

PLANNING COMMISSION'S UDO REMAPPING WORK SESSION AGENDA

January 6, 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. Comments from the Public – New comments not already delivered during the public comment period that ended September 30 and not included on this agenda.
- B. UDO Remapping Public Comment – Change Requests
 - a. Requests are grouped by CAC and Change Request Map Number. Property address and PIN are included for reference.

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

These items, originally scheduled for December 16, will be discussed:

CAC	Agenda Item	Address	PIN	Map No.
Southeast	85	1900 Poole Rd	1713572734	168
East	88	2004 Yonkers Rd	1715600424	188
	89	2021 N Raleigh Blvd	1714797820	189
	90	2620 Yonkers Rd	1714887754	190
	91	0, 2900, 3000 Yonkers Rd	1724063635	191
	92	3600 Yonkers Rd	1724147666	192
	93	2020 & 2400 Yonkers Rd	1715606648	126
South	94	3701 Generosity Ct	1721496010	62
		4001 & 4005 Jones Sausage Rd	1721498393, 1721497166	
Southeast	98	3511 Integrity Dr	1722501314	207
		705, 708, & 709 Freedom Dr	1734133389, 1734138262, 1734134151	203
East	99	3410 Middle Branch Rd	1723431198	206
		1809 New Bern Ave	1713497184	170
South	103	0 Parrish Manor Dr	1722512570	60
		3507, 3509, 3511, & 3513 Rockhurst Dr	1722510333, 1722510256, 1722510280, 1722511113	
		3517 Jones Sausage Rd	1722511064	
		3631 Ardmore Dr	1722502933	
	104	1960 Rock Quarry Rd	1712498642	165

CAC	Agenda Item	Address	PIN	Map No.
North Central	105	106 N East St	1703992439	18
	106	200 E Edenton St	1703799324	54
South Central	107	900 & 904 Coleman St	1713147688, 1713147692	26
	108	540 E Hargett St	1703985048	124
Central	109	315 & 323 S Bloodworth St	1703878526, 1703878424	101
	112	1115 & 1201 W Lenoir St	1703276298, 1703277484	93
	113	1115 & 1201 W Lenoir St	1703276298, 1703277484	120
		806 McCulloch St	1703279586	
	114	701 W Lenoir St	1703368467	121
	115	1014 Holmes St	1713041328	154
		512 Martin Luther King Blvd	1703949579	
116	206, 212, 222, 236 & 301 Martin Luther King Blvd	1703758035, 1703759005, 1703759085, 1703850067, 1703852231	184	
South Central	119	103 & 107 Kirkman Ln	1713084462, 1713085510	27
		709, 711, & 715 E Hargett St	1713085377, 1713086312, 1713086443	
	120	909 Rock Quarry Rd	1713348719	74
	122	814 Rock Quarry Rd	1713340839	198

These new items will be discussed:

Central	123	Downtown (Heights)	Various	N/A
	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
	126	121 & 125 E South St	1703765249, 1703766221	138
		600 S Blount St	1703766323	
	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	

CAC	Agenda Item	Address	PIN	Map No.
Central	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	
Central	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	
		126, 130, & 136 E Morgan St	1703785794, 1703786767, 1703787737	
		101, 105, 113, 117, 135, & 137 S Wilmington St	1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482	
Central	131	101, 105, & 109 S Blount St	1703788787, 1703788771, 1703789654	143
		201 & 207 E Hargett St	1703789468, 1703881448	

