SH, DX-20-UG)
	Future Land Use Designation:	Central Business District, Community Mixed Use
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
DRA 10	*Urban Form Designation:*	Downtown Within Transit Stop Half-Mile Buffer

The DRA requests greater height designation for these parcels. Staff recommendation for height is in keeping with current intensity of development on neighboring parcels and Downtown West Gateway Area Plan guidance. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

140.	*Address:*	323 W Davie St; 416 & 418 S Dawson St
	PIN:	1703574387, 1703575293, 1703575147
	CAC:	Central
	Change Request/Comment ID:	106 / WEB-34949, -34921, -34963
	Existing Zoning:	IND-2 w/DOD
	Current Use:	Warehouse
	Proposed Zoning:	DX-4-SH
	Requested Zoning:	DX-12-SH
	Future Land Use Designation:	Community Mixed Use
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
	Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

The property owner requests greater height designation for these parcels. Staff recommendation for height is in keeping with current intensity of development on neighboring parcels and Downtown West Gateway Area Plan guidance for a 4-story height limit for this area. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with this request.

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 district into the closest comparative district in the UDO. No change to the map.

141.

Address:	404 & 406 S Dawson St
PIN:	1703576349, 1703576333
CAC:	Central
Change Request/Comment ID:	107 / WEB-34964, -34950
Existing Zoning:	IND-2 w/DOD
Current Use:	Vacant
Proposed Zoning:	DX-4-SH
Requested Zoning:	DX-20-SH
Future Land Use Designation:	Community Mixed Use
Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway
Urban Form Designation:	Downtown Within Transit Stop Half-Mile Buffer

The property owner requests greater height designation for this parcel. Staff recommendation for height is in keeping with current intensity of development on neighboring parcels and Downtown West Gateway Area Plan guidance for a 4-story height limit for this area. Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

244.

Address:	211 W Martin St
PIN:	1703670823
CAC:	Central
Change Request/Comment ID:	257 / PC-0108
Existing Zoning:	BUS w/DOD
Current Use:	Office, Parking
Proposed Zoning:	DX-5-SH / DX-12-SH
Requested Zoning:	DX-7-SH
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

The property owner requests greater and lower height designation for this parcel. The parcel is unusual in that it is split into three distinct portions by intervening east-west alleyways. The two northernmost portions are recommended by staff for 5-story height designation and the southernmost portion for 12-story height designation. The commenter has requested a uniform 7-story height designation. The area that staff recommended for 5-stories is based upon recognition of included and proximate historic resources designated in the Depot National Register Historic District as well as access to sunlight for Nash Square. The area that staff recommended for 12-stories reflects its Downtown Overlay District entitlements, its Comprehensive Plan Downtown Center Urban Form designation encouraging greater density, and the absence of any other guidance that would suggest a more limited height designation. Staff disagrees with the request.

Recommendation: The proposed zoning is consistent with the Future Land Use and Urban Form Maps 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.

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
	Proposed Zoning:	DX-5, DX-12-SH, DX-12-UG
	Requested Zoning:	20 Story Height (DX-20, DX-20-SH, DX-20-UG)
	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)

The DRA requests greater height designation for these parcels. Staff recommended height designation for these parcels reflects the transition between the most intense heights of the Central Business District and the Warehouse District to the west. Staff feels that 20 stories would be a reasonable alternative to allow greater height and still provide a transition and step down in height from the Downtown core. Staff agrees with the request.

Recommendation: A revised zoning recommendation of DX-20, DX-20-SH, DX-20-UG 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. The property should be zoned DX-20, DX-20-SH, DX-20-UG.

241.

Address:	436 S Salisbury St
PIN:	1703675033
CAC:	Central
Change Request/Comment ID:	231 / PC-0059
Existing Zoning:	BUS w/DOD
Current Use:	Parking Deck
Proposed Zoning:	DX-20-SH
Requested Zoning:	DX-40
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer

The property owner requests greater height designation for the parcel. Staff recommended height designation for this parcel is similar to existing height on the block. Comprehensive Plan Policy DT 1.15 High Density Development notes that "Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations" Comprehensive Plan Policy DT 7.1-Reinforcing the Christmas Plan states "Reinforce the William Christmas Plan by encouraging prominent buildings and uses to be developed along axial streets (i.e. Hillsborough, Fayetteville, and New Bern) and the squares." Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
	Proposed Zoning:	DX-7, DX-12-UG, DX-12-UG-CU
	Requested Zoning:	40 Story Height (DX-40, DX-40-UG, DX-40-UG-CU)
	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)

The DRA requests greater height designation for the parcels. Staff recommended height designation for these parcels reflects the proximity of the parcels to the most intense development of the Central Business District to the north. The parcels are a Catalytic Project Area as identified in the draft Downtown Experience Plan, which identifies this area as suitable for a sports/cultural center and substantial mixed use redevelopment. Staff does not agree that the request for 40 stories would be appropriate in this location. However it does feel 20 stories would be a reasonable alternative to allow greater height and redevelopment while providing a transition and step down in permitted height from the Downtown core.

Recommendation: A revised zoning recommendation of DX-20, DX-20-UG, DX-20-UG-CU 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. These properties should be zoned DX-20, DX-20-UG, and DX-20-UG-CU.

304.	*Address:*	0, 521, 601, 603, & 607 W Cabarrus St; 405, 416, &601 Dorothea Dr; 302, 410, 414, 416, 418, & 422 Dupont Cir; 407, 409, 502, 514, 515, 516, 517, 518, 519, 520, 521, 522, 524, 526, 527, 606, 619, 621, 624, 625, 626, 627, 629, 630, 631, 632, & 655 W Lenoir St; 503, 505, 507, 509, 511, & 513 Rosengarten Aly; 0, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 518, 520, 600, 602, 608, 610, 611, 612, 712, 716, 718, 720, 722, 724, 726, 800, & 808 S Saunders St; 0, 416, 502, 516, 518, 520, 600, 601, 604, 607, 609, 611, 614, 615, 617, & 620 W South St; and 603, 607, 612, 614, 616, & 618 S West St;
	PIN:	1703570280, 1703465932, 1703464953, 1703464924, 1703463985; 1703457694, 1703457939, 1703452781; 1703472505, 1703471498, 1703472301, 1703471358, 1703471260, 1703472102; 1703469493, 1703469453, 1703468620, 1703467650, 1703466493, 1703467600, 1703466444, 1703466640, 1703465484, 1703465691, 1703465435, 1703465641, 1703465611, 1703464672, 1703464493, 1703462599, 1703462498, 1703462458, 1703462632, 1703462415, 1703461672, 1703461466, 1703461416, 1703461603, 1703460456, 1703460664, 1703369456; 1703463869, 1703463845, 1703463821, 1703463717, 1703462794, 1703462770; 1703462475, 1703464827, 1703465826, 1703464813, 1703465812, 1703464800, 1703465708, 1703463797, 1703464795, 1703463773, 1703464782, 1703463659, 1703464678, 1703463625, 1703463569, 1703463469, 1703463447, 1703463423, 1703463410, 1703464385, 1703463316, 1703463009, 1703463004, 1703453909, 1703453904, 1703453920, 1703453827, 1703453824, 1703453731, 1703453612; 1703557909, 1703469278, 1703468228, 1703467331, 1703466312, 1703465311, 1703463350, 1703463116, 1703462380, 1703462102, 1703461141, 1703460192, 1703461384, 1703460143, 1703369192, 1703460384; 1703469377, 1703469373, 1703467496, 1703468401, 1703468308, 1703468324
	CAC:	Central
	Change Request/Comment ID:	301 / PC-0179 / DRA 13
	Existing Zoning:	IND-2, BUS, NB, O&I-2, R-20, R-10
	Current Use:	Various
	Proposed Zoning:	DX-4-UL, DX-5, IX-3-UL, NX-3-UL, RX-3
	Requested Zoning:	7 Story height (DX-7-UL, DX-7, IX-7-UL, NX-7-UL, RX-7)
	Future Land Use Designation:	Central Business District, Community Mixed Use, Office and Residential Mixed Use, Neighborhood Mixed Use, Moderate Density Residential, Public Parks and Open Space
	Area Plan Guidance:	Downtown Plan (in progress) Downtown West Gateway Southern Gateway Corridor Study (in progress)
DRA 13	*Urban Form Designation:*	Downtown Part Within Half-Mile Transit Buffer

The DRA requests greater height for these parcels. The majority of the parcels covered by this request are within the bounds of the Downtown West Gateway Plan, which advises a maximum 3 story height limit, as well as being within the Downtown Transition Areas as shown in Map DT-3 of the 2030 Comprehensive Plan. There is one parcel, owned by the Raleigh Housing Authority, which is not within the bounds of the Downtown West Gateway Plan or the Downtown Transition Areas Map. Staff's height recommendation for this parcel is based on existing building heights and context. Staff disagrees with the request.

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 district into the closest comparative district in the UDO. No change to the map.

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
	Proposed Zoning:	DX-4, DX-4-UL
	Requested Zoning:	7 Story height (DX-7, DX-7-UL)
	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

The DRA requests greater height for these parcels. The parcels covered by this request are within the bounds of the Downtown West Gateway Plan, which advises a minimum 4 story height limit and identifies this area as "Convention Center District High Density Mixed Use". Based on existing entitlements, area plan guidance, and location that allows a transition from the more intense heights in the Downtown core to smaller scale development to the west, Staff feels 7 stories is a reasonable alternative for these parcels. Staff agrees with the request.

Recommendation: A revised zoning recommendation of DX-7 and DX-7-UL 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. These properties should be zoned DX-7 and DX-7-UL.

