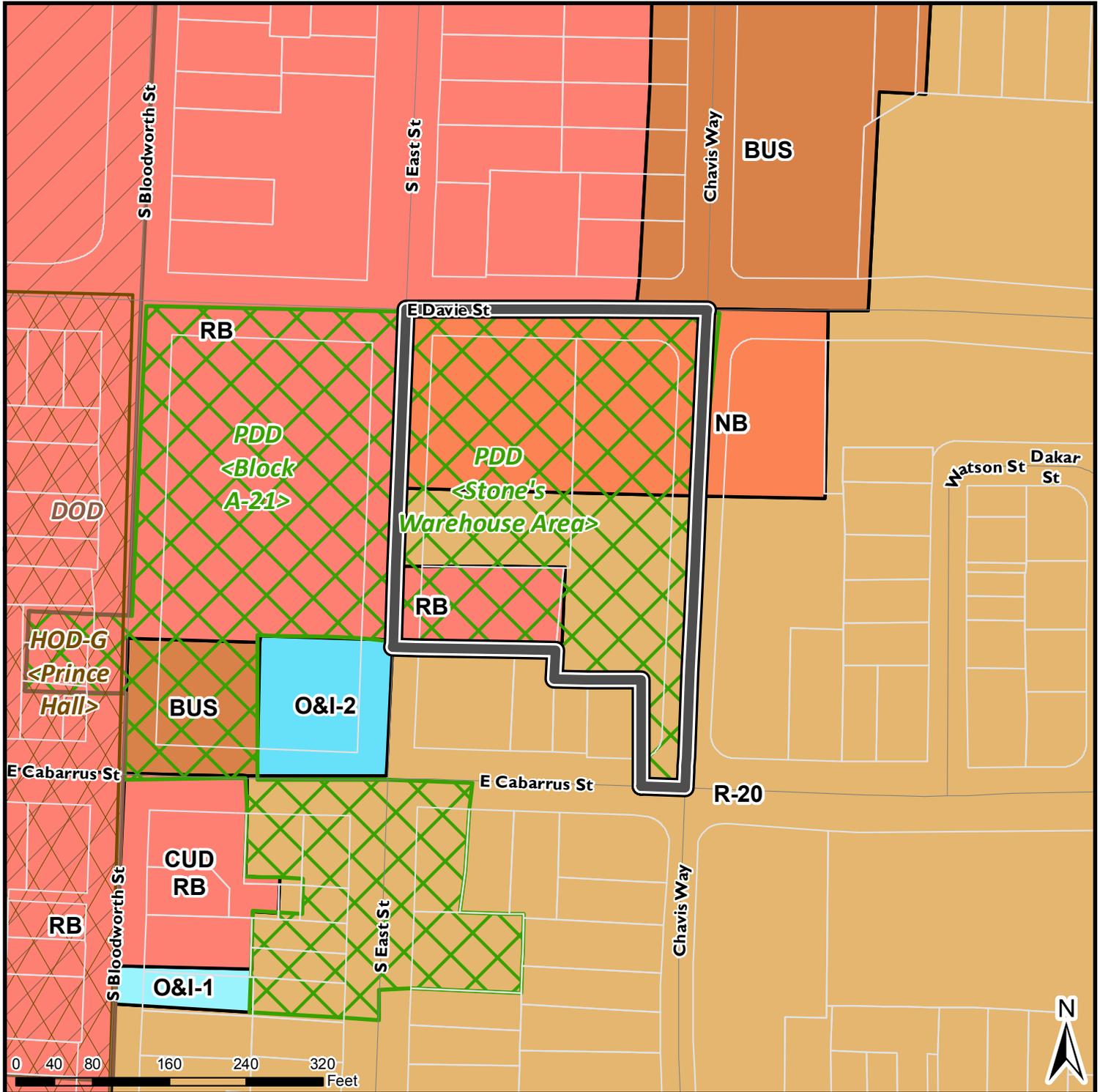


Existing Zoning Map

Z-25-2014



Submittal Date

7/18/2014

Request:

2.02 acres from
RB, R-20, & NB; all with PDD
to NX-3-UL-CU & IX-3-UL-CU

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11658

Case Information: Z-25-14 - E. Davie Street

<i>Location</i>	500 Block of E. Davie Street, south side, and extending south along S. East Street and Chavis Way Addresses: 500 E. Davie Street, 512 E. Davie Street, 419 S. East Street PINs: 1703971116, 1703972131, 1703971002
<i>Request</i>	Rezone property from Neighborhood Business, Residential Business & Residential-20, all with Planned Development District (NB, RB, & R-20 w/ PDD) to Neighborhood Mixed Use-3 Stories-Urban Limited-Conditional Use and Industrial Mixed Use-3 stories-Urban Limited-Conditional Use (NX-3-UL-CU & IX-3-UL-CU)
<i>Area of Request</i>	2.02 acres
<i>Property Owner</i>	City of Raleigh
<i>Applicant</i>	City of Raleigh
<i>Citizens Advisory Council (CAC)</i>	South Central— Daniel Coleman, Chairperson: (919) 524-1655
<i>PC Recommendation Deadline</i>	December 7, 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

<i>FUTURE LAND USE</i>	Neighborhood Mixed Use
<i>URBAN FORM</i>	Center: <i>(none)</i> Corridor: <i>(none)</i>
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 8.4 – Rehabilitation Before Demolition Policy LU 8.11 – Development of Vacant Sites Policy UD 1.4 – Maintaining Façade Lines Policy UD 1.10 – Frontage Policy UD 2.1 – Building Orientation Policy UD 6.1 – Encouraging Pedestrian-Oriented Uses Policy HP 1.2 – Cultural and Historic Resource Preservation Policy HP 3.1 – Adaptive Reuse Policy DT 1.3 – Underutilized Sites in Downtown

	Policy DT 1.11 – Downtown Edges Policy DT 1.14 – Compatible Mix of Uses on Downtown Perimeter Policy AP-OER 4 – Olde East Raleigh Western Edge Policy AP-OER 5 – Olde East Raleigh at East & Davie Streets
INCONSISTENT Policies	(None.)

Summary of Proposed Conditions

1. Certain uses prohibited in the IX district area.
2. Certain uses prohibited in the NX district area.
3. Certain uses prohibited unless in association with other uses.
4. Maximum floor areas gross for individual non-residential tenant, and all non-residential site uses, combined, specified.
5. Allocation covenant required for non-residential uses.
6. Outdoor bulk storage prohibited.

