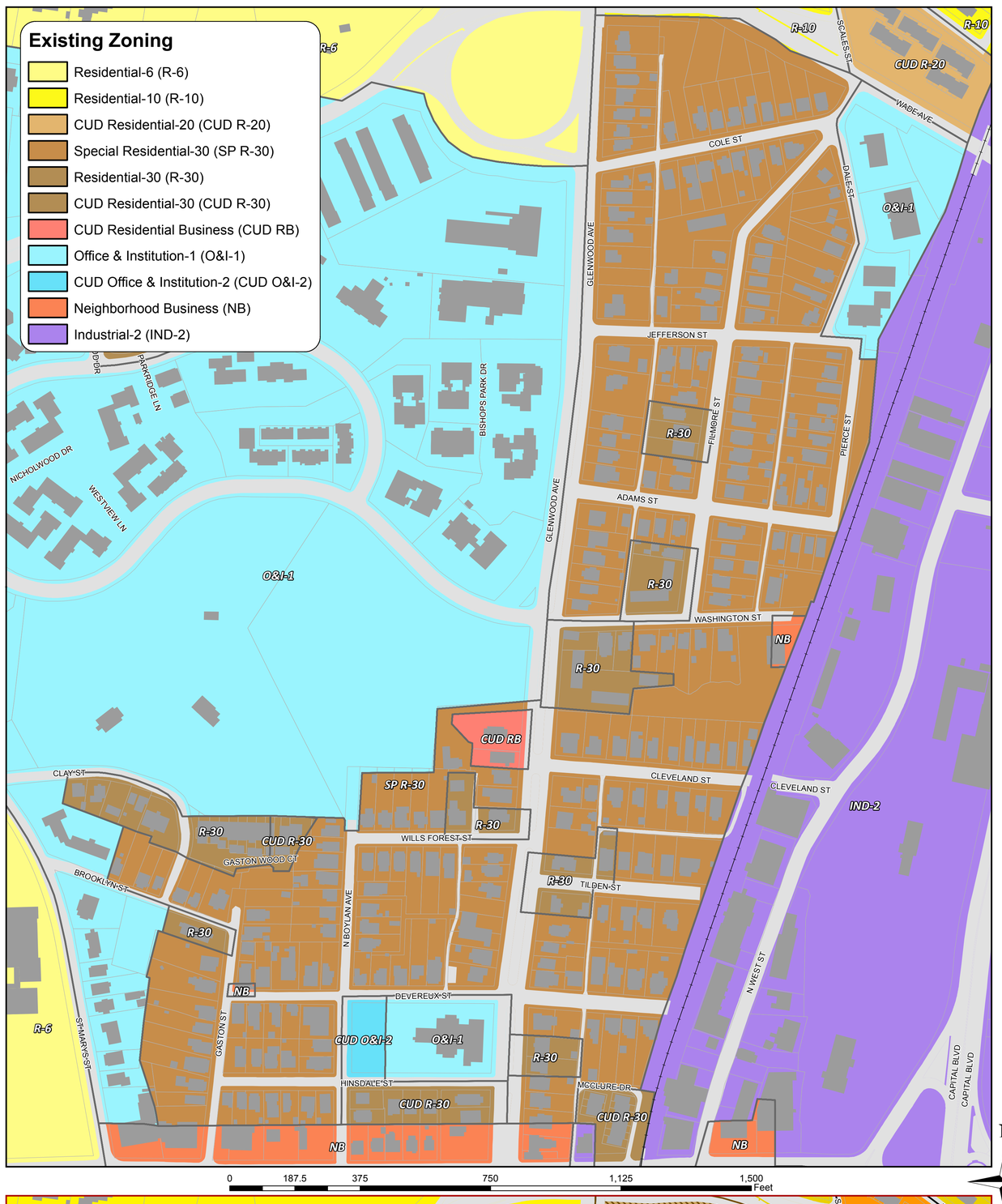
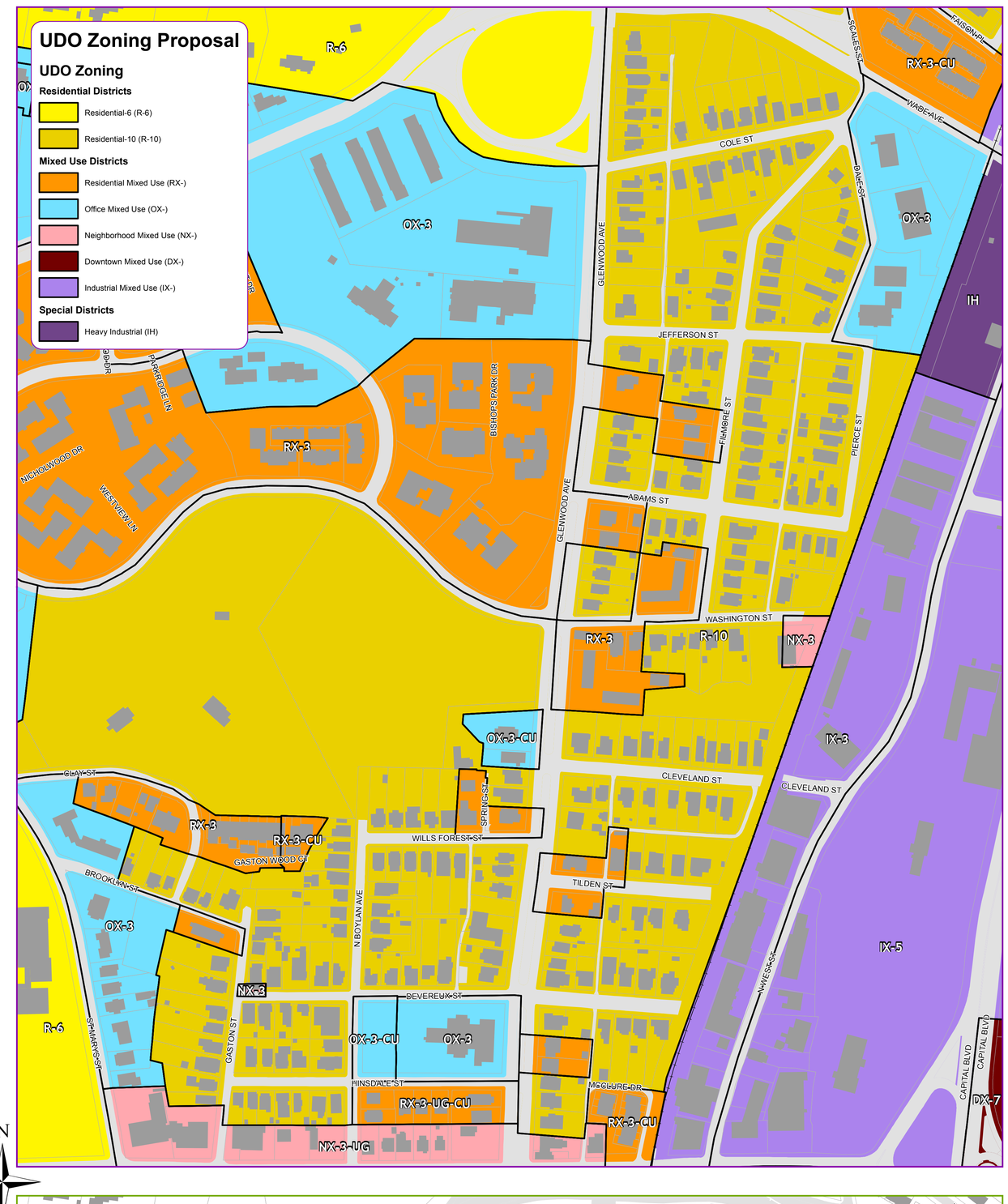
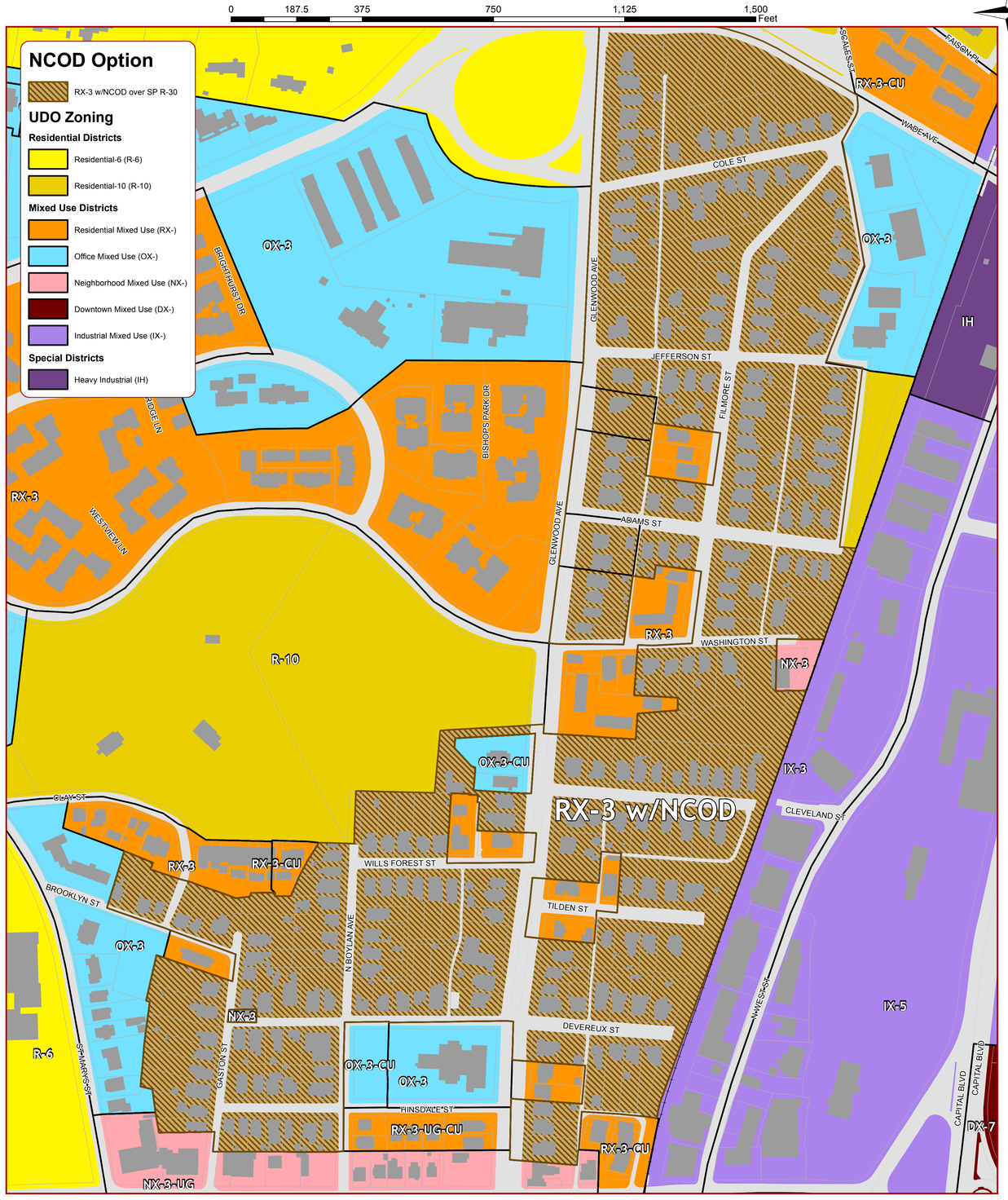
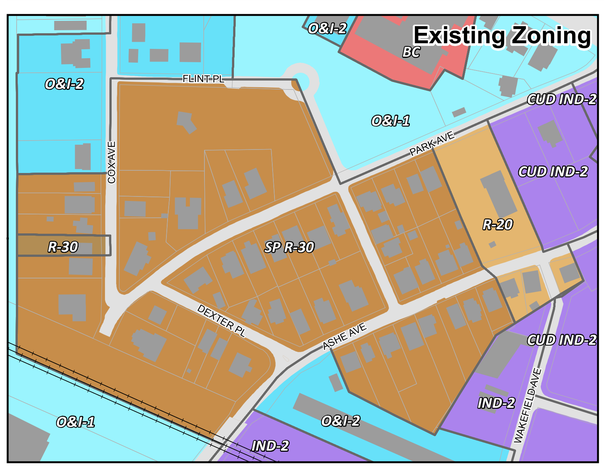
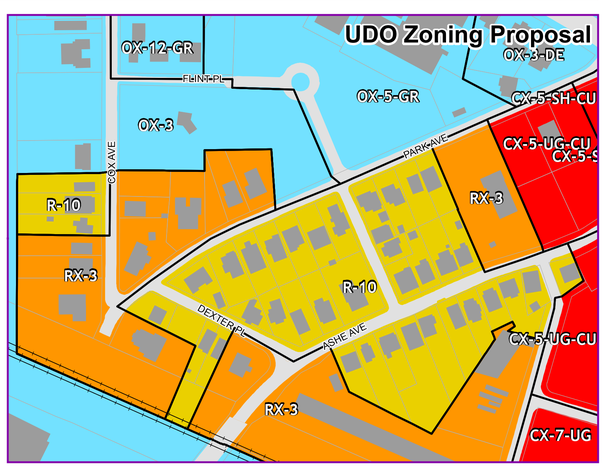

Existing Zoning
Residential-6 (R-6)
Residential-10 (R-10)
CUD Residential-20 (CUD R-20)
Special Residential-30 (SP R-30)
Residential-30 (R-30)
CUD Residential-30 (CUD R-30)
CUD Residential Business (CUD RB)
Office & Institution-1 (O&I-1)
CUD Office & Institution-2 (CUD O&I-2)
Neighborhood Business (NB)
Industrial-2 (IND-2)
COLE ST
JEFFERSON ST
ADAMS ST
WASHINGTON ST
CLEVELAND ST
WILLS FOREST ST
TILDEN ST
DEVEREUX ST
HINSDALE ST
GLENWOOD AVE
N BOYLAN AVE
BISHOPS PARK DR
FILMORE ST
PIERCE ST
DALE ST
WADE AVE
CAPITAL BLVD
N WEST ST
CLAY ST
BROOKLYN ST
ST MARYS ST
GASTON ST
MCCLURE DR
NICHOLWOOD DR
WESTVIEW LN
PARKRIDGE LN
