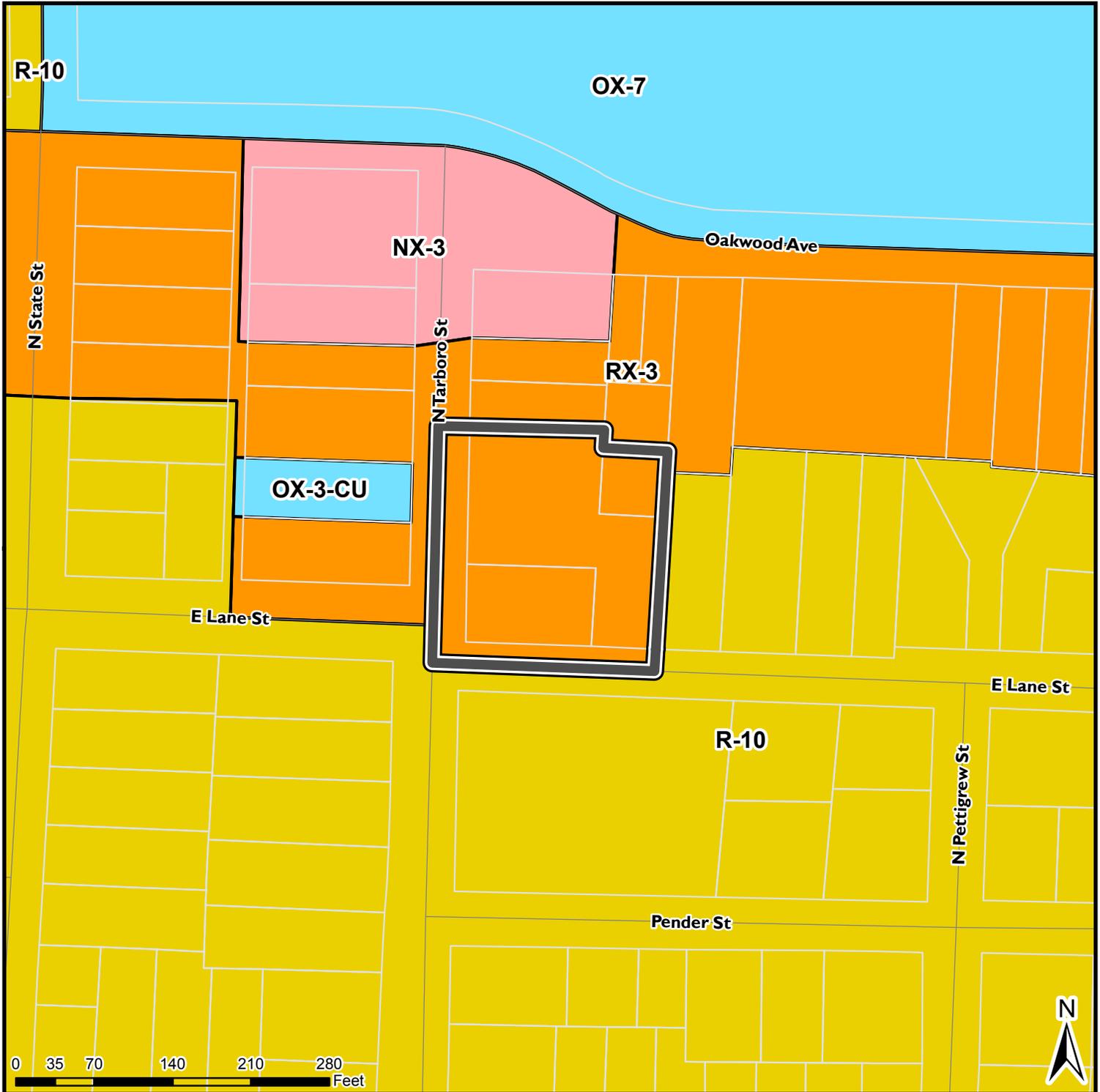


Existing Zoning Map

Z-36-2016



Submittal Date

10/13/2016

Request:

0.78 acres from

RX-3

to OX-3-CU

w/

VICINITY MAP



Map Date: 10/17/2016

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



OCT 13 2016 PM 3:13

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan	Existing Zoning Classification <u>RX-3</u>		OFFICE USE ONLY Transaction # 481998
Proposed Zoning Classification Base District <u>OX</u>	Height 40 ^{ask} 3 Stories	Frontage 20 ft ^{ask}	
If the property has been previously rezoned, provide the rezoning case number: Property has not been previously rezoned			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
481998			

GENERAL INFORMATION			
Property Address <u>0 North Tarboro Street, 308 North Tarboro Street and 310 North Tarboro Street</u>			Date <u>7/31/2016</u>
Property PIN <u>1714202345, 1714201254, 1714201353</u>		Deed Reference (book/page) <u>02675 0719</u>	
Nearest Intersection <u>North Tarboro Street / East Lane Street</u>			Property Size (acres) <u>0.78 Acres</u>
Property Owner/Address <u>Saint Augustine University 1315 Oakwood Avenue Raleigh, North Carolina 27610-2247</u>		Phone <u>919-516-4410</u>	Fax <u>919-828-0817</u>
		Email <u>sehairston@st-aug.edu</u>	
Project Contact Person/Address <u>Andre L. Johnson Andre Johnson Architect PO Box 14637 Raleigh, North Carolina 27620</u>		Phone <u>919-661-6935</u>	Fax <u>919-662-2589</u>
		Email <u>andre@andrejohnsonarchitect.com</u>	
Owner/Agent Signature		Email <u>andre@andrejohnsonarchitect.com</u>	

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

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 #
481998
Rezoning Case #
Z-36-16

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.