(--as amended 8/18/15)

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
5/19/14	7/7/14; 8/20/15	9/8/15 (recommended approval)	9/15/15	10/7/15

Valid Statutory Protest Petition

Attachments

1. Staff Report
2. Traffic Study Worksheet

Planning Commission Recommendation

<i>Recommendation</i>	Approve with conditions. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. It provides the opportunity for additional housing, office space, and/or retail goods and services, at a currently underutilized site. 3. The proposal is compatible with the surrounding area. It provides for rehabilitation of blighted and vacant buildings, and new construction of neighborhood-compatible scale.
<i>Motion and Vote</i>	Motion: Alcine Second: Swink In Favor: Alcine, Braun, Buxton, Fluhrer, Hicks, Lyle, Schuster, Swink, Terando and Whitsett Opposed:

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.

_____	_____	_____	9/8/15
Planning Director	Date	Planning Commission Chairperson	Date

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



Zoning Staff Report – Case Z-25-14

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone the site to allow greater flexibility of use and redevelopment. The subject properties include three contiguous buildings, which form a continuous street edge along the south side of E. Davie Street. The westernmost and center building share a lot (500 E. Davie Street). The center building, traditionally known as Stone’s Warehouse, is listed on the National Register of Historic Places. Both of those structures are currently vacant. The easternmost building, which stands on its own lot (512 E. Davie Street), has most recently been occupied by a senior healthcare facility, which is relocating to Rock Quarry Road. The third parcel (419 S. East Street), which is south of the western/ center tract, is a vacant lot. The remaining properties on the block, all of which are outside the rezoning request, front on E. Cabarrus Street; each are occupied by single-family residences.

The City of Raleigh owns the subject parcels and much of the surrounding area. Many properties have been (or are foreseen to be) redeveloped as new housing stock. Chavis Way is a creation of previous area redevelopment that also resulted in the Chavis Way greenway, a paved, tree-lined, multi-purpose path which runs the length of the east side of that street, opposite the subject site. To the west, the block across S. East Street was redeveloped nine years ago as a multi-family affordable housing community, known as Carlton Place. That block forms the heart of the Block A-21 Planned Development District, of which the vacant parcel and easternmost tract of the subject site were formerly a part. Much of the southern portion of the Block A-21 PDD remains to be developed.

The site is currently subject to the provisions of its own Planned Development District Master Plan, approved by City Council in April, 2013. However, no redevelopment has occurred on the site since the PDD was approved. The rezoning proposal follows Planning Commission approval of the City’s request to begin Master Plan termination proceedings, on July 28, 2014, and City Council waiver of the standard 24-month rezoning delay.

Under the current PDD zoning, site redevelopment is limited to 49 dwelling units and approximately 5,900 square feet of specified non-residential uses. The proposed zoning would lift the cap on number of units and allow up to 60,000 square feet of limited non-residential uses. Within the requested IX area, those uses could include certain light manufacturing activities, centered on food and beverage production, but otherwise limited to certain NX uses. Most of the latter limitations would also carry over within the NX district. The current 3-story height cap would remain.

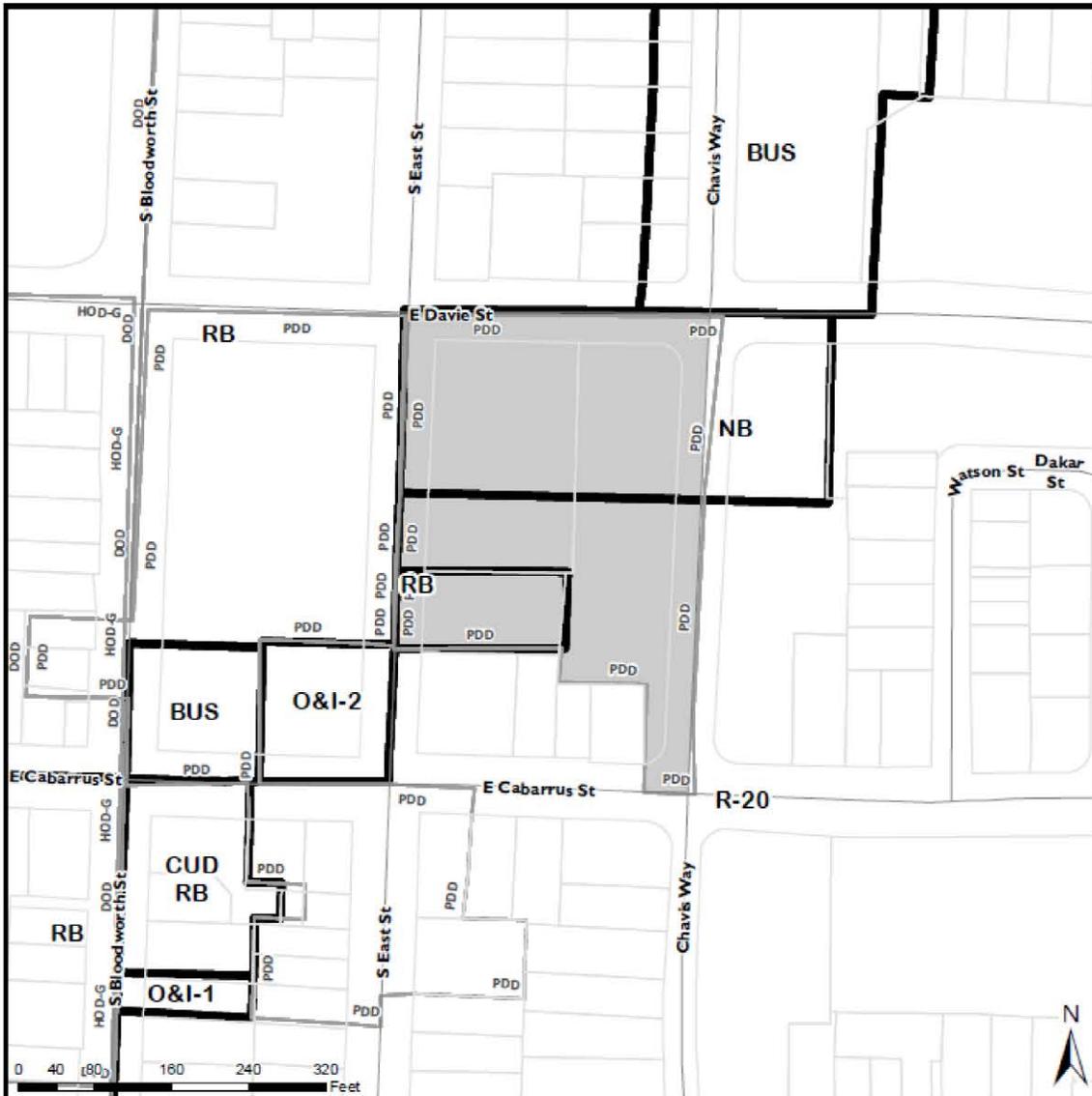
The proposed rezoning will permit redevelopment commensurate with contractual arrangements approved by City Council in August, 2015. That agreement calls for rehabilitation and reuse of the historic Stone’s Warehouse building, construction of townhouse units along Chavis Way, and creation of food production/ service spaces on the bulk of the site.