CAC	Agenda Item	Address	PIN	Map No.
North Central	132	401, 407, 411, 415 & 419 N Person St	1704802782, 1704802789, 1704802896, 1704802991, 1704802997	144
	133	219, 220 & 221 N Bloodworth St	1704807158, 1704809232, 1704807264	145
	134	300 Hillsborough St	1703596392	103
Central	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	
	136	225 E Davie St	1703871564	69
		226, 228, & 230 E Martin St	1703871749, 1703871762, 1703872717	
	137	425 S Person St	1703862986	102
	138	111, 115, 117, 119, & 123 E Hargett St	1703784458, 1703784494, 1703785456, 1703785485, 1703785436	104
		135 & 137 S Wilmington St	1703783478, 1703783482	
	139	18 Commerce Pl	1703573695	105
		319 W Martin St	1703573758	
		328 W Davie St	1703573589	
	140	323 W Davie St	1703574387	106
		416 & 418 S Dawson St	1703575293, 1703575147	
	141	404 & 406 S Dawson St	1703576349, 1703576333	107
142	220 E Morgan Street	1703881970	128	

CAC	Agenda Item	Address	PIN	Map No.
Central	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	

Pending Items

These items related to Vehicle Fuel Sales and Parking Limited frontage were deferred from previous agendas and will be discussed at a future meeting:

CAC	Agenda Item	Address	PIN	Map No.
North	12	6601 Falls of Neuse Rd	1717127972	162
Northeast	18	2744 Capital Blvd	1715829585	161
Atlantic	34	2823 Capital Blvd	1715936330	159
	35	2929 Capital Blvd	1725031568	156
Midtown	36	4101 Wake Forest Rd	1715494776	163
	37	2837 Wake Forest Rd	1715133422	166
Five Points	48	1942 Wake Forest Rd	1714193080	169

Pending Items, continued

These items have been deferred to the January 20, 2015 work session and will appear on that agenda for discussion:

CAC	Agenda Item	Address	PIN	Map No.		
Five Points (Glenwood-Brooklyn Neighborhood)	63	Glenwood-Brooklyn Neighborhood (SP R-30)	Various	180.1		
	64	940 N Boylan Ave	1704432648	180.2		
		806, 807, 813, 815, 817, & 819 Clay St	1704338053, 1704336154, 1704335178, 1704335220, 1704334262, 1704334212			
		601 Devereux St	1704424530			
		1117, 1205, 1207, & 1209 Filmore St	1704531912, 1704541232, 1704541247, 1704541352,			
		722 & 727 Gaston St	1704329607, 1704327853			
		810, 812, 814, 816, 818, 830, 832, 834, 836, & 838 Gaston Wood Ct	1704430153, 1704430110, 1704339068, 1704339048, 1704339018, 1704338195, 1704338069, 1704338130, 1704338101, 1704337172			
		704, 710, 712, 810, 900, 901, & 1020 Glenwood Ave	1704427350, 1704427474, 1704427581, 1704428921, 1704438032, 1704436115, 1704438657			
		1220 Pierce St	1704547412			
		510 Tilden St	1704439045			
		501, 600, 611, 615, & 625 Washington St	1704533419, 1704530884, 1704439684, 1704439634, 1704439504			
		614 Wills Forest St	1704435119			
		65	1110, 1114, 1218 Glenwood Ave; 607 Adams St		1704439925, 1704449012, 1704449358, 1704449080	180.3

Pending Items, continued

These items have been deferred to the January 20, 2015 work session and will appear on that agenda for discussion:

CAC	Agenda Item	Address	PIN	Map No.
Five Points (Glenwood-Brooklyn Neighborhood)	66	806 Clay St	1704338053	180.4
		1117 & 1205 Filmore St	1704531912, 1704541232	
		810, 812, 814, 816, 818, 830, 832, 834, 836, & 838 Gaston Wood Ct	1704430153, 1704430110, 1704339068, 1704339048, 1704339018, 1704338195, 1704338069, 1704338130, 1704338101, 1704337172	
		710, 712, 810, 900, & 901 Glenwood Ave	1704427474, 1704427581, 1704428921, 1704438032, 1704436115	
		510 Tilden St	1704439045	
		611 & 615 Washington St	1704439684, 1704439634	
		614 Wills Forest St	1704435119	
	67	722 Gaston St	1704329607	180.5
	68	809 Brooklyn St	1704325892	180.6
	69	601 Devereux St	1704424530	180.7
	70	1220 Pierce St	1704547412	22
	71	1220 Pierce St	1704547412	23
	72	1315 Filmore St	1704541874	114 & 180.8
	73	1307 Filmore St	1704542749	115
	74	WITHDRAWN: 719 & 725 N Boylan Ave	1704421500, 1704420596	19
	75	502 & 504 Washington St	1704534811, 1704534891	31
	76	501 Washington St	1704533419	42
77	704 Glenwood Ave	1704427350	82	
Hillsborough (Pullen Park Neighborhood)	78	Pullen Park Neighborhood	Various	112
	79	106 Wakefield Ave	1703195540	88
	80	216 Dexter Pl	1703099689	72
	83	212, 214, & 216 Cox Ave	1703095947, 1703095943, 1703095849	113