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)
Proposed Zoning:	IX-3-UL
Requested Zoning:	IX-4
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

The property owner requests greater height for this parcel and no frontage. The parcel abuts residential use properties, which occupy the entire western face of the block and three of four parcels on the southern face of the block. There is no guidance in the Downtown West Gateway Area Plan regarding increased height for this block. The -UL frontage recommendation encompasses both sides of Dupont Circle that are proposed for IX- zoning. Removal of this parcel from -UL frontage would create an inconsistency in the street frontage. Staff disagrees with the request.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	IX-3-UL
Requested Zoning:	IX-7
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

The property owner requests greater height designation for these parcels and no frontage. The Downtown West Gateway Area Plan recommends Medium Density Mixed Use, 2 to 4 story/15-30 dwelling units per acre, residential and/or office use. The -UL frontage recommendation encompasses both sides of Dupont Circle that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontage. A revised proposed zoning of IX-4-UL would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. These properties should be zoned IX-4-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
	Proposed Zoning:	IX-3-UL
	Requested Zoning:	7 Story Height (IX-7-UL)
	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

The DRA requests greater height designation for these parcels. The Downtown West Gateway Area Plan recommends Medium Density Mixed Use, 2 to 4 story/15-30 dwelling units per acre, residential and/or office use. The -UL frontage recommendation encompasses both sides of Dupont Circle that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontage. A revised proposed zoning of IX-4-UL would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. These properties should be zoned IX-4-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
	Proposed Zoning:	IX-3-UL
	Requested Zoning:	IX-7
	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

The property owner requests greater height designation for these parcels and no frontage. The Downtown West Gateway Area Plan indicates a split treatment for this area in terms land use and urban form recommendations. The western portion of this site is shown as Medium Density Mixed Use, 2 to 4 story/15-30 dwelling units per acre, residential and/or office use, while the eastern portion indicates Medium Density Mixed-Use, 4 to 7 story/25-45 dwelling units per acre. A graphic showing the Land Use and Urban Form recommendations of the plan are included in the backup information for reference. Following this area plan guidance, staff feels a revised proposal of 4 and 7 stories following the split line indicated in the plan is reasonable.

The -UL frontage recommendation encompasses both sides of South West Street and both sides of West Cabarrus Street that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontages. A revised proposed zoning of IX-4-UL and IX-7-UL following the division shown in the area plan would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. These properties should be zoned IX-4-UL and IX-7-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
	Proposed Zoning:	IX-3-UL
	Requested Zoning:	7 Story Height (IX-7-UL)
	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

The DRA requests greater height designation for these parcels. The Downtown West Gateway Area Plan indicates a split treatment for this area in terms land use and urban form recommendations. The western portion of this site is shown as Medium Density Mixed Use, 2 to 4 story/15-30 dwelling units per acre, residential and/or office use, while the eastern portion indicates Medium Density Mixed-Use, 4 to 7 story/25-45 dwelling units per acre. A graphic showing the Land Use and Urban Form recommendations of the plan are included in the backup information for reference. Following this area plan guidance, staff feels a revised proposal of 4 and 7 stories following the split line indicated in the plan is reasonable.

The -UL frontage recommendation encompasses both sides of South West Street and both sides of West Cabarrus Street that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontages. A revised proposed zoning of IX-4-UL and IX-7-UL following the division shown in the area plan would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. 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
Proposed Zoning:	IX-3-UL
Requested Zoning:	IX-4
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

The property owner requests greater height designation for these parcels and no frontage. The Downtown West Gateway Area Plan recommends Medium Density Mixed Use, 4 to 7 story/25-45 dwelling units per acre. As such, staff afeels that 4 stories would be reasonable for these parcels. The -UL frontage recommendation encompasses both sides of South West Street and West Cabarrus Street that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontages. A revised proposed zoning of IX-4-UL would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. These properties should be zoned IX-4-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
	Proposed Zoning:	IX-3-UL
	Requested Zoning:	IX-7-UL
	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

The DRA requests greater height designation for these parcels. The Downtown West Gateway Area Plan recommends Medium Density Mixed Use, 2 to 4 story/15-30 dwelling units per acre, residential and/or office use. The -UL frontage recommendation encompasses both sides of Dupont Circle that are proposed for IX- zoning. Removal of these parcels from -UL frontage would create an inconsistency in the street frontage. A revised proposed zoning of IX-4-UL would be consistent with existing guidance and proposed context.

Recommendation: While inconsistent with 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 into the closest comparative district in the UDO. These properties should be zoned IX-4-UL.

309.	*Address:*	401 Capital Blvd; 215, 309, & 321 N Dawson St; 402, 410, 412, & 414 W Edenton St; 201, 208, 219, 301, 310, 401, 413, 436, 437, & 441 N Harrington St; 504, 508, & 510 Hillsborough St; 300, 301, 308, 314, 328, 501, 508, & 513 W Jones St; 310, 324, 401, & 406 W Lane St; and 0, 11, 15, 17, 114, 116, 219, 301, 307, 401, 501, 506, 509, 516, 520, & 600 N West St.
	PIN:	1704516171; 1704506370, 1704507646, 1704508789; 1703591672, 1703591558, 1703591528, 1703590588; 1704501197, 1704504124, 1704502335, 1704502584, 1704502609, 1704502819, 1704512008, 1704515431, 1704513220, 1704513430; 1703499343, 1703498381, 1703497387; 1704507047, 1703596886, 1704506029, 1704504286, 1704504007, 1703499953, 1704408193, 1703498754; 1704507507, 1704505651, 1704501451, 1704502512; 1704511562, 1703499472, 1703498428, 1703499533, 1703591761, 1703591874, 1704409282, 1704409449, 1704409675, 1704510011, 1704510336, 1704511285, 1704510532, 1704512404, 1704511469, 1704512665
	CAC:	North Central
	Change Request/Comment ID:	306 / PC-0179 / DRA 18
	Existing Zoning:	IND-2, NB, BUS, R-30 w/ DOD
	Current Use:	Various
	Proposed Zoning:	DX-12-SH, DX-12-UG, IX-12
	Requested Zoning:	20 Story Height (DX-20-SH, DX-20-UG, IX-20)
	Future Land Use Designation:	Central Business District
	Area Plan Guidance:	Capital Boulevard Corridor Study Downtown Plan (Under Study)
DRA 18	*Urban Form Designation:*	Downtown Within Half-Mile Transit Buffer Transit Emphasis Corridors

The DRA requests greater height designation for the parcels. Staff recommended height designation for these parcels reflects the transition between the most intense heights of the Central Business District and the Glenwood South District to the west, nearby building heights, and the scale of recently approved projects.

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 district into the closest comparative district in the UDO. No change to the map.

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
Proposed Zoning:	DX-20-SH, DX-12-SH, DX-12-UG, DX-12-UL, DX-3
Requested Zoning:	40 Story height (DX-40-SH, DX-40-UG, DX-40-UL, DX-40)
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Within Half-Mile Transit Buffer Transit Emphasis Corridors

DRA 19

The DRA requests greater height designation for the parcels. Staff recommended height designation for this parcel is similar to existing height on the block. Comprehensive Plan Policy DT 1.15 High Density Development notes that “Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations” Comprehensive Plan Policy DT 7.1-Reinforcing the Christmas Plan states “Reinforce the William Christmas Plan by encouraging prominent buildings and uses to be developed along axial streets (i.e. Hillsborough, Fayetteville, and New Bern) and the squares.”

Staff has proposed 12 stories for the block bounded by S McDowell, Hillsborough, Dawson, and Morgan Streets, and for the blocks surrounded by West, Hillsborough, Boylan, and Morgan Streets (with exception of the area between the railroad lines which is proposed for 3 stories). The area in between is proposed for 20 stories. Based on existing context and comprehensive plan guidance, Staff feels it would be reasonable to consider 20 stories for the entire area.

Recommendation: A revised zoning recommendation of DX-20-SH, DX-20-UG, DX-20-UL, and DX-20 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. The properties should be zoned DX-20-SH, DX-20-UG, DX-20-UL, and DX-20.

134.

Address:	300 Hillsborough St
PIN:	1703596392
CAC:	North Central
Change Request/Comment ID:	103 / WEB-34915
Existing Zoning:	BUS w/DOD
Current Use:	Vacant, Parking
Proposed Zoning:	DX-20-SH
Requested Zoning:	DX-40-SH
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

The property owner requests greater height designation for the parcel. Staff recommended height designation for this parcel is similar to existing height on the block. Comprehensive Plan Policy DT 1.15 High Density Development notes that "Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations" Comprehensive Plan Policy DT 7.1-Reinforcing the Christmas Plan states "Reinforce the William Christmas Plan by encouraging prominent buildings and uses to be developed along axial streets (i.e. Hillsborough, Fayetteville, and New Bern) and the squares." Note parcels may be rezoned in the future to allow for greater height as part of the public process of a privately initiated rezoning.