Outstanding Issues

<i>Outstanding Issues</i>	1. Sewer and fire flow matters may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage
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Existing Zoning Map

Z-25-2014



Submittal Date

7/18/2014

Request:

2.02 acres from
RB, R-20, & NB; all with PDD
to NX-3-UL-CU & IX-3-UL-CU

VICINITY MAP



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	NB, R-20, RB	RB, BUS	R-20	NB, R-20	RB
<i>Additional Overlay</i>	PDD	None	None	None	PDD
<i>Future Land Use</i>	Neighborhood Mixed Use (NMU)	NMU	NMU, Moderate Density Residential	Public Parks and Open Space	Central Business District
<i>Current Land Use</i>	Medical office, Vacant	Commercial, Multi-unit living, Single-unit living	Two- unit living, Single-unit living	Greenway	Mixed-use (commercial & multi-unit living)
<i>Urban Form (if applicable)</i>	n/a	n/a	n/a	n/a	Downtown

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	24 DUs/ acre (49 units max., per Master Plan)	57 DUs/ acre (117 units max.)
<i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	<i>Per Master Plan:</i> 0' 0' 90' (from south lot lines)	<i>Urban Limited build-to:</i> 50% w/n 0 to 20 feet 25% w/n 0 to 20 feet 0' or 6' (if General Building); 20' (if Townhouse)
<i>Retail Intensity Permitted:</i>	5,900	60,000
<i>Office Intensity Permitted:</i>	5,900	60,000

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning *
<i>Total Acreage</i>	2.02	2.02
<i>Zoning</i>	NB, RB, & R-20 w/ PDD	NX-3-UL-CU & IX-3-UL-CU
<i>Max. Gross Building SF</i>	63,000	138,500
<i>Max. # of Residential Units</i>	49	117
<i>Max. Gross Office SF</i>	5,900	60,000
<i>Max. Gross Retail SF</i>	5,900	56,000
<i>Potential F.A.R.</i>	0.71	1.57

*The 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.

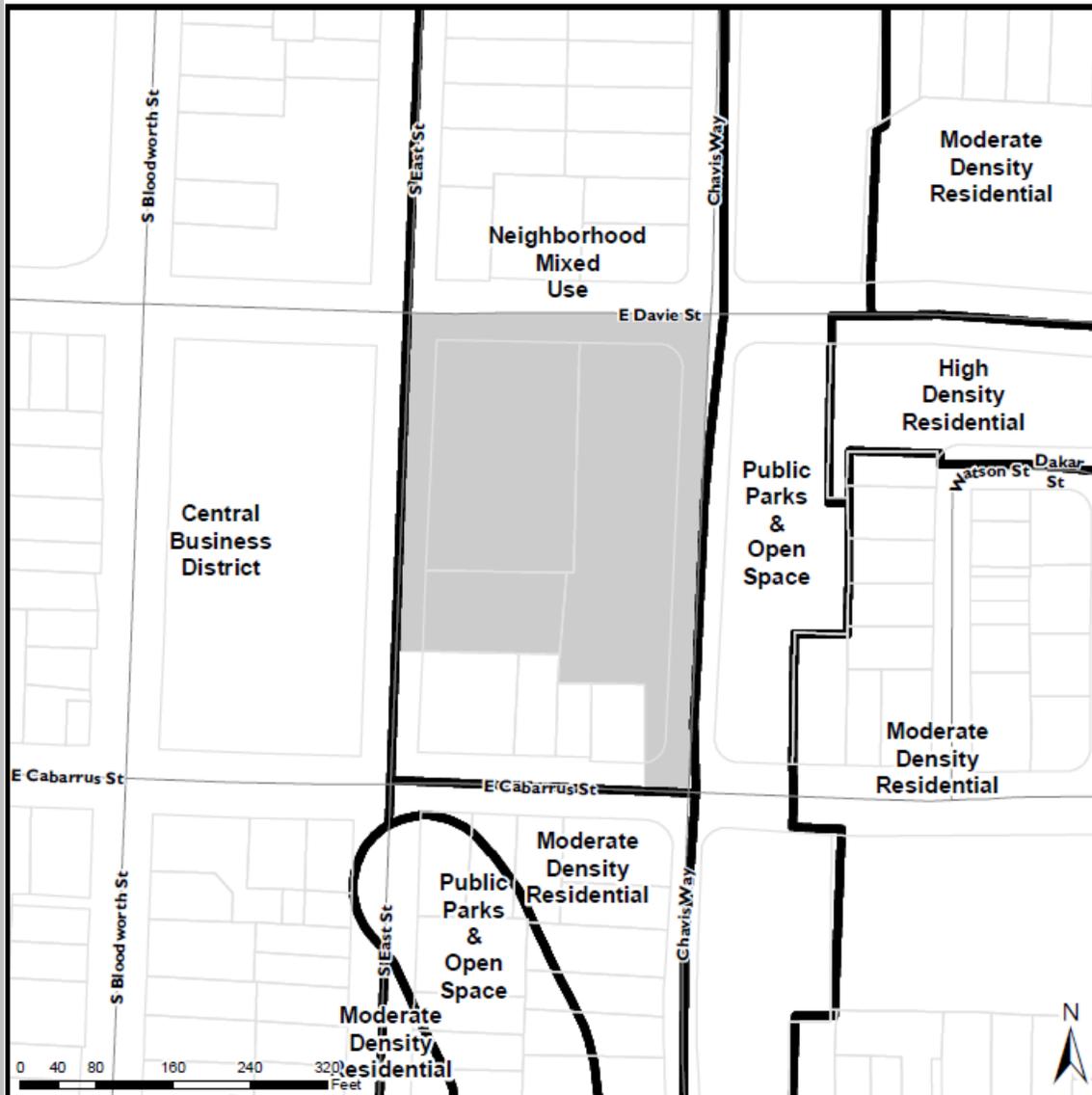
Incompatible.