GASTON WOOD CT
R-6
R-10
R-30
SP R-30
CUD R-20
CUD R-30
CUD RB
CUD O&I-2
O&I-1
NB
IND-2
0 187.5 375 750 1,125 1,500 Feet
N

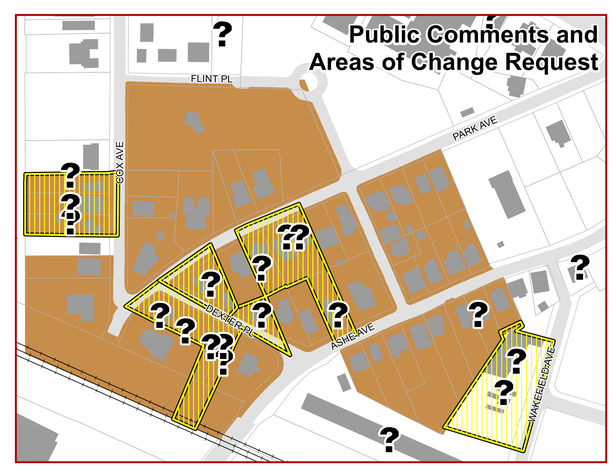

UDO Zoning Proposal
UDO Zoning
Residential Districts
Residential-6 (R-6)
Residential-10 (R-10)
Mixed Use Districts
Residential Mixed Use (RX-)
Office Mixed Use (OX-)
Neighborhood Mixed Use (NX-)
Downtown Mixed Use (DX-)
Industrial Mixed Use (IX-)
Special Districts
Heavy Industrial (IH)
COLE ST
JEFFERSON ST
ADAMS ST
WASHINGTON ST
CLEVELAND ST
WILLS FOREST ST
TILDEN ST
DEVEREUX ST
HINSDALE ST
MCCLURE DR
GLENWOOD AVE
N BOYLAN AVE
BISHOPS PARK DR
FILMORE ST
PIERCE ST
DALE ST
WADE AVE
CAPITAL BLVD
N WEST ST
SPRING ST
CLAY ST
BROOKLYN ST
ST MARYS ST
GASTON ST
GASTON WOOD CT
NICHOLWOOD DR
WESTVIEW LN
PARKRIDGE LN
R-6
OX-3
RX-3
RX-3-CU
OX-3-CU
RX-3-UG-CU
RX-3-UG
NX-3
NX-3-UG