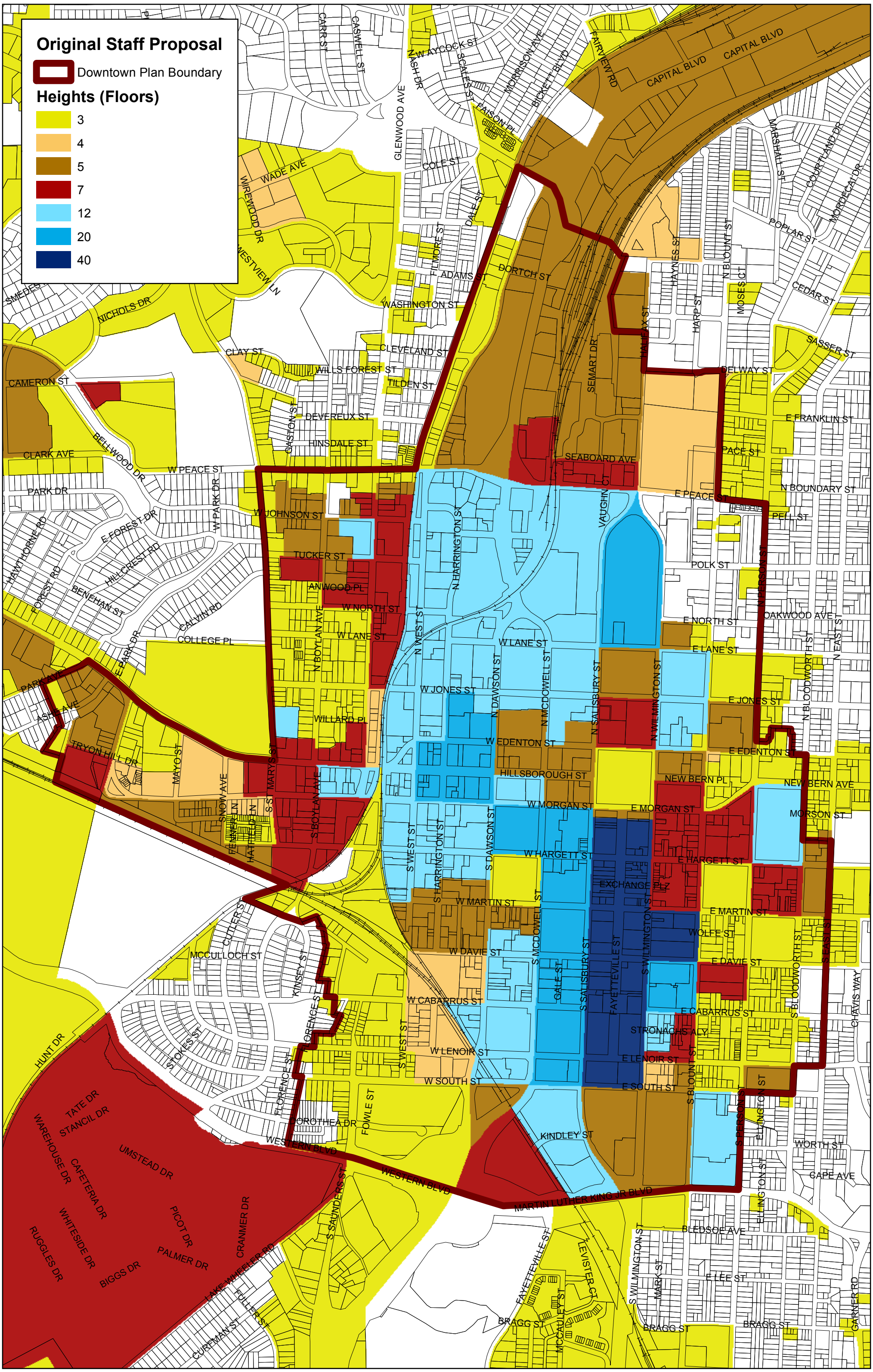
Recommendation: The proposed zoning is consistent with the Future Land Use Map and it would be reasonable and in the public interest to implement the City's Unified Development Ordinance by translating the legacy zoning district into the closest comparative district in the UDO. No change to the map.

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)
Proposed Zoning:	DX-3-SH w/HOD-G
Requested Zoning:	DX-4-SH w/HOD-G
Future Land Use Designation:	Central Business District
Area Plan Guidance:	Downtown Plan (in progress)
Urban Form Designation:	Downtown Frontage on Transit Emphasis Corridor

Staff originally proposed DX-3-SH with HOD-G for 200 East Martin Street in City Market in error. There is a four story building on the site.

Recommendation: A revised zoning recommendation of DX-4-SH w/HOD-G 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. The property should be zoned DX-4-SH w/HOD-G.


Original Staff Proposal
Downtown Plan Boundary
Heights (Floors)
3
4
5
7
12
20
40
CAPITAL BLVD
FAIRVIEW RD
MORRISON AVE
BICKETT BLVD
NW AYCOCK ST
SCALES ST
NASH DR
GLENWOOD AVE
CARR ST
CASWELL ST
FAISON PL
COLE ST
WADE AVE
WIREWOOD DR
WESTVIEW LN
DALE ST
FILMORE ST
E ADAMS ST
DORTCH ST
WASHINGTON ST
NICHOLS DR
SMEDES
CLAY ST
CLEVELAND ST
WILLS FOREST ST
TILDEN ST
CAMERON ST
DEVEREUX ST
GASTON ST
HINSDALE ST
BELLWOOD DR
CLARK AVE
W PEACE ST
PARK DR
W PARK DR
W JOHNSON ST
E FOREST DR
HILLCREST RD
HAWTHORNE RD
FOREST RD
BENEHAN ST
CALVIN RD
TUCKER ST
ANWOOD PL
W NORTH ST
W LANE ST
COLLEGE PL
E PARK DR
PARK AVE
ASHE AVE
WILLARD PL
TRYON HILL DR
MAYO ST
SNOW AVE
S ST MARYS ST
S BOYLAN AVE
N BOYLAN AVE
N WEST ST
N HARRINGTON ST
VAUGHN CT
SEMART DR
HALIFAX ST
HAYNES ST
HARP ST
N BLOUNT ST
MOSES CT
MARSHALL ST
COURTLAND DR
MORDECAI DR
POPLAR ST
CEDAR ST
SASSER ST
DELWAY ST
E FRANKLIN ST
PACE ST
SEABOARD AVE
E PEACE ST
N BOUNDARY ST
PELL ST
POLK ST
N PERSON ST
OAKWOOD AVE
E NORTH ST
E LANE ST
N EAST ST
N BLOODWORTH ST
E JONES ST
W JONES ST
N DAWSON ST
N MCDOWELL ST
N SALISBURY ST
N WILMINGTON ST
W EDENTON ST
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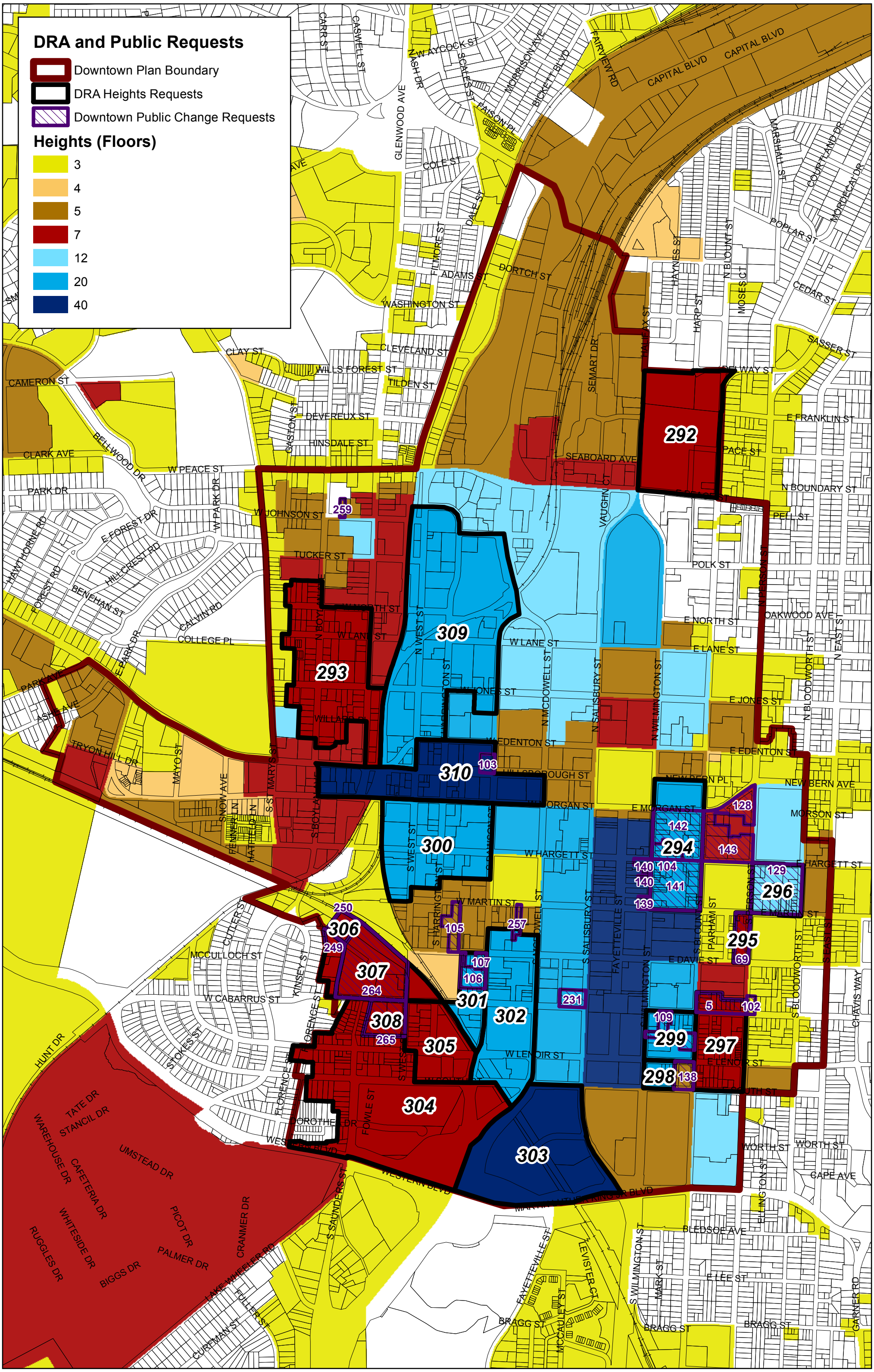
DRA and Public Requests
Downtown Plan Boundary
DRA Heights Requests
Downtown Public Change Requests
Heights (Floors)
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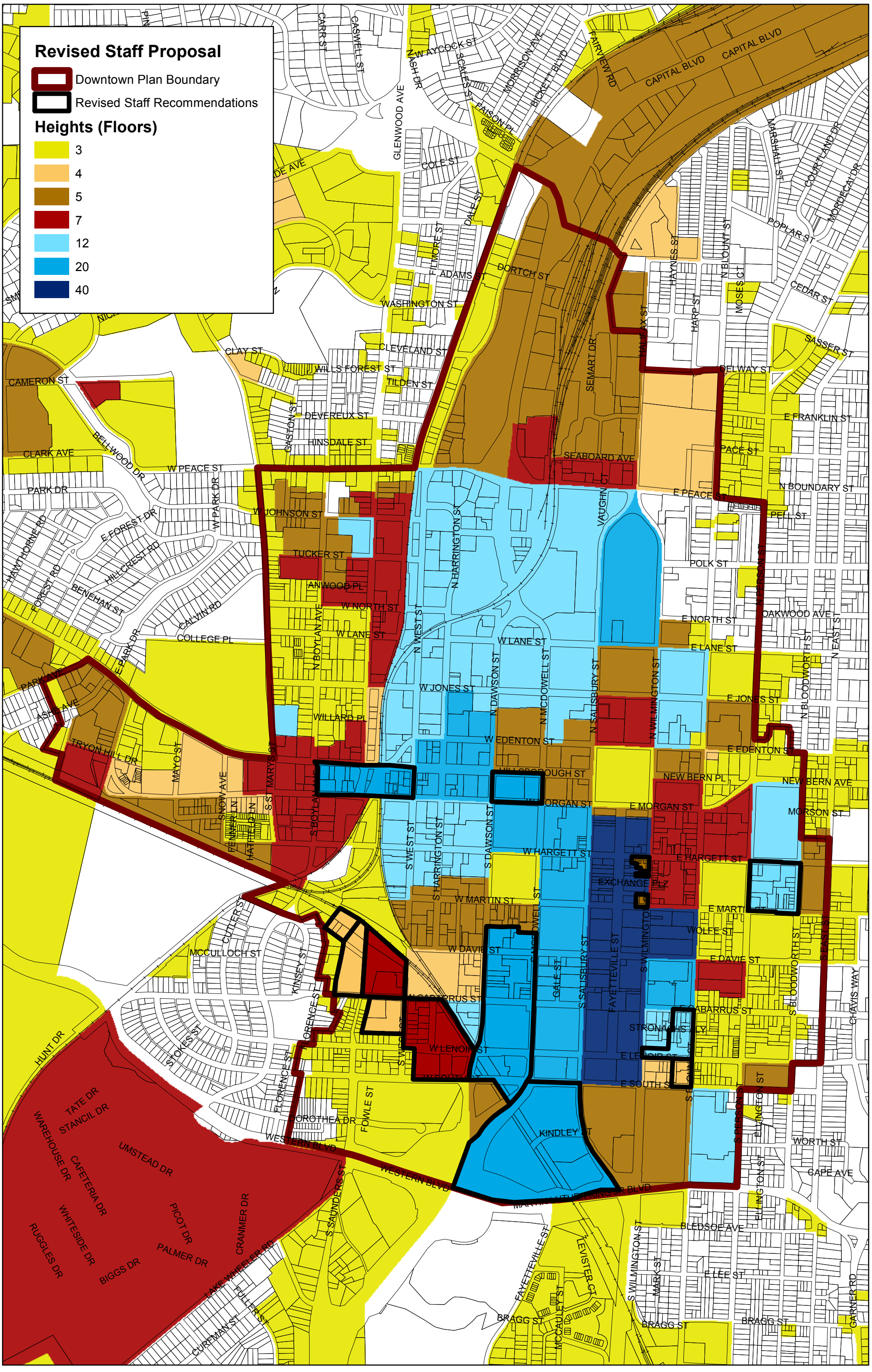
Revised Staff Proposal
Downtown Plan Boundary
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From: Alley, Elizabeth
To: Edwards, Dennis
Cc: Rezoning
Subject: RE: Zoning recommendations
Date: Friday, August 29, 2014 2:02:13 PM