Planning Commission January 6, 2015
Z-27-14 Citywide UDO Remapping
East, South and Southeast CAC Areas
Central, North Central and South Central CAC Areas

Review of the proposed citywide rezoning is organized around public comment change requests received between May and September 2014. To facilitate public participation, comments will be 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.

A. Staff agrees with the following Public Comment Change Request in the Southeast CAC area:

85.	<i>Address:</i> 1900 Poole Rd
	<i>PIN:</i> 1713572734
	<i>CAC:</i> Southeast
	<i>Change Request/Comment ID:</i> 168 / GEN-0550
	<i>Existing Zoning:</i> NB
	<i>Current Use:</i> Vehicle repair
	<i>Proposed Zoning:</i> NX-3
	<i>Requested Zoning:</i> CX-3
	<i>Future Land Use Designation:</i> Neighborhood Mixed Use
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The property owner is requesting CX to preserve the currently allowed and active use of vehicle repair (major). NX zoning would make the current use nonconforming. Staff agrees with the request.

Recommendation: Despite inconsistency with the Future Land Use Map, it would be reasonable and in the public interest to preserve the currently allowed and active use of vehicle repair (major) rather than create a nonconformity. The property should be zoned CX-3.

B. Staff requests discussion of the following Public Comment Change Requests in the South, Southeast, and East CAC areas:

88.	<i>Address:</i> 3600 Yonkers Rd
	<i>PIN:</i> 1724147666
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 192 / WEB-39042
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Outdoor Recreation
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> Unclear
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests zoning that would support current use as outdoor playing fields. Outdoor recreation is not a permitted use in the IH district. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial on the Future Land Use Map.

Recommendation: Further discussion.

89.	<i>Address:</i> 2004 Yonkers Rd
	<i>PIN:</i> 1715600424
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 188 / WEB-37447
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Retail Sales
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> Unclear
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> City Growth Center Near Frontage on Transit Emphasis Corridor

The commentor requests zoning that would support current partial use of property for office. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial. Staff proposes to bring forward a text change that would incorporate office as an allowable use in the IH district.

Recommendation: Further discussion.

90.	<i>Address:</i> 2021 N Raleigh Blvd
	<i>PIN:</i> 1714797820
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 189 / WEB-38084
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Retail Sales
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> Unclear
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> City Growth Center Frontage on Urban Thoroughfare

The commentor requests zoning that would support current partial use of property for office. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial. Staff proposes to bring forward a text change that would incorporate office as an allowable use in the IH district.

Recommendation: Further discussion.

91.	<i>Address:</i> 2620 Yonkers Rd
	<i>PIN:</i> 1714887754
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 190 / WEB-38403
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Retail Sales
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> Unclear
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> City Growth Center

The commentor requests zoning that would support current partial use of property for office. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial. Staff proposes to bring forward a text change that would incorporate office as an allowable use in the IH district.

Recommendation: Further discussion.

92.	<i>Address:</i> 0, 2900, 3000 Yonkers Rd
	<i>PIN:</i> 1724063635
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 191 / WEB-37763
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Office
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> Unclear
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests zoning that would support current partial use of property for office. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial. Staff proposes to bring forward a text change that would incorporate office as an allowable use in the IH district.