Analysis of Incompatibility:

(n/a)

Future Land Use Map

Z-25-2014



Submittal Date

7/18/2014

Request:

2.02 acres from
RB, R-20, & NB; all with PDD
to NX-3-UL-CU & IX-3-UL-CU

VICINITY MAP



Urban Form Map

Z-25-2014



Submittal
Date

7/18/2014

Request:

2.02 acres from
RB, R-20, & NB; all with PDD
to NX-3-UL-CU & IX-3-UL-CU

VICINITY MAP



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 Future Land Use map and pertinent policies of the Comprehensive Plan. (There is no Urban Form designation for the site.) The requested zoning permits a mix of uses, reflecting contractual components of the redevelopment proposal recently approved for the site. That agreement requires refurbishment and reuse of the central historic building, and the introduction new uses, which collectively provide a physical and functional transition from the central business district to the neighborhoods north, east, and south.

The proposed Frontage reinforces the existing urban context, and height is compatibly capped with site surroundings. The proposal supports Vision Themes “Managing Our Growth” and “Growing Successful Neighborhoods and Communities.”

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: Neighborhood Mixed Use

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 **inconsistent** with the following Area Plan policies:

(None.)

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Consistent with Future Land Use Map designation.
- Provides for rehabilitation of blighted and vacant buildings, and new construction of neighborhood-compatible scale.
- Provides the opportunity for additional housing, office space, and/or retail goods and services.

3.2 Detriments of the Proposed Rezoning

(None identified.)

4. Impact Analysis

4.1 Transportation

E. Davie Street is classified as Avenue 2-Lane Undivided according to Map T-1 of the 2030 Comprehensive Plan and, according to Section 4.4 of the Raleigh Street Design Manual, requires a total of 64 feet of R/W. The petitioner will need to dedicate 32 feet of R/W measured from the existing street centerline to the subject parcels if the required R/W does not currently exist.

East Street is classified as a Neighborhood Street according to Map T-1 of the 2030 Comprehensive Plan and, according to Section 4.4 of the Raleigh Street Design Manual, requires a total of 64 feet of R/W. The petitioner will need to dedicate 32 feet of R/W measured from the existing street centerline to the subject parcels if the required R/W does not currently exist.

Section 8.3.2 of the Unified Development Ordinance identifies a maximum block perimeter of 3,000 feet for developments that are less than four stories under the Neighborhood Mixed Use zoning classification. New public streets may be required to maintain a well-connected street network to meet this standard.

The proposed rezoning does not meet the criteria for a traffic study, as shown in section 6.23 of the Raleigh Street Design Manual, because the expected increase in peak period trips is less than 150 vehicles per hour.

Impact Identified: A traffic impact study is not required for case Z-25-2014.

4.2 Transit

This area is currently served on S. East Street by CAT routes 5 Biltmore Hills, 13 Chavis Heights and 22 State Street traveling southbound. There is a stop on East/Davie. Moore Square Transit Station is within walking distance making CAT and Triangle Transit routes easily accessible.

Increased density will increase transit ridership in the area. However, there is existing capacity on the routes currently serving the area. It is not anticipated that transit routes in this area will change and, since the current routes travel along the opposite side of East Street, there are no transit requests.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to Article 9 of UDO
<i>Overlay District</i>	none

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	5,243 gpd	31,920 gpd
<i>Waste Water</i>	5,243 gpd	31,920 gpd

The proposed rezoning would add approximately 26,677 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

Impact Identified: At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

Verification of available 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 of the developer.

4.5 Parks and Recreation

Site is adjacent to an existing greenway, Little Rock Trail (Chavis Way). Site is not adjacent to existing or planned greenway connector. Park services are available in this area with Chavis Park (0.2 mile distance) and Moore Square (0.28 mile distance). Access to greenway is available with Little Rock Trail, across the street.

Impact Identified: None.

4.6 Urban Forestry

This site is greater than 2 acres, and has shade trees greater than 10-inch diameter within the 65-foot ft. buffers; subject to UDO Article 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

Historic resources are located within, adjacent to, and near the subject site. The residential properties along the site's southern boundary are part of the East Raleigh/ South Park National Historic District. The eastern edge of the Prince Hall Local Historic District is located one block to the west of the site. The Stone's Warehouse building, which forms the site's core, is listed on the National Register of Historic Places (as the "Carolina Coach Garage and Shops"). The redevelopment contract issued in conjunction with this rezoning request provides for historic rehabilitation and adaptation of the structure as a central component of site redevelopment.

Impact Identified: No negative impacts on the City's historic resources are expected from this proposal.

4.8 Community Development

The properties are located within the Hunter Thompson Stage 2 Redevelopment Area. The site was acquired by the Community Development Department with a mix of city and federal funds to address blight and to create additional long-term affordable housing opportunities. The proposed development will address the blighted conditions of the site and provide new rental housing and retail opportunities in support of existing neighborhoods.

Impact Identified: No impact to the City's Community Development initiatives, plans, or resources is anticipated from this rezoning.

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's Future Land Use Map which designates the site for Neighborhood Mixed Use, and with applicable policies of the Comprehensive Plan. Anticipated site rehabilitation and redevelopment will result in the mix of housing and non-residential uses supported by the Future Land Use designation, and reuse of the National Register-listed Stone's Warehouse building.



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: <u>Z-25-14</u>		Transaction Number 33301 Z-25-14
Date Originally Submitted: <u>5/23/14</u> Dates Amended-- Revision 1: <u>8/18/15</u> Revision 2: Revision 3:		
Existing Zoning: <u>NB, RB & R-20, all with PDD</u>	Existing Zoning: <u>NB, RB & R-20, all with PDD</u>	

NARRATIVE OF ZONING CONDITIONS OFFERED

- For that portion of the property zoned Industrial Mixed Use (IX), the principal uses permitted on the property are those principal uses permitted in the Neighborhood Mixed Use (NX) zoning district and the following additional principal uses:
 - food truck,
 - light industrial uses, limited to bottling, brewery, winery, and food and beverage products (except animal slaughter, stockyards) only,
 - warehouse and distribution,
 - wholesale trade – wholesale sales of food only, and
 - bar, nightclub, tavern, lounge, but these only in association with a “bottling, brewery, winery, or food or beverage products (except animal slaughter or stockyards)” use located on the property. Otherwise, a “bar, nightclub, tavern, lounge” use is a prohibited principal use on the property.

Also, the following uses that otherwise would be permitted in the Neighborhood Mixed Use (NX) zoning district are prohibited:

 - telecommunications tower – all types;
 - pawnshop;
 - vehicle sales/ rental;
 - vehicle repair (minor);
 - vehicular fuel sales;
 - vehicle parts and accessories;
 - drive-thru and drive-in facilities;
 - commercial parking lot;
 - remote parking lot;
 - detention center/ jail/ prison;
 - boardinghouse;
 - bed and breakfast; and
 - household living, single-unit living, two-unit living and cottage court.