Denny,
I wanted to let you know that I took this request to our internal review meeting today, and those folks concurred with my response below. Staff will not be changing the map as shown, but will be forwarding your response to Planning Commission as part of this project for their review and consideration.

Thanks,
Elizabeth

Elizabeth Alley, AICP
Urban Designer + Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
220 Fayetteville Street, Suite 200 Raleigh, NC 27601
919.996.4639
Elizabeth.Alley@raleighnc.gov
www.raleighnc.gov/urbandesign

From: Alley, Elizabeth
Sent: Thursday, August 28, 2014 2:57 PM
To: Dennis Edwards (dedwards@visitraleigh.com)
Subject: RE: Zoning recommendations

Denny,

Thank you for your thoughtful comments regarding the proposed rezoning map for downtown Raleigh. I wanted to let you know that we've received your comments, and that I will be taking them to an internal working group composed of department leaders for their feedback in the near future.

In the meantime, I would like to give a bit of context to the decision making behind this draft map. Proposed height limits were determined by staff based on several factors: existing entitlements, context, and goals of the 2030 Comprehensive Plan. Staff has taken a somewhat conservative approach that tries to balance these factors while acknowledging that larger change needs to come through a more extended public process, such as the ongoing Downtown Plan or other similar initiatives.

I'll be in touch as I receive feedback.

Regards,
Elizabeth

Elizabeth Alley, AICP

Urban Designer + Planner
Raleigh Urban Design Center
An Office of the Planning & Development Department
220 Fayetteville Street, Suite 200 Raleigh, NC 27601
919.996.4639
Elizabeth.Alley@raleighnc.gov
www.raleighnc.gov/urbandesign

From: Dennis Edwards [mailto:dedwards@visitraleigh.com]
Sent: Thursday, August 28, 2014 8:09 AM
To: Rezoning
Subject: Re: Zoning recommendations

The Greater Raleigh Convention & Visitors Bureau has reviewed the proposed zoning map for downtown Raleigh and we would like to share our thoughts.
We believe the following recommendations will support the continued success of downtown.

1. A single downtown mixed use category for zoning is strongly supported. This provides clarity to an existing property owner as well as a prospective investor.

2. HEIGHT:

   a. The recommended selection of 40 stories for the tallest buildings in downtown seems arbitrary. And while a rezoning could allow for an increase in a hypothetical situation where 50 stories is recommended. The current process for rezoning is time consuming and costly. We recommend that the tallest buildings in downtown allow up to 60 stories of height.

   b. We strongly disagree with those properties that were recommended to allow only three to seven stories. This is significantly smaller than adjacent sites recommended for 40 stories. This kind of steep drop in height just one to several blocks from Fayetteville street also doesn't seem architecturally sound and would prohibit hotel development in prime locations near the Raleigh Convention Center, which we desperately need. Therefore, we recommend a minimum 15 story height limit for every site that is recommended to be 3 to 7 stories in the proposed downtown map. And we recommend a 30 story limit on those properties currently proposed for 12 and 20 stories. This would allow for more of a gradual stepping down of heights in downtown rather than the stark differences from one area of downtown to the other.

We thank the City of Raleigh for allowing the GRCVB to provide recommendations on the proposed zoning map and will assist in whatever way we can moving forward.

Denny Edwards

President & CEO

Greater Raleigh Convention & Visitors Bureau

This Is Why We Do It: 12.41 million Greater Raleigh visitors annually spending $1.9 billion, supporting 22,000 local jobs, generating $191 million in state and local tax revenues and equaling $571 in hard-to-replace tax base for every Wake County household.

Dennis Edwards :: President & CEO

Greater Raleigh Convention and Visitors Bureau
Phone 919.645.2656 :: **Email** dedwards@visitRaleigh.com
Mobile 919.270.8344 :: **Web** visitRaleigh.com

421 Fayetteville St., Ste. 1505 :: Raleigh, N.C. 27601-2995

From: David Diaz
To: Rezoning
Subject: Downtown Zoning Remapping
Date: Tuesday, September 30, 2014 3:27:02 PM

On behalf of the Downtown Raleigh Alliance, I am sending you our comments regarding the proposed zoning remapping, specifically the downtown.
Thank you for the opportunity to share our comments.

David Diaz | President & CEO
Downtown Raleigh Alliance

To Whom It May Concern:

The Downtown Raleigh Alliance (DRA) has strong concerns over the proposed zoning map for downtown. We respectfully ask the City Council to not adopt the zoning map proposed by its planning staff, and to consider additional refinement, for the following reasons:

The proposed zoning map is more restrictive than the current zoning. Therefore, it has potential to undermine the recent success and vibrancy that the downtown is experiencing. Indeed, smaller cities such as Durham and Winston Salem have less restrictive approaches to height than Raleigh – which is almost twice the size of those two cities.

The proposed zoning map does not offer the flexibility to grow downtown. It comes across as a dated approach that resembles the previous mapping, which is based on 40 year old assumptions. We advocate a visionary document that will help inform zoning decisions for decades of growth and prosperity. As an example, there are parts of the downtown core where a 5 story building would exceed the current height mapping. This is completely inconsistent with our goal of a vibrant, prosperous urban center for a region boasting over one million residents.

The proposed zoning map is inconsistent with the 2030 Raleigh Comprehensive Plan. Downtown is identified as the regional center for the City in its 2030 Raleigh Comprehensive Land Use Plan, indicating the highest density. We advocate for exploring additional areas in the downtown area, perhaps, for example, in the northwest quadrant around Capital Boulevard, where a twelve story maximum seems needlessly limiting in this

underdeveloped area.

DRA has created a task force of urban designers and property owners in downtown to develop a specific set of recommendations for the City Council's consideration. We ask that you allow any decision on the zoning map to be informed by our task force's recommendations. We will work with all diligence to refine our recommendations, and present them to Council as soon as is practical. We are excited about the prospect of a new blueprint for a 21st century downtown Raleigh, and enlist your support in finalizing this effort together.