The proposed City of Raleigh 2030 plan requires this particular parcel to be built for medium density residential. The plan has proposed that adjacent properties be business and commercial services with institutional immediately north of Oakwood Avenue.

The proposed use is not consistent with the proposed use presented by the City of Raleigh 2030 comprehensive plan. However it is noted that the proposed plan has business and commercial use immediately north and adjacent to the said property. The proposed zoning request of OX is consistent with the immediate properties to the north.

Allowing the OX designation will actually create a larger and more consistent area for business and commercial development as proposed by the City of Raleigh 2030 Comprehensive plan.

The Owner already owns property directly adjacent to this property that is currently zoned OX and the addition of this property would create a consistency of the owner's property.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

We believe that granting the rezoning request has significant benefit to the public, especially immediately adjacent to the University. The proposed rezoning will allow the university to provide a teaching facility in the neighborhood immediately adjacent to the school.

St. Augustine's University has held this property since 1978 and the facility has been there since 1970. Allowing students from the university to be more a part of the surrounding community will improve safety and help in the planned improvements in the area around the school.

Since our proposed improvements are completely on the interior of the existing property, there will be no exterior modifications, no new building or any other external indication that would create a facility that is different than what exists or what is near the property currently.

4.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	Z-36-16	OFFICE USE ONLY Transaction # Rezoning Case #	
Date Submitted	November 30, 2016		
Existing Zoning	RX-3		Proposed Zoning

Narrative Of Zoning Conditions Offered

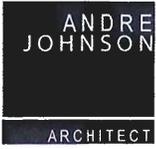
- Permitted Uses shall be as follows:
1.
 - A. School (elementary, middle and high) including colleges, community colleges, technical institution, specialty school and university
 - B. All permitted uses allowed in zoning category RX
 - C. All other uses except those identified above shall be prohibited
 2.

If the existing structure is demolished, removed or the exterior altered the following shall apply:

 - A. Exterior building material of brick, cementitious fiber panels or boards, wood or clapboard siding
 - B. A maximum height of thirty (30) feet.
 - C. A pitched roof or low slope roof
 - 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 Andre L. Johnson, AIA, NCARB



August 26, 2016

RE: 0 North Tarboro Street
308 North Tarboro Street
310 North Tarboro Street

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 7, 2016. The meeting will be held at 1315 Oakwood Avenue in the Pennick Hall Auditorium Room # 109 on the campus of St. Augustine's University and will begin at 6:00 pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at the following addresses: 0 North Tarboro Street, 308 North Tarboro Street and 310 North Tarboro Street. The site is currently zoned RX-3 and is proposed to be rezoned to OX.

This request for rezoning is comparable to adjacent properties to these listed addresses and will create a consistent "block" along North Tarboro that will benefit the community.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighboring meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any concerns or questions I can be reached at:

(919) 815-8753

Thank you,

ANDRE JOHNSON ARCHITECT

A handwritten signature in black ink, appearing to read "Andre Johnson", written over a white background.

Andre L. Johnson, AIA, NCARB
Principal and Owner

cc: Central File
C:\Andre Johnson, Architect\Projects\1532.00 St. Aug University Tuttle Daycare Renovation\Adjacent Property Owners.doc

SUMMARY OF ISSUES

A neighborhood meeting was held on September 7, 2016 (date) to discuss a potential rezoning located at 310 North Tarboro Street (property address).

The neighborhood meeting was held at St. Augustine's University (location).

There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

There were no concerns raised by the neighbors attending the meeting.
The only topic that was discussed was the location of parking for the facility.
Neighbors were curious of proposed construction time line once rezoning is approved (if approved)



Pre-Application Conference Meeting Record

Meeting Date & Time: 8/15/16 10:30 AM

Location: 312 OEP

Attendees: Christopher Golden, Scott Roberts, John Anagnost, Charles Dillard,
Doug Hill, Kyle Little, Meade Bradshaw, Andre Johnson

Parcels discussed (address and/or PIN): 310 N Tarboro St

Current Zoning: RX-3

Potential Re-Zoning: OX

Other Issues Discussed: St Augustine's would like to upfit structure
for use in grant-funded health program, could be a
~~amazing~~ civic use, condition restrictions on other uses,
future land use map designation, stranding parcels in
different zoning districts, neighborhood transition, adding
other St. Augustine-owned parcels to the petition,
suitability of possible future development with neighborhood
context, neighbors want to see housing in area, CAC