Except for bar, nightclub, tavern, lounge, in all other instances where there is a conflict between Permitted Uses, Limited Uses, or Special Uses in NX and IX zoning districts, the more stringent regulation is controlling.
- For that portion of the property zoned Neighborhood Mixed Use (NX), those uses listed in above Condition 1 (a) through (k) and the “bar, nightclub, tavern, lounge” use shall be prohibited.

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 <i>Marchell Adams David</i>	Print Name <i>Marchell Adams David</i>
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3.	Any 'warehouse and distribution' or 'wholesale trade – wholesale sales of food only' activity shall only occur in association with an 'eating establishment,' or retail sales associated with 'bottling, brewery, winery, or food or beverage products (except animal slaughter or stockyards).'
4.	The maximum floor area gross for any individual non-residential tenant shall be 25,000 square feet. The maximum floor area gross for all non-residential uses, combined, shall be 60,000 square feet.
5.	Prior to recordation of a subdivision plat for the property or issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates the allowable floor area gross for non-residential uses upon the property to all lots of record comprising the property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant, and such restrictive covenant shall be recorded within 45 days following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
6.	No outdoor bulk storage shall be permitted on the property.

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 <i>Marchell Adams David</i>	Print Name Marchell Adams David
--	------------------------------------



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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number 401296 Zoning Case Number</p>

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

1.	<p>The properties are classified "Neighborhood Mixed Use" on the Future Land Use map. According to the Comprehensive Plan, this category applies to neighborhood shopping centers and pedestrian-oriented retail districts, with such uses as convenience stores, restaurants, bakeries, supermarkets, drug stores, bank, pharmacy, and other service-oriented retail uses that serve the surrounding neighborhood. Residential and mixed-use projects with upper story housing are supported by this designation. This category suggests a maximum height of three stories, with higher stories allowed in walkable areas with pedestrian-oriented businesses.</p> <p>The proposed NX-3-UL rezoning request with an Urban Limited frontage is consistent with the Future Land Use Map designation because it permits neighborhood-oriented retail uses and a mix of other uses on the upper floors, similar to those encouraged in neighborhood mixed use centers, and at an appropriate contextual height and scale. The intensities will be limited by the height and parking requirements. The proposed rezoning would further ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs. The current PDD conditions are tailored to the specific needs of the development supported by the previous rezoning that never broke ground. Under the proposed new UDO zoning district, the properties achieve greater flexibility to meet the needs of their recommended future land uses. Thus, the proposed rezoning is consistent with <i>Policy LU 1.1 Future Land Use Purpose</i>, <i>Policy LU 1.2 Future Land Use Map and Zoning Consistency</i> and <i>Policy DT 1.1 Downtown Future Land Use Map</i>.</p>
2.	<p>The properties are also located just outside of the Downtown Center edge and within the Olde East Raleigh plan area. The area plan recommends 2 to 3 story mixed-use development (small-scale office, retail and/or moderate density residential use) at the corner of East Street and Davie Street (known as the Stone Warehouse Site). The proposed rezoning request for NX-3-UL is consistent with these recommendations as it allows for a maximum of 3 stories and a mix of uses at an appropriate intensity as recommended in the area plan. The urban limited frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile, ground-level street wall continuity is required. The property falls within the Downtown transition zone and the proposed zoning also provides for an appropriate transition between the high downtown core/industrial uses and low single-family densities.</p>
3.	<p>The proposed rezoning is consistent with the following policies of the Comprehensive Plan:</p> <ul style="list-style-type: none"> • <i>Policy LU 2.1 Placemaking</i> as the proposed zoning and its permitted uses serve the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character. • <i>Policy LU 2.2 Compact Development</i> as mixed use zoning allows for compact, integrated development pattern closer to the Downtown core. Such land use patterns support the efficient provision of public services, improve the performance of transportation networks, preserve open

space, and reduce the impacts of low intensity and non-contiguous development.

- *Policy LU 2.6 Zoning and Infrastructure Impacts* as no major impacts to infrastructure are anticipated as a result of this rezoning. The proposed zoning retains the height limit and scale of the current zoning conditions.
- *Policy LU 3.2 Location of Growth* as the rezoning promotes the development of vacant lands within the city limits first to provide for more compact and orderly growth. Providing a more flexible zoning at an appropriate scale and density would encourage effective redevelopment of the property that has been underutilized and been vacant for a long time.
- *Policy LU 4.4 Reducing VMT through Mixed Use* as mixed uses allowed by the proposed rezoning supports reduced vehicles miles traveled by providing a range of uses within a short distance of residences.
- *Policy LU 4.5 Connectivity* as the proposed zoning supports the redevelopment of the site for a compact, mixed-use development and provides for pedestrian and vehicular connectivity between the 3 parcels.
- *Policy LU 5.1 Reinforcing the Urban Pattern* as the proposed zoning district controls the height and frontage to maintain the existing urban fabric without adverse impacts on the local historic character and appearance.
- *Policy LU 5.4 Density Transitions, Policy LU 5.5 Transitional and Buffer Zone Districts, and Policy LU 5.6 Buffering Requirements* as the proposed zoning provides an appropriate transition zone between the intense uses of Downtown core and the surrounding residential uses. Additionally, the proposed NX-3-UL abuts single-family uses along the southern edge that is currently proposed for R-10 zoning under the UDO remapping draft. Under this context, UDO's neighborhood transition requirements will apply to this parcel when developed and thus ensure adequate protection for the adjacent single-family uses.
- *Policy LU 6.1 Composition of Mixed-Use Centers and Policy LU 6.2 Complementary Uses and Urban Vitality* as a mixed-use development would bring people together and provide opportunities for active urban living and interaction. Allowing mixed uses would drive more customers to the businesses in the area and attract new home buyers to surrounding areas.
- *Policy LU 7.1 Encouraging Nodal Development* as the proposed zoning encourages pedestrian-oriented nodes of commercial development at key locations while respecting the integrity and character of surrounding uses.
- *Policy LU 7.6 Pedestrian Friendly Development* as the mixed use district and urban limited frontage is supportive of a more pedestrian-oriented environment.
- *Policy LU 8.1 Housing Variety, Policy LU 8.2 Neighborhood Revitalization and Policy LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods* as the proposed rezoning supports redevelopment of a property for mixed uses that would revitalize property currently undeveloped/under-utilized, while allowing for the preservation of the historic building framework, and encouraging a variety of housing types. This will reverse the conditions of decline and deterioration that has affected the historic neighborhood of Southeast Raleigh, and will therefore allow for economic and equitable growth.
- *Policy LU 8.10 Infill Development* as the proposed rezoning will encourage infill development on vacant land within the city where gaps exist in the urban fabric and retain the predominant character of a commercial and/or residential street.
- *Policy LU 8.11 Development of Vacant Sites* as the rezoning will facilitate the development of vacant sites that have been difficult to develop due to restrictive zoning conditions tailored to a project previously targeted for the site. Removal of the existing Planned Development conditions will offer greater flexibility to meet the needs of their recommended future land use designation as well as for redevelopment of the site making it more attractive for developers.
- *Policy ED 1.2 Mixed-Use Redevelopment* as mixed uses encouraged by the rezoning enhances economic development and creates transit- and pedestrian- friendly environments.
- *Action ED 5.6 Disposal of City-Owned Land* as the rezoning will offer clean entitlement of the property prior to disposition and help maximize the utility of publicly-controlled land, which has remained under-utilized for a long time.
- *Policy H 2.9 Housing on Public Sites* as the proposed rezoning will allow the city to integrate housing and other uses on a publicly owned site.
- *Policy UD 1.4 Maintaining Façade Lines and Policy UD 4.5 Improving the Street Environment* as the proposed rezoning seeks to maintain an appropriate urban limited frontage that fits within the context of the existing street environment.
- *Policy UD 1.10 Frontage* as the proposed zoning seeks an urban limited frontage that coordinates frontages across multiple sites to create cohesive places and maintain façade lines along the block.
- *Policy UD 2.1 Building Orientation and Policy UD 3.7 Parking Lot Placement* as the proposed rezoning with the urban limited frontage discourages the placement of parking between the street and building façade, and seeks to maintain a building façade more conducive to an urban environment supportive of pedestrian activities.
- *Policy UD 2.3 Activating the Street* as the proposed mixed-use zoning should help activate the pedestrian environment of the street frontage in addition to internal pedestrian networks and connections.
- *Policy UD 4.5 Improving the Street Environment* as the proposed zoning and urban limited frontage helps create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient, ensuring that sidewalks are wide enough to accommodate pedestrian traffic, minimizing curb cuts and driveways, and avoiding windowless