Downtown Raleigh Alliance

To: Raleigh Planning Commission
From: David Diaz, Downtown Raleigh Alliance
Date: March 3, 2015
Subject: Remapping of Downtown Raleigh

In 2014, the Downtown Raleigh Alliance (DRA) convened a task force of urban designers and downtown property owners to review the proposed remapping of downtown. Strong concerns were raised in regards to the proposed height levels for downtown. We respectfully ask the Planning Commission and City Council to not adopt the proposed zoning map, and to consider additional refinement, for the following reasons:

- The proposed zoning map is inconsistent with the vision of the draft 2025 downtown plan, and in particular with the five catalyst priority areas identified for further revitalization. Downtown is still in its early stages of revitalization, but has a scarce number of parcels which can be developed or redeveloped for the high-density projects that bring more vibrancy to downtown. Indeed, downtown's success has taken hold for less than a decade.

- One of the priorities in the unified development ordinance (UDO) was to be consistent with the city's plans. And since the draft plan is in its final stages, this would be a great opportunity to ensure that city plans are consistent with their primary implementation tools such as the UDO.

- The proposed zoning map is also inconsistent with the 2030 Raleigh Comprehensive Plan. Downtown is identified as the regional center for the City in its 2030 Raleigh Comprehensive Land Use Plan, indicating the highest density. Yet, the height levels proposed for downtown would result in a suburban style density.

- The proposed zoning map does not offer the flexibility to grow downtown. We advocate for a visionary document that will help inform zoning decisions for decades of growth and prosperity. As an example, there are parts of the downtown core where a 5-story building would exceed the current height mapping. This is inconsistent with our goal of a vibrant, prosperous urban center for a rapidly growing region boasting over one million residents and a city of nearly half a million.

- The proposed remapping is more restrictive than the current zoning. Therefore, it has potential to undermine the recent success and vibrancy that the downtown is experiencing. Indeed, smaller cities such as Durham and Winston-Salem do not restrict height in their downtowns – yet Raleigh is almost twice the size of those two cities and is growing at a faster population rate.

- Enclosed is an initial attempt at reaching satisfactory height levels. We think this is a good initial step in the right direction, but would want further discussion with our stakeholders who have expressed higher densities than we have proposed in some areas.

- We believe residents and government would benefit from the added density for the following reasons:

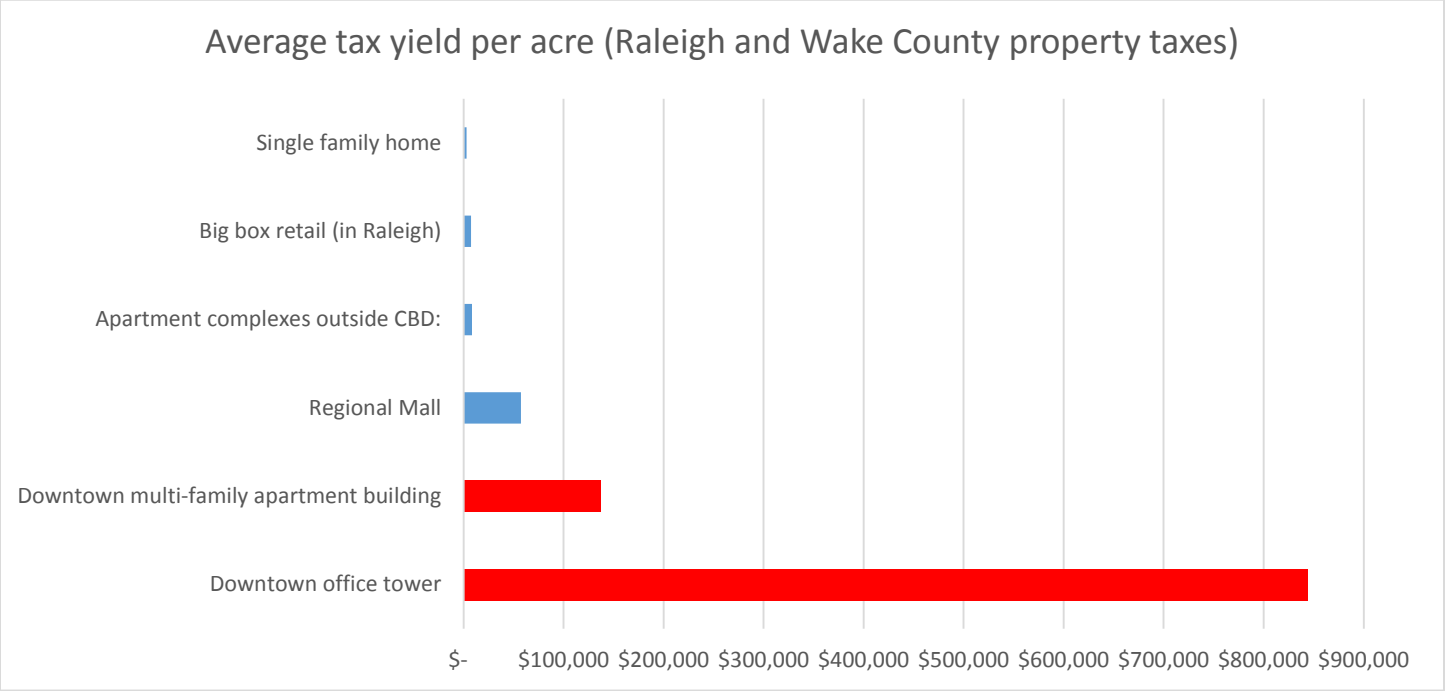
  - Residential Benefits
    - More density means...
    - More customers for existing stores and restaurants
    - More customers to attract new retail to downtown

- More space for new retailers to occupy
    - Currently, only 1.9% of all storefront inventory is available for lease
    - Prospects looking to come downtown, but need foot traffic
    - New retail and restaurants within walking distance for many residents

- Helps fill the gaps between our districts
    - We have areas in need of more development to help knit together the various nodes of activity scattered across downtown and form a more consistent urban fabric.

- Closer to our goal of a grocery store
    - To attract a store, we need to more residents and employees

- Our government would also benefit from added density in downtown because it would generate much higher property tax yield per acre with height allowance.



- And more could be invested in with higher density:
    a. Fund new police officers
    b. Expand trash collection and number of receptacles in downtown
    c. Rehabilitate or help fund new affordable housing
    d. Offer loans to new businesses or low-income small business owners
    e. Provide seed money for new start ups
    f. Help cover the estimated operating costs for bike share
    g. Add bike lanes to better connect the rest of the city with downtown
    h. Improve sidewalks throughout Raleigh
    i. Continue Complete Streets efforts

- We are excited about the prospect of a new blueprint for a 21st century downtown Raleigh, and enlist your support in finalizing this effort together.

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

RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

To: Planning & Development Department

From: Kiernan McGorty, Chair

CC: Dan Becker, Manager, Long Range Planning Division

Martha Lauer, Executive Director, RHDC

Date: September 26, 2014

RE: UDO Remapping Comments

The Raleigh Historic Development Commission (RHDC) has reviewed the proposed map and offers the following comments:

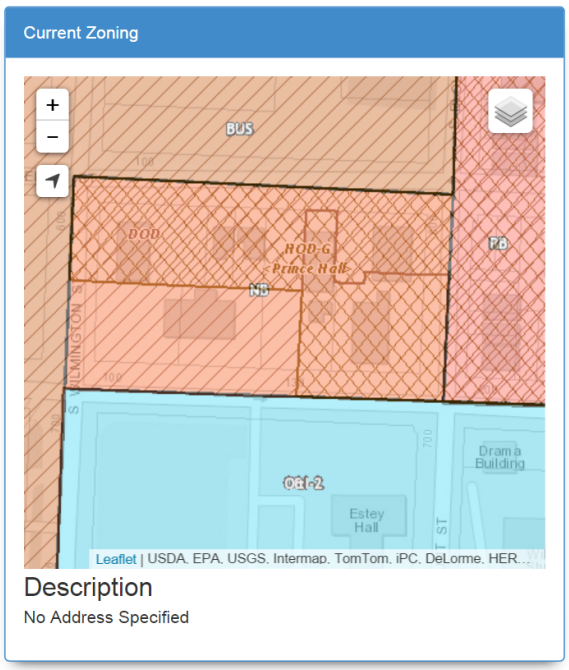
- Are frontages considered setbacks for the purpose of historic overlay district (HOD) being the overriding factor?

- To take a leaf from the Department of Planning & Development's approach to remapping, proposed zoning should reflect as-built conditions. Review of applications for Certificates of Appropriateness (COA) utilizes well-related buildings to determine height appropriateness. In order to provide an accurate picture of development rights, should a developer desire greater height than is well-related to as-built conditions, it should require a public process of a privately initiated rezoning.