R-10
IX-3
IX-5
IH
DX-7

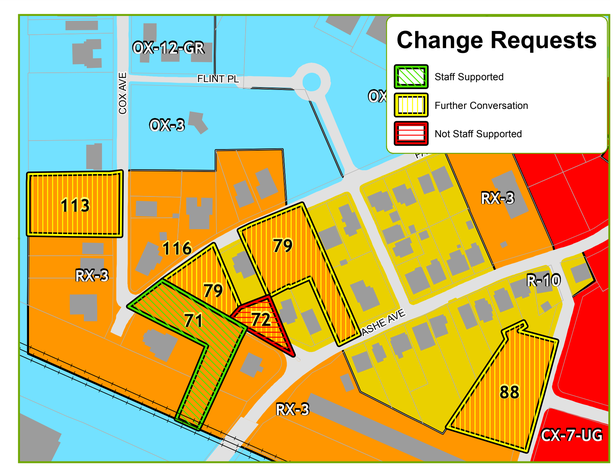

NCOD Option
RX-3 w/NCOD over SP R-30
UDO Zoning
Residential Districts
Residential-6 (R-6)
Residential-10 (R-10)
Mixed Use Districts
Residential Mixed Use (RX-)
Office Mixed Use (OX-)
Neighborhood Mixed Use (NX-)
Downtown Mixed Use (DX-)
Industrial Mixed Use (IX-)
Special Districts
Heavy Industrial (IH)
RX-3 w/NCOD
COLE ST
JEFFERSON ST
ADAMS ST
WASHINGTON ST
CLEVELAND ST
WILLS FOREST ST
TILDEN ST
DEVEREUX ST
HINSDALE ST
GLENWOOD AVE
N BOYLAN AVE
BISHOPS PARK DR
FILMORE ST
PIERCE ST
WADE AVE
CAPITAL BLVD
N WEST ST
CLAY ST
BROOKLYN ST
ST MARYS ST
GASTON ST
BRIGHTHURST DR
WESTVIEW LN
RX-3
RX-3-CU
OX-3
OX-3-CU
NX-3
IX-3
IX-5
IH
DX-7
R-10
R-6

Comments
UDO Remapping Feedback
Special Residential-30 (SP R-30)
GEN-0435 - Comment:
The current zoning is SP R-30 and the proposed rezoning is R-10. The SP R-30 is a unique high density district. The Special R-30 zoning district allows 30 dwellings per acre, and features requirements that new structures be of a similar size and height as surrounding existing structures. The R-10 designation restricts the density to 10 units per acre. The property owner would like to request these properties not be rezoned to R-10. Rezoning these parcels to R-10 is contradictive to the existing entitlement of the land, initiates a lower density, and would be an economic hardship. We are requesting the properties be rezoned to the RX designation to allow for a higher density than 10 units per acre.
Response:
Spoke with commenter regarding property and rationale for Staff's proposed zoning. Brought item to the review team for discussion. Staff supports the change to RX-3 due to existing multi-family dwelling and density on the parcel. Notified commenter of Staff recommendation.
GEN-0434 - Comment:
The current zoning is SP R-30 and the proposed rezoning is R-10. The SP R-30 is a unique high density district. The Special R-30 zoning district allows 30 dwellings per acre, and features requirements that new structures be of a similar size and height as surrounding existing structures. The R-10 designation restricts the density to 10 units per acre. The property owner would like to request these properties not be rezoned to R-10. Rezoning these parcels to R-10 is contradictive to the existing entitlement of the land, initiates a lower density, and would be an economic hardship. We are requesting the properties be rezoned to the RX designation to allow for a higher density than 10 units per acre.