	<p>facades and gaps in the street wall.</p> <ul style="list-style-type: none"> • <i>Policy UD 5.1 Contextual Design</i> as the proposed zoning respects the scale, height, and character of the surrounding uses. • <i>Policy UD 5.4 Neighborhood Character and Identity</i> as the proposed zoning is consistent with the recommendations of the Olde East Raleigh Area Plan by retaining the height and scale recommendations that respects the character of the surrounding historic neighborhood. • <i>Policy UD 6.1 Encouraging Pedestrian-Oriented Uses</i> as the proposed zoning encourages new development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas to promote high intensity, pedestrian-oriented use and discourage automobile-oriented uses and drive-through uses. • <i>Policy UD 6.2 Enhancing Pedestrian Comfort and Convenience</i> as the proposed urban limited frontage is more conducive to a pedestrian-oriented development. • <i>Policy HP 1.2 Cultural and Historic Resource Preservation and Policy HP 3.1 Adaptive Use</i> as the proposed zoning and its permissible scale support the rehab of the old historic building framework. The Stone's warehouse building is on the National Register of Historic Buildings, and the property RFP process will require preservation of the building. • <i>Policy HP 2.4 Protecting Historic Neighborhoods and Policy HP 3.4 Context Sensitive Design</i> as the proposed NX-3-UL zoning protects the scale and character of the City's historic neighborhoods while still allowing for compatible and context-sensitive infill development to occur. • <i>Policy HP 2.7 Mitigating Impacts on Historic Sites</i> as the proposed zoning seeks to maintain the scale and character established by the adjacent historic building and the national historic landmark on site, thus seeking to minimize or mitigate any negative development impacts on those sites. • <i>Policy HP 3.1 Adaptive Reuse, Policy HP 3.3 Adaptive Reuse and Parking, and Policy HP 3.4 Context Sensitive Design</i> as the proposed rezoning encourages the redevelopment of the site at a scale and density that supports the adaptive reuse of the existing historic structure. The urban frontage limits parking to the rear of the historic building, respecting the historic character of the area. • <i>Policy DT 1.2 Vertical Mixed Use and Policy DT 1.3 Underutilized Sites in Downtown</i> as the proposed rezoning encourage vertical mixed uses in underutilized sites in Downtown and its edges. • <i>Policy DT 1.5 Supporting Retail Growth and Policy DT 1.6 Providing Downtown Development Opportunities</i> as the rezoning encourages the appropriate scale and intensity of development needed for the area and ensures a suitable development site through the rezoning and assistance with site assembly. Encouraging a mixed-use zoning on the property will attract neighborhood-oriented retail services into the area. • <i>Policy DT 1.7 Redevelopment of City-Owned Sites</i> as the rezoning allows a mix of uses that will advance the vision of downtown as a vibrant employment, population, cultural, arts, and entertainment center. The NX zoning with a height of 3 stories will encourage a compatible mix of housing options, community-serving institutional uses, and neighborhood-serving retail within the neighborhoods surrounding Downtown core. • <i>Policy DT 4.2 Adaptive Use for Housing and Policy DT 4.4 Mixed Income Housing</i> as the proposed zoning would encourage adaptive use of the old Stones warehouse building to also include housing and other mix of uses. • <i>Policy AP-OER 2 Olde East Raleigh Infill and Policy AP-OER 5 Olde East Raleigh at East and Davie Streets</i> as the proposed rezoning seek to remain consistent with the specific recommendations of the Olde East Raleigh Area Plan. The proposed NX-3-UL zoning seeks to reflect the scale and character of the historic building types in the study area, while allowing for two-three story mixed-use development (small-scale Office, Retail, and or Moderate-Density Residential) at the corner of East Street and Davie Street (Stone Warehouse Site), thus attaining consistency with the specific area plan recommendations.
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PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The property, under the current zoning and master plan standards are restricted in development potential as the current conditions were specifically tailored to meet the requirements of the project targeted by the previous rezoning. However, that project never broke ground. Thus, under the current zoning conditions, the property is limited in its development potential. Rezoning of the property by removing the Planned Development District conditions will offer greater flexibility for development of the property, while respecting the scale and character of the area. The request is consistent with the future land use recommendations as well. The appropriate mix of uses permitted would make the property more attractive to developers who may wish to purchase and develop the property.
2.	The proposed rezoning offers the following Public Benefits: a) consistent with Future Land Use Map designation b) predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses c) best fit with the surrounding plots of land which are zoned NB, RB, Business and R-20 d) prompt development of vacant lands within the city limits first e) redevelopment of adjacent blighted and vacant buildings