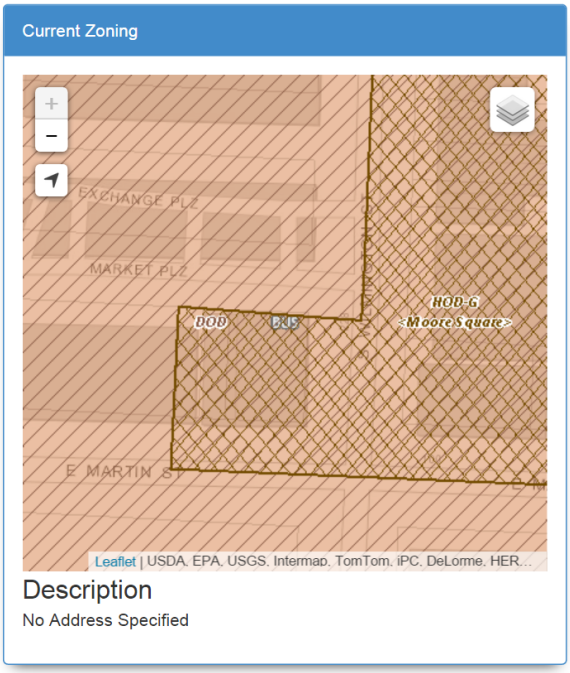
- To that end, the commission recommends the following adjustment to heights and frontages of HOD properties:

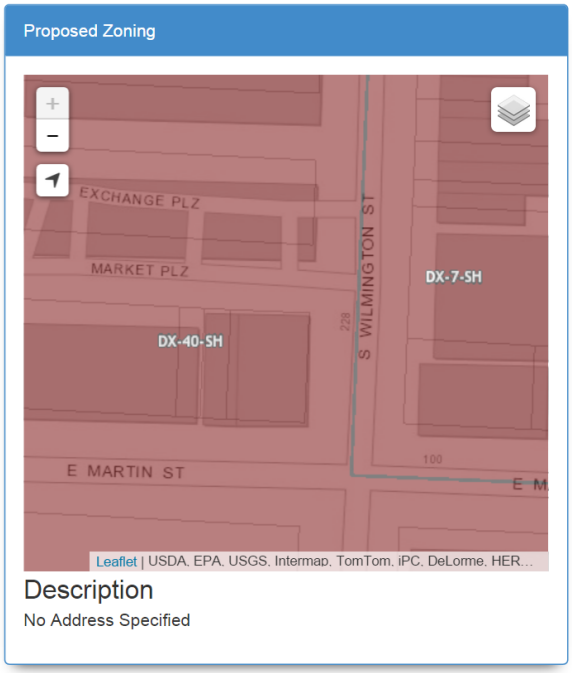
Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax

www.rhdc.org

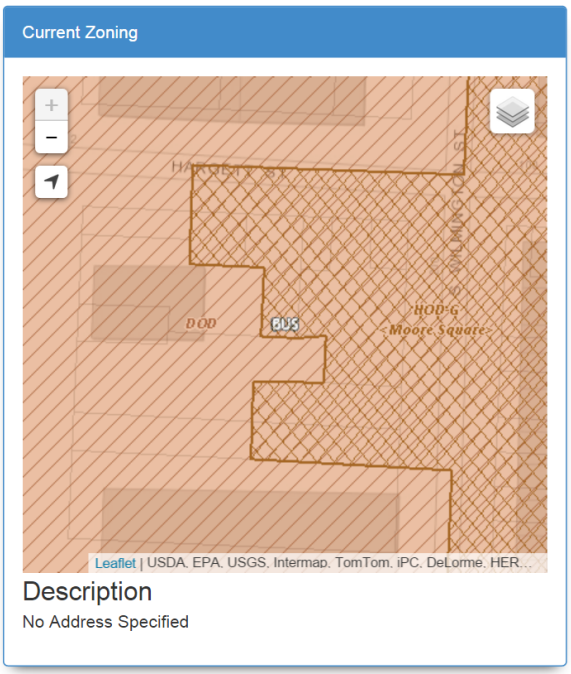


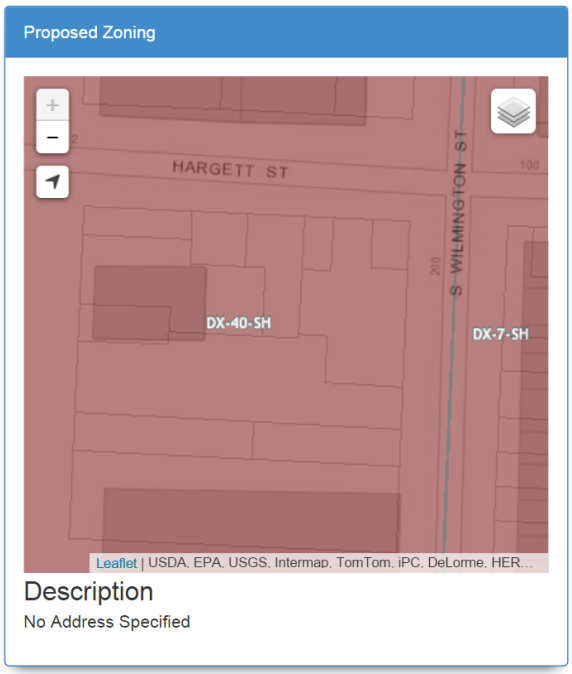
A) 121 E SOUTH ST, 125 E SOUTH ST, 600 S BLOUNT ST – **<u>Recommend MAX height 3 or 4</u>** to be consistent with the rest of the block and across Blount street. Are within the HOD. 125 E South Street is a landmark with statewide significance and can be denied demolition. Existing buildings no taller than 2 ½ stories.



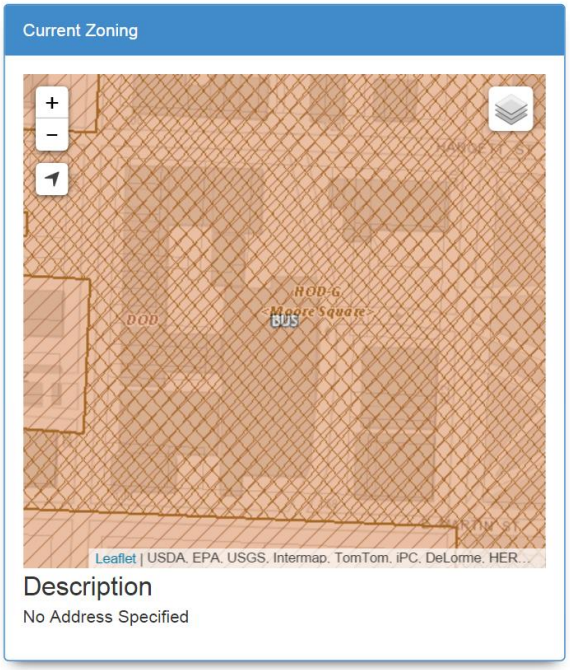


B) 13 E MARTIN ST, 15 E MARTIN ST, 19 E MARTIN ST - Are within the HOD. Existing buildings 3 stories. **<u>Recommend MAX height 5</u>**.

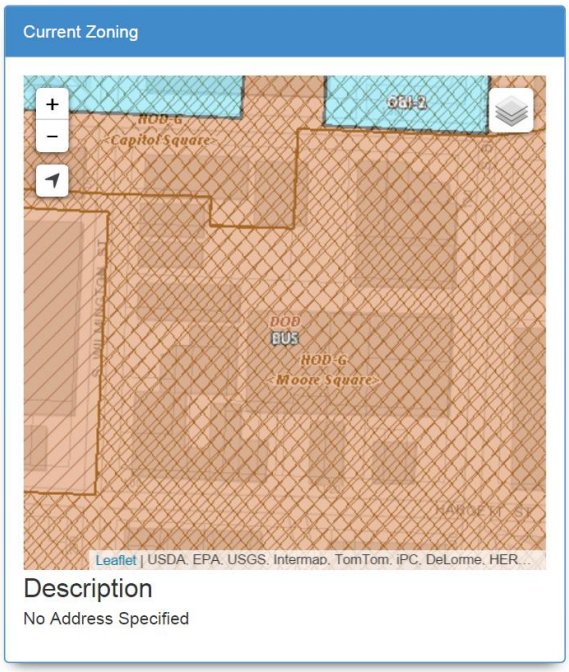




C) 8 E HARGETT ST, 12 E HARGETT ST, 16 E HARGETT ST, 206 S WILMINGTON ST, 20 E HARGETT ST, 216 S WILMINGTON ST, Are within the HOD. Existing buildings no taller than 3 stories**. <u>Recommend MAX height 5</u>**.

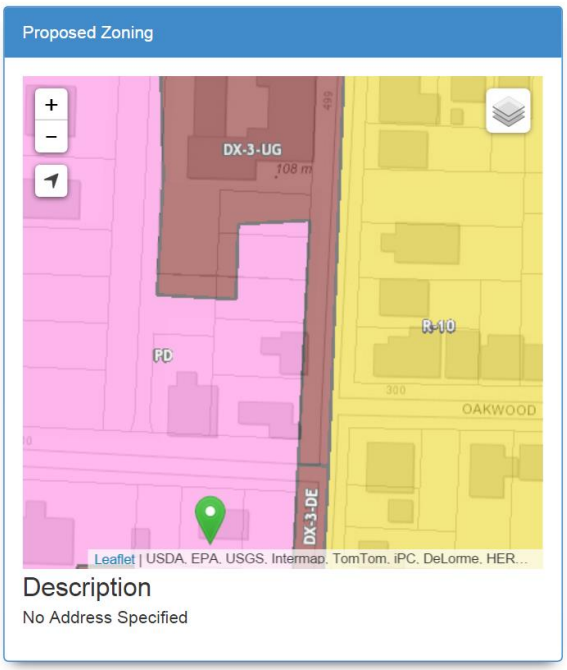


D) ENTIRE BLOCK BOUNDED BY HARGETT, BLOUNT, MARTIN & WILMINGTON. Is within the HOD. Existing buildings no taller than 3 stories. Most are 2-stories. **<u>Recommend MAX height 5</u>.**