Response:
Spoke with commenter regarding property and rationale for Staff's proposed zoning. Brought item to the review team for discussion. Staff does not support the change to RX-3. Notified commenter of Staff recommendation.
GEN-0209 - Comment:
Have owned property 62 years. Rezoning proposal not feasible for her. Has been paying taxes at R-30 for 60 years. Planned to build duplex on vacant lot, now not allowed. Proposal cutting her income and she is a senior on fixed income.
Response:
Spoke to caller about the properties, 502 and 504 Washington Street. 502 is one of the last vacant properties in the neighborhood. Explained differences between R-10 and RX-3. She is requesting RX-3 for her properties. Brought her request to the review team and the review team supports changing the properties to RX-3. Left message that Staff recommends RX-3 for the two properties.
GEN-0176 - Comment:
Curious to know of any rezoning proposals for Cleveland Street
Response:
Provided inquirer with overview of remapping initiative, with details regarding approaches in her particular area (currently SP R-30).
GEN-0081 - Comment:
We own the office building at 302 Jefferson street and this adjoining property at 1220 Pierce street. The proposed change would make Pierce residential when this land has been used as a parking lot and by our company for the last 10 years. We would like to file a petition to keep it office space (OX-3).
Response:
Staff agrees that OX-3 would be a reasonable alternative zoning choice for the property at 1220 Pierce Street; this recommendation will be included in the draft map presented to the Planning Commission in October.
GEN-0185/0485 - Comment:
The property at 1220 Pierce should not be zoned OX-3, and should be zoned R-10 like the rest of the neighborhood. The property is a separate tract from 301 Jefferson and due to its dimensions and location is not suitable for development as OX-3. This property should be zoned as R-10 as shown on the existing proposed rezoning map.
Response:
Given the current split-zoning on the property and the existing development as a parking lot, we continue to feel that OX-3 is an appropriate recommendation.
PC-0022 - Comment;
I just discovered that the Glenwood/Brooklyn neighborhood association has made some proposals regarding our property at 807 Clay! We were unaware that the Glenwood/Brooklyn association viewed this property as part of their neighborhood, and we were never informed of any meetings of the association, or of their proposal regarding OUR property! As far as we are concerned, the conversion to RX-3 is appropriate, and we want no part of any overlays or other limitations, particularly an R-10 zoning! I note that the staff of the planning commission recommended against the Glenwood/Brooklyn Neighborhood Association proposals. Being unfamiliar with the workings of this commission, I am wondering if this position is likely to prevail, or be to be heavily influenced by (neighborhood) citizens appearing at the meeting?
GEN-0066 - Comment:
1.It was my understanding that a goal of the conversion of zonings is to avoid creating nonconforming properties.
2. 719 N. Boylan has been a duplex for about 37 years.
3. This was a confirming use under the R-30 zoning and its .12 acre lot.
4. A duplex under R-10 zoning requires a lot of 6000 square feet or more, which is several hundred more than the existing lot at 719 N. Boylan.
5. 719 N. Boylan is adjacent to Jenkins Memorial (Methodist) church, which towers over it, and is listed on the Wake County tax records as having a 3rd story.
6. The CHURCH lot is proposed also to be zoned R-10!
7. It would seem reasonable to use the OX-3 zoning for both the church (725 N. Boylan) and our duplex (719 N. Boylan), as this would better suit the church, which is NOT residential, and would allow a conforming conforming duplex on our lot, and create a transition to other residential zonings of the neighborhood.
Response:
Informed inquirer that recommendations will be considered as the draft map is further refined.
WITHDRAWN
GEN-0581 - Comment:
Rezone parcel to RX-3 instead.
Response:
Request not consistent with mapping guidance. Request is not from property owner.
CLAY ST
WEB-35842 - Comment:
My concern is about height and frontage. There are currently no 3 story homes in this neighborhood but I see nowhere in the R-10 description about height or making it compatible with existing structures. Also, I'm assuming the easement requirements are still in place regarding set-back.
Response:
Heights and frontage are specifically designated for mixed use districts only. The proposed R-10 is a strictly Residential district and the general height of 40 foot maximum height applies which is the same as what applies now under the existing code for the property. No change in height is being proposed by the new zoning.