	<ul style="list-style-type: none"> f) visual integration with adjacent buildings, which are NB, and more generally with the surrounding area, which are NB, RB and Business g) bring people together and provide opportunities for active living and interaction h) infill sites within existing neighborhoods to be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools i) provides opportunity for the preservation and adaptive use of historic Stone's Warehouse building j) provides opportunity for additional housing, office and/or retail uses in the area k) removal of blighting conditions that have persisted for 20 years in the area l) economic development of southeast Raleigh from the catalytic impact of this redevelopment m) investment spurred by pro-active and flexible zoning will incentivize development n) removes cost to the City of maintaining the property in marketable condition

URBAN DESIGN GUIDELINES
<p>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.</p> <p>NA</p>

May 19, 2014 Public Meeting Summary

The attached PowerPoint was presented at the meeting by Grant Meacci. There was no opposition to the proposed zoning. The community discussion primarily focused on several specific elements of the upcoming Request for Proposals (RFP), as follows:

Rex Senior Healthcare Center – The community asked if Rex was accommodated by a proposal which was submitted, would that proposal be required to offer the same rental rate to Rex. The community was told that developers and Rex would be responsible for negotiating a potential rental rate without the City's involvement.

Community Benefit – The community wanted to understand how the community benefits would be rated. The community was told that staff would rate the proposals based on how elements of the proposed development would: 1) benefit the community directly, and 2) add vibrancy to the community.

Affordable Housing – The community had questions about the Community Development Block Grant (CDBG) restrictions, the definition of affordable housing and how the affordable housing would be scored in the RFP. The community was told that the City intended to remove the CDBG restrictions by selling the property at the current appraised value after the rezoning and going through the required public process, which includes a 30-day comment period and a public hearing. The community was told that the definition of affordable housing for the purposes of the RFP would be based on the federal CDBG guidelines and would be detailed in the RFP. Additionally, the proposals would be rated based on the percentage of affordable housing units that are offered in the development, with higher percentages receiving more points.

Aerial Perspective

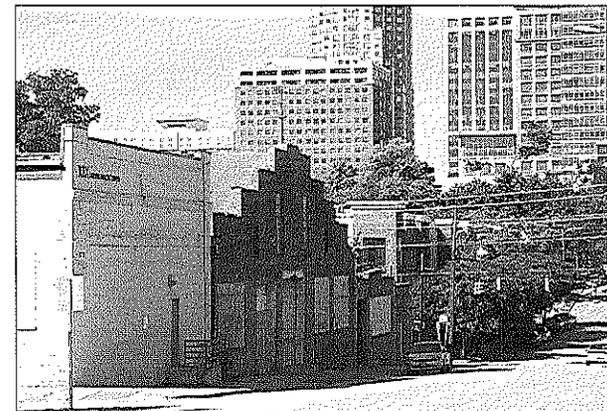


Community Development Public Meeting

- Stone's Warehouse Update (6:00-7:00)
 - Information session
 - Request for Expressions of Interest
 - Re-zoning
 - Request for Proposal process
- Martin & Haywood Streets – Phase III Update (7:00-8:00)
 - Information session
 - Clean up of former dry cleaner site at 702 E Martin Street



Community Development Update - Stone's Warehouse



Overview of RFEI Submittals Received

- Varied uses, including:
 - Grocery store
 - Food Collaborative
 - Cookery/commercial kitchen
 - Market co-op
 - Retail
 - Business Incubator
 - Open air courtyard
 - Event Space
 - Office Space
 - Co-working Space
 - Apartments
 - Condos
 - Workforce Housing
 - Market Rate Housing
 - Townhomes
 - Row Houses
 - Charter School
 - Parking Structure



Selection Process for Stone's Warehouse Site

- Issue Request for Expressions of Interest (RFEI)
- Receive RFEI submittals
- Zoning Determination
- Present RFEI submittals to Budget & Economic Development Committee (BED) for guidance
- Request for Proposals (RFP)



Existing Zoning

(Zoning case Z-16-13/ MP-1-13)



Request for Expressions of Interest (RFEI)

- Used to gather ideas from the development community about the best use for the site
- Prequalification step for the Request for Proposals (RFP)
- 7 submittals received



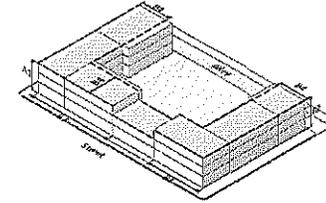
Budget & Economic Development Committee Guidance

- Preservation of Stone’s Warehouse Structure
 - Must preserve 4 walls and truss system
- Housing Element
 - Affordable housing receives extra points
- Mixed Use Site
 - Proposals with most community benefit will receive extra points
 - *Examples: Job training, job creation, access to food, economic development*
- Rex Senior Health Center
 - Keep Rex on-site or assist Rex in relocating receives extra points



Proposed Zoning: NX-3-UL

Sec. 3.5.2. Building Height Standards



District	-3	-4	-5	-7	-12	-20	-40
A. Max Height							
A1. Building height (max stories)	3	4	5	7	12	20	40
A1. Building height (max feet)	50'	62'	75'	90'	150'	250'	500'
B. Min Height (Urban Frontages Only)							
B2. Building height (min stories)	n/a	n/a	n/a	2	2	3	3
B3. Street facing facade at min height (min % of lot width)	n/a	n/a	n/a	75%	75%	75%	75%
B4. Depth of min height from front building facade into lot (min)	n/a	n/a	n/a	30'	45'	60'	60'



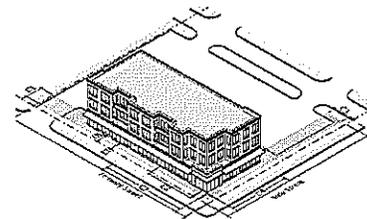
Tentative Rezoning & Request for Proposal Schedule

Task	May 2014	June 2014	July 2014	August 2014	September 2014	October 2014	November 2014	December 2014	January 2015
Public Meeting re: Zoning									
Apply for Rezoning									
Staff Review of Rezoning									
Planning Commission Review of Rezoning									
Public Hearing/Council Approval of Rezoning									
Request for Proposals (RFP) Issued									
Staff Review of RFPs									
Staff Recommendation to Budget & Economic Development (BED) Committee									
BED Recommendation for Council Approval									
City Enters into a Contract with Selected Developer									