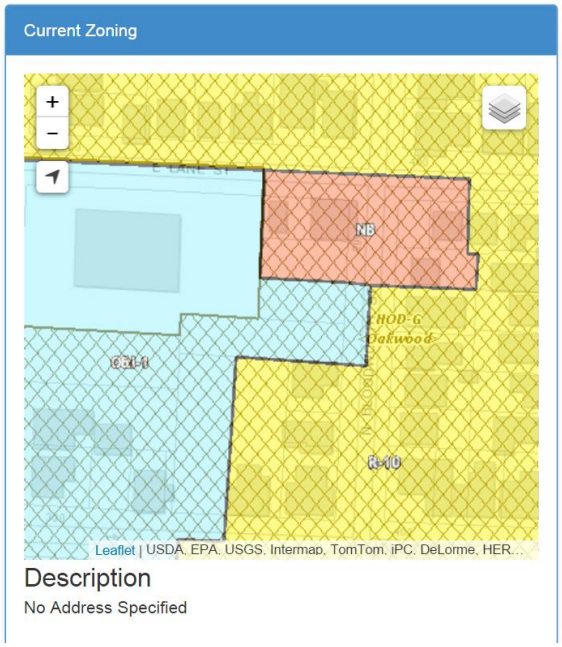


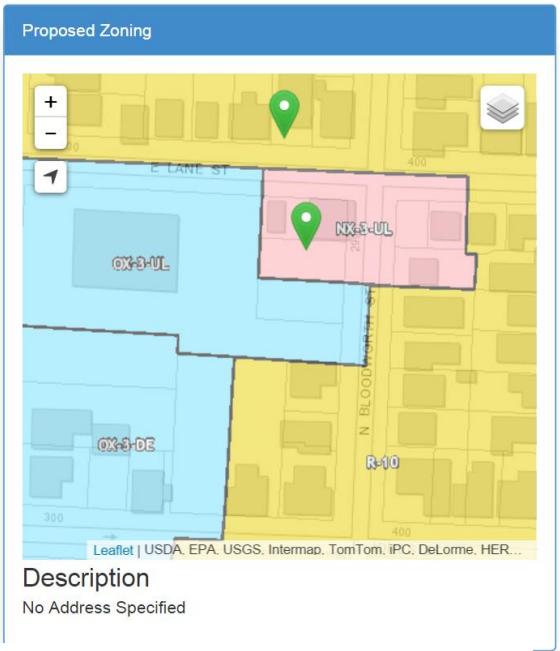
E) ENTIRE BLOCK BOUNDED BY MORGAN, BLOUNT, HARGETT, & WILMINGTON. Is within the HOD. Existing historic buildings no taller than 3 stories. **<u>Recommend MAX height 5</u>.**

F) 2/3 of BLOCK BOUNDED BY MORGAN, PERSON, HARGETT, & BLOUNT. Is within the HOD. Existing historic buildings no taller than 3 stories. Most 2-stories**. <u>Recommend MAX height 5</u>.**

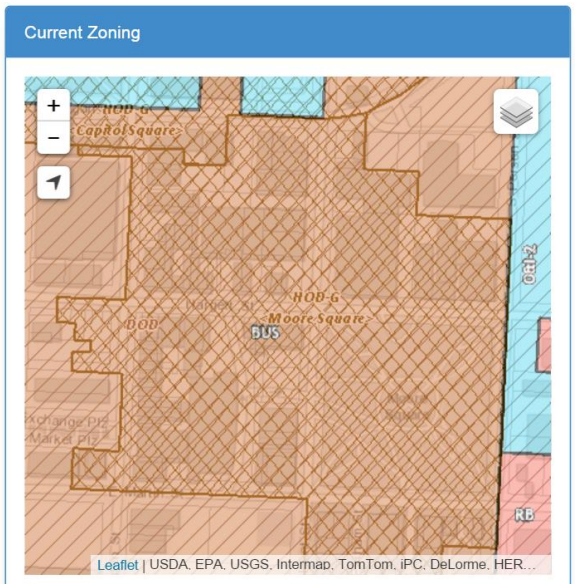


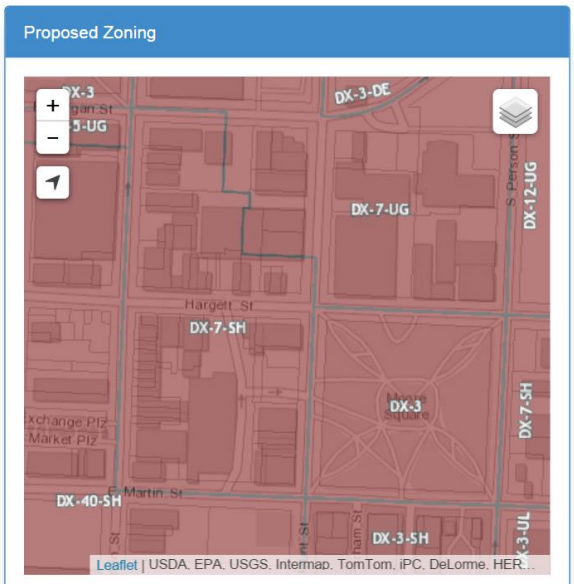
G) 401 N PERSON ST, 407 N PERSON ST, 411 N PERSON ST, 415 N PERSON ST, 419 N PERSON ST. Are within the HOD. Existing historic houses are no taller than 2-1/2 stories. **Recommend -GR or -DE to be more appropriate required frontage** based on existing conditions. Within the HOD. Existing historic houses are no taller than 2-1/2 stories.





H) 220 N BLOODWORTH ST , 221 N BLOODWORTH ST, 219 N BLOODWORTH ST, approx. 217 N BLOODWORTH ST. Are within the HOD. **<u>Recommend -GR or -DE to be a more appropriate required frontage</u>** 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.





I) Additional image to go with items C, D, E & F

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34946
Date: Friday, October 10, 2014 4:14:16 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:30 pm
Reference #: 34946
Location: 111 E HARGETT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:14 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34916
Date: Friday, October 10, 2014 4:14:27 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:32 pm
Reference #: 34916
Location: 135 S WILMINGTON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:14 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34962
Date:	Friday, October 10, 2014 4:14:40 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:31 pm
Reference #: 34962
Location: 137 S WILMINGTON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:14 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34917
Date:	Friday, October 10, 2014 4:14:47 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:39 pm
Reference #: 34917
Location: 115 E HARGETT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:14 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34947
Date:	Friday, October 10, 2014 4:14:53 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:40 pm
Reference #: 34947
Location: 123 E HARGETT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:14 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34948
Date:	Friday, October 10, 2014 4:15:07 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:41 pm
Reference #: 34948
Location: 117 E HARGETT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:15 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34931
Date: Friday, October 10, 2014 4:15:16 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:44 pm
Reference #: 34931
Location: 119 E HARGETT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: This is the center of the city, and zoning should allow for more height; DX-20-SH HOD-G is appropriate.

City Response on October 10th 2014, 04:15 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

September 30, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Remapping of 220 E Morgan Street (1703-88-1970) (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 Property is currently zoned Business Zone with the Downtown Overlay District. The City is proposing to rezone the Property to DX-7-UG. The owner agrees with the base district (DX) and frontage type (UG), but disagrees with the proposed maximum building height of seven stories.

Based on the following reasons, the owner is requesting the City rezone the Property to permit up to 20 stories in height (DX-20-UG):

1. The Property is designated "Central Business District" on the Future Land Use Map, and the Property is located within the Downtown center on the Urban Form Map. The Property is not located within the Downtown Transition Area shown on Map DT-3 in the Comprehensive Plan. Because the Property is designated Central Business District and is located in a Core/Transit Area, the Comprehensive Plan supports a maximum building height of up to 40 stories.

2. The current zoning of the Property allows a building to be constructed to any height with preliminary site plan approval by the Planning Commission. The application of a seven story height limit represents a severe reduction in permitted height as compared to the current zoning.

3. The Property is located more centrally to the core of downtown than the block immediately east of the Property, which the City is proposing to remap for 12 stories. The requested height of 20 stories is compatible with the proposed 12 story limit across Person Street, and provides a step-down from the central Downtown area to the edge.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

From: rezoning@raleighnc.gov
To: jschaafsma@nc.rr.com
Subject: City of Raleigh Response Ref #1923
Date: Tuesday, June 03, 2014 12:51:12 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received May 26th 2014, 12:11 am
Reference #: 1923
Location: 225 E DAVIE ST
Comment Type: Comment about Proposed Height
Comment: 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.

City Response on June 3rd 2014, 12:51 pm
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.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

MORNINGSTAR LAW GROUP

Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

September 30, 2014

Bynum Walter
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Remapping of City Block Bounded by Hargett Street, Martin Street, Person Street and Bloodworth Street (the "Properties")

Dear Bynum:

We are submitting this letter in response to the City's proposed rezoning designation for the Properties.

The Properties are currently zoned O&I-1 CUD, O&I-2 and RB, all with the Downtown Overlay District. The City is proposing to rezone the Properties to DX-7-SH, DX-7-UG and DX-7-UG-CU. The purpose of this letter is to request that the City rezone the Properties for a height of 20 stories.

The request for a maximum building height of up to 20 stories for the Properties is supported by the following:

1. The Properties are designated "Central Business District" on the Future Land Use Map, and they are located within the Downtown center on the Urban Form Map. The Properties are not located within the Downtown Transition Area shown on Map DT-3 in the Comprehensive Plan. Because the Properties are designated Central Business District and are located in a core/transit area, the Comprehensive Plan supports a maximum building height of up to 40 stories.

2. The current zoning of the Property allows a building to be constructed to any height with preliminary site plan approval by the Planning Commission. The application of a seven story height limit represents a severe reduction in permitted height as compared to the current zoning.

3. The Properties are located immediately south of a block designated for up to 12 stories in height, and are located one block east from a block designated for up to 40 stories in height. Additionally, the Properties are not zoned with the Historic Overlay District and therefore provide an opportunity for urban heights on the east side of downtown while still providing a transition to the edge areas.

4. The Properties total about four acres, which can easily support two buildings each in excess of 20 stories. This block, with the appropriate permitted height and given its location in the downtown core, is an ideal site for a Fortune 500 company looking to relocate to the City.

Please feel free to call me should you have any questions or comments.