Recommendation: Further discussion.

93.	<i>Address:</i> 2020 & 2400 Yonkers Rd
	<i>PIN:</i> 1715606648, 1715608461
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 126 / GEN-0490; WEB-38083
	<i>Existing Zoning:</i> IND-2 w/SHOD-2
	<i>Current Use:</i> Office
	<i>Proposed Zoning:</i> IH w/SHOD-2
	<i>Requested Zoning:</i> IX-3 (or Text Change)
	<i>Future Land Use Designation:</i> General Industrial
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> City Growth Center

The commentor requests zoning that would support current partial use of property for office. Staff initially proposed IH as a close comparative district that would advance implementation of the Future Land Use Map. This is one of the few areas designated General Industrial. Staff proposes to bring forward a text change that would incorporate office as an allowable use in the IH district.

Recommendation: Further discussion.

94.	<i>Address:</i>	3701 Generosity Ct; 4001 & 4005 Jones Sausage Rd
	<i>PIN:</i>	1721496010, 1721498393, 1721497166
	<i>CAC:</i>	South
	<i>Change Request/Comment ID:</i>	62 / GEN-0451, -0452, -0453
	<i>Existing Zoning:</i>	CUD IND-1 (part SHOD-2)
	<i>Current Use:</i>	Vacant
	<i>Proposed Zoning:</i>	IX-3 w/SHOD-1 & IX-3-CU
	<i>Requested Zoning:</i>	5 stories
	<i>Future Land Use Designation:</i>	Business & Commercial Services
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	N/A

The commentor requests a five story height designation. There is no specific policy guidance, nor is there existing context that would suggest height greater than 3 stories. Nearby properties have five-story height entitlement through zoning conditions, but have not developed to that height.

Recommendation: Further discussion.

95.	<i>Address:</i>	3511 Integrity Dr
	<i>PIN:</i>	1722501314
	<i>CAC:</i>	South
	<i>Change Request/Comment ID:</i>	207 / PC-0014
	<i>Existing Zoning:</i>	CUD IND-1 w/SHOD-2
	<i>Current Use:</i>	Vacant
	<i>Proposed Zoning:</i>	IH-CU w/SHOD-2
	<i>Requested Zoning:</i>	IX-3-CU w/SHOD-2
	<i>Future Land Use Designation:</i>	Business & Commercial Services
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	N/A

The commentor requests IX-3-CU with SHOD-2. The property owner is requesting IX to preserve the currently allowed retail use that they believe to be the best use of the property, located at the northwest corner of Integrity Drive and Jones Sausage Road, given the corner location and proximity to other IX zoned properties at the intersection.

Recommendation: Further discussion.

98.	<i>Address:</i> 705, 708, & 709 Freedom Dr
	<i>PIN:</i> 1734133389, 1734138262, 1734134151
	<i>CAC:</i> Southeast
	<i>Change Request/Comment ID:</i> 203 / PC-0005,6,7
	<i>Existing Zoning:</i> IND-1
	<i>Current Use:</i> Warehouse; Outdoor equipment storage
	<i>Proposed Zoning:</i> IX-3
	<i>Requested Zoning:</i> IH
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests IH zoning. The property is currently used for outdoor storage of equipment and modular offices.

Recommendation: Further discussion.

C. Staff disagrees with the following Public Comment Change Requests in the Southeast, South, and East CAC areas:

99.	<i>Address:</i> 3410 Middle Branch Rd
	<i>PIN:</i> 1723431198
	<i>CAC:</i> Southeast
	<i>Change Request/Comment ID:</i> 206 / PC-0013
	<i>Existing Zoning:</i> CUD IND-1 w/SHOD-1
	<i>Current Use:</i> Self-Service Storage (Mini-warehouse)
	<i>Proposed Zoning:</i> IX-3-CU w/SHOD-1
	<i>Requested Zoning:</i> 5 Stories
	<i>Future Land Use Designation:</i> Office & Residential Mixed Use
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests a five story height designation. There is no specific policy guidance, nor is there existing context that would suggest height greater than 3 stories. While the parcel may be rezoned in the future to allow for greater height, staff believes that decision should be made as part of the public process of a privately initiated rezoning. Staff disagrees with the request.