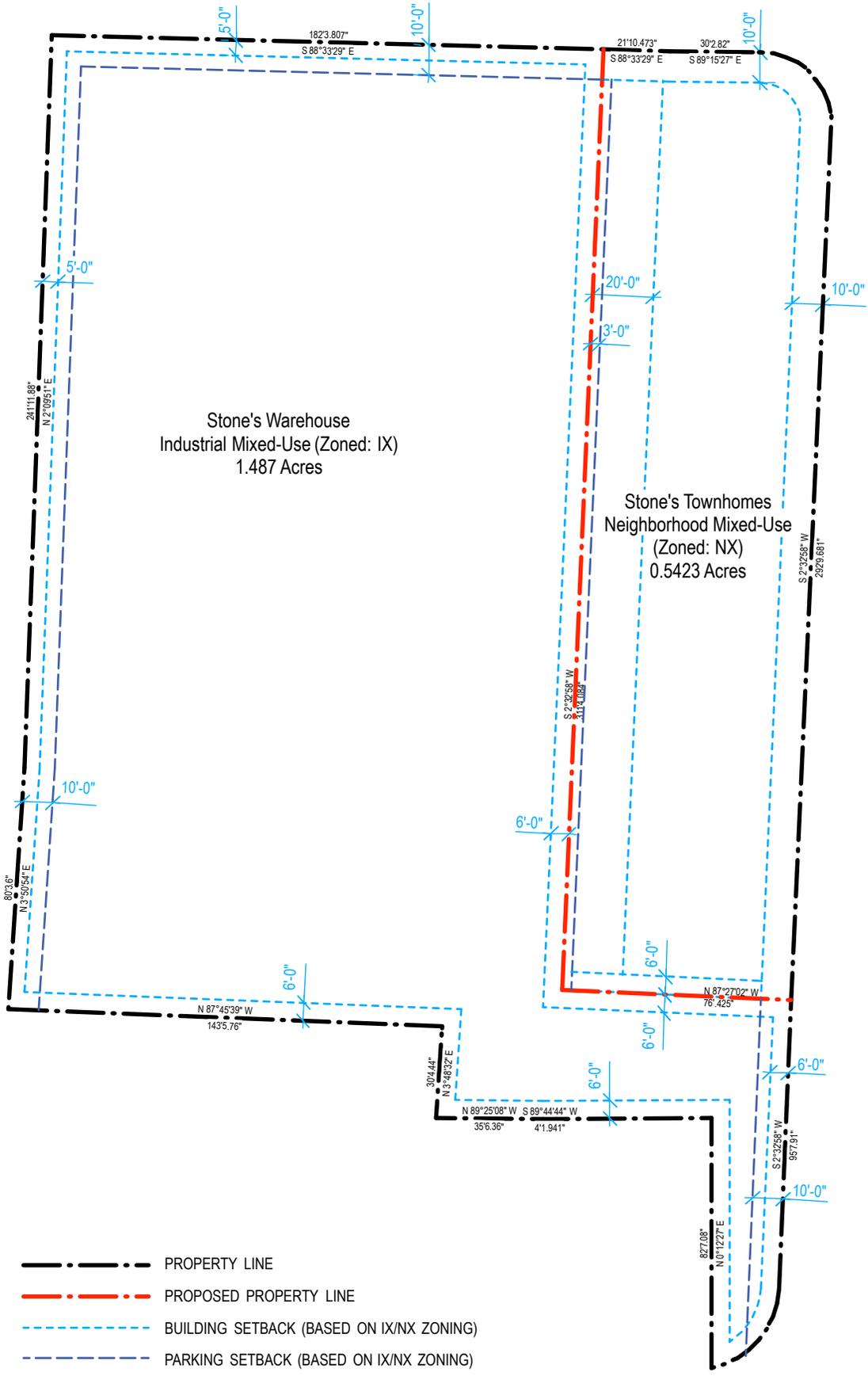
Proposed Zoning: NX-3-UL

Sec. 3.4.7. Urban Limited (-UL)



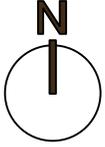
A. Description	
Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.	
B. Building Types Allowed	
Townhouse (see Sec. 3.2.3.)	Mixed use building (see Sec. 3.2.6.)
Apartment (see Sec. 3.2.4.)	Civic building (see Sec. 3.2.7.)
General building (see Sec. 3.2.5.)	Open lot (see Sec. 3.2.8.)
C. Build-to	
C1. Primary street build-to (min/max)	0'/20'
C2. Building width in primary build-to (min)	50%
C3. Side street build-to (min/max)	0'/20'
C4. Building width in side build-to (min)	25%
D. Additional Parking Limitations	
D1. No on-site parking or vehicular surface area permitted between the building and the street	
E. Pedestrian Access	
E1. Primary street-facing entrance required	yes
E2. Street-facing entrance spacing (max)	75'
F. Streetscape Requirement	
Main Street; or	see Sec. 8.5.2.A.
Mixed Use	see Sec. 8.5.2.B.





Stone's Warehouse
Industrial Mixed-Use (Zoned: IX)
1.487 Acres

Stone's Townhomes
Neighborhood Mixed-Use (Zoned: NX)
0.5423 Acres



July 7, 2014 Central CAC Meeting Summary

The attached PowerPoint was presented at the meeting by Britni Edwards. There was no opposition to the proposed zoning. The community discussion primarily focused on several specific elements of the upcoming Request for Proposals (RFP), as follows:

Rex Senior Healthcare Center –

- The community showed concern that Rex Senior Healthcare Center may not be a part of the new development at the Stone's Warehouse site. The community was informed that proposals that keep Rex on site or assist them in relocating will be given additional points.

Affordable Housing –

- The community wanted to know what made rents affordable. A brief discussion regarding area median income was held. The community was informed that affordable rents are those that target households earning less than 80% of area median income.
- A resident commented that they didn't want to see apartments unless they offered affordable rents.

Mixed Use –

- The community wanted to know what type of housing they could expect to see on site. They were informed that the City didn't know yet (as proposals have not been received) but that the City expected most proposals would present a mix of multi-family unit types (condos, townhomes, apartments, etc.) and that it was unknown if those units would be primarily for rent or for ownership.

General –

- The community inquired as to who is eligible to respond to the RFP and they were informed that only 7 submitters to the RFEI would be eligible to submit to the RFP.
- The community wanted to know if developers would report back to the CAC and they were informed that the selected developer would likely present to the CAC and the developer's selection would ultimately be confirmed by the City Council.
- The community wanted to know what funds would be used to develop the site. They were informed that the site would be developed using private funds and a City investment in the project was not foreseen.
- The community commented that commercial/retail is needed onsite. They discussed a particular need for a Laundromat and grocery store that would provide needed services to all the new downtown apartments and condominiums being constructed. They also noted that more transportation options would be needed as the area continued to be developed.

The City also intends to hold a similar presentation at the July 28, 2014, South Central CAC meeting.