Sincerely,

Michael Birch

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34914
Date:	Friday, October 10, 2014 4:13:13 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:11 pm
Reference #: 34914
Location: 425 S PERSON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:13 pm
Staff does not recommend the change that you requested (increase in height). Parcels are in local historic districts in which development must be compatible with nearby well-related development. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34966
Date: Friday, October 10, 2014 4:19:30 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 5:31 pm
Reference #: 34966
Location: 105 STRONACHS ALY
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:19 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34932
Date: Friday, October 10, 2014 4:19:38 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 5:32 pm
Reference #: 34932
Location: 107 STRONACHS ALY
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:19 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34883
Date:	Friday, October 10, 2014 4:19:48 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 5:33 pm
Reference #: 34883
Location: 116 E CABARRUS ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:19 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34951
Date:	Friday, October 10, 2014 4:20:04 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 5:44 pm
Reference #: 34951
Location: 513 S WILMINGTON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:20 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34923
Date: Friday, October 10, 2014 4:19:57 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 5:42 pm
Reference #: 34923
Location: 512 S BLOUNT ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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.

City Response on October 10th 2014, 04:19 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34920
Date:	Friday, October 10, 2014 4:17:21 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:50 pm
Reference #: 34920
Location: 18 COMMERCE PL
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.

City Response on October 10th 2014, 04:16 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34919
Date:	Friday, October 10, 2014 4:17:12 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:48 pm
Reference #: 34919
Location: 328 W DAVIE ST
Comment Type: Agree with Proposed Zoning
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.

City Response on October 10th 2014, 04:16 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34918
Date:	Friday, October 10, 2014 4:16:32 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:46 pm
Reference #: 34918
Location: 319 W MARTIN ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the north and east.

City Response on October 10th 2014, 04:16 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34949
Date:	Friday, October 10, 2014 4:17:26 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:56 pm
Reference #: 34949
Location: 418 S DAWSON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east, across Dawson Street.

City Response on October 10th 2014, 04:17 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34921
Date: Friday, October 10, 2014 4:17:26 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:57 pm
Reference #: 34921
Location: 416 S DAWSON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east, across Dawson Street.

City Response on October 10th 2014, 04:17 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34963
Date: Friday, October 10, 2014 4:17:27 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:58 pm
Reference #: 34963
Location: 323 W DAVIE ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; this should be DX-12-SH, just like parcels to the east and north

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City Response on October 10th 2014, 04:17 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34964
Date:	Friday, October 10, 2014 4:17:36 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 4:02 pm
Reference #: 34964
Location: 404 S DAWSON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; recommend DX-20-SH

City Response on October 10th 2014, 04:17 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

From:	rezoning@raleighnc.gov
To:	patrick@empire1792.com
Subject:	City of Raleigh Response Ref #34950
Date:	Friday, October 10, 2014 4:17:49 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 4:02 pm
Reference #: 34950
Location: 406 S DAWSON ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: Zoning should allow for more height; recommend DX-20-SH

City Response on October 10th 2014, 04:17 pm
Staff does not recommend the change that you requested (increase in height). The Downtown West Gateway Area Plan contained in the 2030 Comprehensive Plan indicates this area for a 4 story height limit, and there are no buildings on these blocks taller than 4 stories. Please note that all comments received, regardless of staff comment, will be forwarded to Planning Commission for their consideration.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

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

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

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 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

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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 & -0123

THOMAS C. WORTH, JR.
Attorney

Certified Mediator

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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

From: rezoning@raleighnc.gov
To: patrick@empire1792.com
Subject: City of Raleigh Response Ref #34915
Date: Friday, October 10, 2014 4:19:18 PM

Thanks again for your feedback on the draft rezoning map. See the response to your feedback below.

Feedback Received September 26th 2014, 3:26 pm
Reference #: 34915
Location: 300 HILLSBOROUGH ST
Comment Type: Existing Land Use/Proposed Zoning Mismatch
Comment: 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

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City Response on October 10th 2014, 04:19 pm
Staff will be forwarding these comments to Planning Commission for further discussion without a staff recommendation.

Thanks for your time,

City of Raleigh Remapping Team
Email: rezoning@raleighnc.gov
Web: www.RaleighUDO.us
Phone: 919.996.6363 (8am-5pm, Mon-Fri)

Ordinance 717 ZC 471
Effective 1/18/00

Z-108-99 Area bounded by Hargett Street, North Bloodworth Street and East Martin Street, being various Wake County PIN Maps and parcels. Approximately 1.7 acres rezoned to Office and Institution-1 Conditional Use. (The existing Downtown Residential Housing Overlay District will remain unchanged.)

Conditions: (12/22/99):

1. The eastern side of the rezoned property fronting Bloodworth Street shall remain residential in use and character to a minimum depth of 55' into the rezoned property.

2. Site lighting shall be "cut-off" fixtures with a maximum of 4/10's foot-candle of light at the residential property lines. Light source (bulb) shall be shielded from off-site view.

3. The two pecans and one oak tree located on site shall be retained and actively protected with the use of tree protection fencing as per City of Raleigh requirements. Each tree shall be separated from vehicular traffic by concrete or wooden curbing and a minimum of 300 square feet of planting area.

4. Access to the parking area shall be limited to one access point from Martin Street, one access point from Hargett Street and one access point from Bloodworth Street. Access points to existing or future residential lots shall be limited to one per dwelling.

5. The owner shall submit the parking lot for Preliminary Site Plan Approval to insure that the Planning Commission and City Council review all security, lighting, buffers and screening measures and alternate means of compliance for the parking area prior to issuance of site plan approval.

6. The maximum number of parking spaces outside of the 55 foot residential area shall be 92 spaces. Parking within the 55 foot residential area shall be associated with residential use only and shall comply with City of Raleigh requirements.

Ordinance No. (2006) 19 ZC 587

Adopted and Effective: 5/2/06

Z-19-06 – St. Mary's Street, east side, north of its intersection with West Jones Street, being Wake County PIN 1704-30-6388. Approximately 1.08 acres from Residential Business with Neighborhood Conservation Overlay District to Office and Institution-2 Conditional Use with Neighborhood Conservation Overlay District.

Conditions dated: April 11, 2006

1. The maximum floor area gross per office use shall be 5,000 square feet under one continuous roof or per building.

2. Site lighting shall not exceed sixteen (16) feet in height or twelve (12) feet within required transitional protective yards and shall be of full cut-off (shielded) design.

Ordinance 760 ZC 477
Effective 4/4/00

Z-21-00 E. Franklin Street, and Harp Street, northwest intersection, being a portion of Wake County PIN Map 1704.16 73 7830. Approximately 3.07 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (03/29/00)

1. Reimbursement for excess street right-of-way conveyed to the City shall be at the value of the existing R-20 zoning.

2. Stormwater will be designed for compliance with CR 7107.

3. An inventory will be undertaken of all trees within 50 feet of existing rights-of-way. All trees over 12 inches DBH will be actively protected. Any inventoried trees that must be removed for development will be replaced with one 4.5 inch caliper tree.

4. Unity of Development standards will be developed that visually tie the proposed development with neighboring development. Prior to issuance of a building permit, the Appearance Commission will review building elevations.

5. All site lighting will be directed downward and designed so that a light source will not be visible from neighboring residential properties.

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 NO. (1986) 757ZC 184
Effective: 4-1-86

Z-22-86 North Blount Street to Harp Street, between Franklin and Peace Streets, being parcels 116-118, Tax Map 524, rezoned to Office & Institution-1 Conditional Use District.

Conditions as follows:

Uses will be limited to college uses - such as without limitation, classrooms, administration, medical facility, housing, dormitory, library and assembly.

Ordinance: 164ZC599
Effective: 2-6-07

Z-57-06 — St. Marys St. & W. Lane St. on the east side of St. Marys Street, southeast of its intersection with West Lane Street being Wake County PIN 1704 30 6478. Approximately 0.17 acre rezoned to Office and Institution-2 Conditional Use with Neighborhood Conservation Overlay District.

Conditions: 10/20/06

1.) The maximum floor area gross per office use shall be 5000 square feet under one continuous roof or per building.

2.) Site lighting shall not exceed sixteen (16) feet high or (12) twelve feet within required transitional protective yards and shall be of full cut-off (shielded) design.

ORDINANCE NO. (1989) 334 ZC 248
Effective: 3/21/89

Z-7-89 West Jones Street, north side, between Glenwood Avenue and Boylan Avenue, being Parcel 15, Block D-53, Zone Map D-15, Tax Map 523 rezoned to Residential Business Conditional Use District.

Conditions:

1. The building for the property will be limited to two stories or 35 feet in height.

2. There are two large oak trees (approximately 50 years old) located on the property. The development of the property will incorporate these into the overall building development. Though there is no guarantee that the trees will not become diseased, the trees will be replaced with other new trees (20-24 feet high, 3 1/2 inch caliper) if the existing oaks should die.

Ordinance 875 ZC 487
Effective: 10/3/00

Z-97-00 Salisbury Street, east and west sides, north of Western Boulevard, being Wake County PIN Map 1703 65 8558. Approximately 3.21 acres rezoned to Business District Conditional Use.

Conditions: (09/26/00)

1. The rate of stormwater runoff will not exceed that expected from the current O&I-2 District (CR-7107).

2. Any additional Right-of-way that may be required to be dedicated shall remain at the current O&I-2 value.

3. The use of the property shall be limited to those uses permitted within the O&I-2 District and "Retail-personal service/convenience uses, food stores and eating establishments" located within a building primarily devoted to office uses.

4. All drive-through services shall be prohibited.

5. All signage shall be limited to that permitted within the O&I-2 district.

6. The site lighting will be designed so that no light source will be visible from any public right-of-way.

7. All HVAC units, mechanical equipment and refuse containers shall be screened by fencing, walls or landscape materials from the public right-of-way.