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

102.	<i>Address:</i> 1809 New Bern Ave
	<i>PIN:</i> 1713497184
	<i>CAC:</i> East
	<i>Change Request/Comment ID:</i> 170 / GEN-0552
	<i>Existing Zoning:</i> NB
	<i>Current Use:</i> Vehicle Service
	<i>Proposed Zoning:</i> NX-3-UL
	<i>Requested Zoning:</i> CX-3
	<i>Future Land Use Designation:</i> Neighborhood Mixed Use
	<i>Area Plan Guidance:</i> New Bern Corridor
	<i>Urban Form Designation:</i> Frontage on Transit Emphasis Corridor

The commentor has requested CX zoning without a frontage. NX is the closest comparative base district to existing zoning and the most consistent district with the Future Land Use Map designation of Neighborhood Mixed Use. Staff recommended UL frontage for this parcel because of its location on a Transit Emphasis Corridor (New Bern Avenue).

Property owner is concerned that current development on the site does not satisfy the development standards of the UL frontage and that property would be made non-conforming by application of frontage. During development of recommendations for the citywide remapping, staff identified the need for a non-conformity clause for application of frontage to be added to the Unified Development Ordinance. Staff will be proposing the requisite text change to clarify any issue of non-conformity associated with the application of a frontage. 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.

103.	<i>Address:</i>	0 Parrish Manor Dr; 3507, 3509, 3511, & 3513 Rockhurst Dr; 3517 Jones Sausage Rd; 3631 Ardmore Dr
	<i>PIN:</i>	1722512570, 1722510333, 1722510256, 1722510280, 1722511113, 1722511064, 1722502933
	<i>CAC:</i>	South
	<i>Change Request/Comment ID:</i>	60 / GEN-0442, -0443
	<i>Existing Zoning:</i>	CUD SC MH
	<i>Current Use:</i>	Vacant
	<i>Proposed Zoning:</i>	NX-3-CU MH
	<i>Requested Zoning:</i>	CX-3-CU MH
	<i>Future Land Use Designation:</i>	Moderate Density Residential
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	N/A

The commentor requests CX zoning, retaining the conditions. These properties are currently zoned Shopping Center; the zoning conditions were approved in 2001. Based on the uses allowed by the conditions, staff believed NX was the most appropriate district. Additionally, several of the properties front on a neighborhood street. Staff disagrees with the request.

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

104.	<i>Address:</i>	1960 Rock Quarry Rd
	<i>PIN:</i>	1712498642
	<i>CAC:</i>	South
	<i>Change Request/Comment ID:</i>	165 / GEN-0547
	<i>Existing Zoning:</i>	SC
	<i>Current Use:</i>	Vehicle Fuel Sales
	<i>Proposed Zoning:</i>	CX-3-PL
	<i>Requested Zoning:</i>	CX-3
	<i>Future Land Use Designation:</i>	Neighborhood Mixed Use
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	Mixed-Use Center Dual Frontage on Urban Thoroughfares Frontage on Transit Emphasis Corridor

The property owner is concerned that current development on the site does not satisfy the development standards of the PL frontage and that property would be made non-conforming by application of frontage. During development of recommendations for the citywide remapping, staff identified the need for a non-conformity clause for application of frontage to be added to the Unified Development Ordinance. Staff will be proposing the requisite text change to clarify any issue of non-conformity associated with the application of a frontage.

Recommendation: Deferral of item to allow review with other items related to Parking Limited frontage and vehicle fuel sales.