GEN-0582 - Comment:
Rezone parcel (parking lot) to RX-3 instead
Response:
Request not consistent with mapping guidance. Request is not from property owner.
WEB-33602 - Comment:
The current Peace Streetscape Plan calls for a 30' max building height on the north side of Peace Street in order to transition appropriately to our historic neighborhood. The proposed NX-3 zoning seems OK as long as the Neighborhood Transitions (zones A, B, and C) apply. Please confirm.
Response:
Thank you for your message about the Raleigh Remapping project. Under the proposed zoning, the neighborhood transition standards would apply to most of the north side of Peace St except for the block between N. Boylan and Glenwood (proposed zoning is a mixed use district, RX-3-UG-CU). The transition standards apply when:
1.The site immediately abuts a district boundary of an R-1, R-2, R-4 or R-6 district, except where the abutting property contains a civic use; or
2.The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house or attached house used for residential purposes.
GEN-0583 - Comment:
Rezone Partnership Elementary to R-10, R-10-CUD instead
Response:
Request not consistent with mapping guidance. Request is not from property owner.
CC3-0093/96 - Comment:
Caller's company owns multiple properties in the city; wanted to know what was being rezoned and what it meant.
Response:
Response provided by Call Center Staff.
GEN-0313 - Comment:
See email ...requesting expansion of NX zoning to entire parcel.
Response:
We believe that the current staff recommendation for this parcel is the best interpretation of existing zoning entitlements and current land use and development context. The primary scope of the remapping project is to transition from the former zoning code to the new Unified Development Ordinance districts, not to engage in making substantive changes to the existing zoning entitlements. If it is desired that this parcel be rezoned in the future to allow for expansion of the neighborhood business/neighborhood mixed use designation, staff believes that that decision should be made as part of the public process of a privately initiated rezoning.
CC5-0054 - Comment:
Wanted to know proposed zone.
Response:
Response provided by Call Center Staff.
CC3-0057 - Comment:
Had general questions about the rezoning and what it means for his property.
Response:
Response provided by Call Center Staff.
WEB-20178 - Comment:
We presently run a small business at 704 Glenwood Avenue. The lot is presently split, half SP R-30 and half NB. The proposed rezoning is R-10 for the entire lot. As the adjacent property is also a business and its proposed zoning is NX, we would expect to be zoned NX or to maintain our split-zoning, so as to not necessitate a relocation of the business. Please advise. Thanks
Response:
Staff feels your request merits consideration by the Planning Commission, so it will be forwarded to them at the end of the public comment period.
COLE ST
JEFFERSON ST
ADAMS ST
WASHINGTON ST
CLEVELAND ST
WILLS FOREST ST
TILDEN ST
DEVEREUX ST
HINSDALE ST
GLENWOOD AVE
N BOYLAN AVE
FILMORE ST
DALE ST
WADE AVE
CAPITAL BLVD
N WEST ST
SPRING ST
BRIGHTHURST DR
WIREWOOD DR
PARKRIDGE LN
NICHOLWOOD DR
WESTVIEW LN
GASTON ST
GASTON WOOD CT
MCCLURE DR


Existing Zoning
O&I-2
BC
O&I-1
CUD IND-2
R-20
SP R-30
R-30
IND-2
FLINT PL
PARK AVE
COX AVE
DEXTER PL
ASHE AVE
WAKEFIELD AVE


UDO Zoning Proposal
OX-12-GR
OX-3-DE
OX-5-GR
CX-5-SH-CU
CX-5-UG-CU
OX-3
R-10
RX-3
CX-7-UG
FLINT PL
PARK AVE
COX AVE
DEXTER PL
ASHE AVE


Public Comments and Areas of Change Request
FLINT PL
PARK AVE
COX AVE
DEXTER PL
ASHE AVE
WAKEFIELD AVE


Change Requests
Staff Supported
Further Conversation
Not Staff Supported
OX-12-GR
OX-3
RX-3
R-10
CX-7-UG
113
116
79
71
72
88
FLINT PL
COX AVE
ASHE AVE