A. Staff agrees with the following Public Comment Change Requests in the North Central CAC area:

105.	<i>Address:</i> 106 N East St
	<i>PIN:</i> 1703992439
	<i>CAC:</i> North Central
	<i>Change Request/Comment ID:</i> 18 / GEN-0053
	<i>Existing Zoning:</i> O&I-1 w/HOD-G
	<i>Current Use:</i> Single-Unit Living
	<i>Proposed Zoning:</i> R-10 w/HOD-G
	<i>Requested Zoning:</i> OX-3 w/HOD-G
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests OX-3, retaining the Historic Overlay District. Staff initially recommended R-10 for this parcel based on the existing building use as a single family house. Commenter requested alternate zoning to perpetuate entitlements of O&I-1 zoning. In light of subsequent review and information provided by commenter, staff finds that OX-3 would be appropriate.

Recommendation: While inconsistent with the Future Land Use Map, it would be reasonable and in the public interest to implement the City’s Unified Development Ordinance by translating the legacy zoning district into the closest comparative district in the UDO. The property should be zoned OX-3 w/HOD-G.

106.	<i>Address:</i> 200 E Edenton St
	<i>PIN:</i> 1703799324
	<i>CAC:</i> North Central
	<i>Change Request/Comment ID:</i> 54 / GEN-0395
	<i>Existing Zoning:</i> O&I-2 w/DOD & HOD-G
	<i>Current Use:</i> Multi-Unit Living
	<i>Proposed Zoning:</i> DX-3-DE w/HOD-G
	<i>Requested Zoning:</i> DX-4-UG w/HOD-G
	<i>Future Land Use Designation:</i> Central Business District
	<i>Area Plan Guidance:</i> Downtown Plan Blount-Person Corridor Study
	<i>Urban Form Designation:</i> Downtown Frontage on Transit Emphasis Corridor

The commentor requests 4 stories with Urban General Frontage. Staff initially recommended DX-3-DE for this parcel based on the existing building’s elevation on Edenton Street and its location in an HOD. Commenter requested additional review based on 4-story elevation on Blount Street. In light of subsequent review and information provided by commenter, staff finds

that DX-4-UG would be appropriate to avoid creation of height related non-conformity and to reflect current building setback and build to.

Recommendation: The requested 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. The property should be zoned DX-4-UG w/HOD-G

B. Staff requests discussion of the following Public Comment Change Requests in the South Central CAC area:

107.	<i>Address:</i> 900 & 904 Coleman St
	<i>PIN:</i> 1713147688, 1713147692
	<i>CAC:</i> South Central
	<i>Change Request/Comment ID:</i> 26 / GEN-0122,-0123,-0329,-0330,-0403,-0459; WEB-29442
	<i>Existing Zoning:</i> R-20
	<i>Current Use:</i> Single-Unit Living
	<i>Proposed Zoning:</i> R-10
	<i>Requested Zoning:</i> RX-3
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> Olde East Raleigh
	<i>Urban Form Designation:</i> N/A

The commentor requests RX-3 zoning. Staff considered both R-10 and RX zoning as potential base districts for these properties. Guidance of the Olde East Raleigh Area Plan designates Coleman Street as a “Single Family Zone” and the current development of the property is as a single family house.

Recommendation: Further discussion.

108.	<i>Address:</i> 540 E Hargett St
	<i>PIN:</i> 1703985048
	<i>CAC:</i> South Central
	<i>Change Request/Comment ID:</i> 124 / GEN-0484
	<i>Existing Zoning:</i> CUD O&I-2
	<i>Current Use:</i> Vacant
	<i>Proposed Zoning:</i> RX-3-CU
	<i>Requested Zoning:</i> OX-3-CU
	<i>Future Land Use Designation:</i> High Density Residential
	<i>Area Plan Guidance:</i> Olde East Raleigh
	<i>Urban Form Designation:</i> N/A

The commentor requests OX-3 zoning to preserve greater range of allowed uses. Staff considered both OX and RX zoning as potential base districts for this property. RX zoning was recommended in response to residential development on the parcel adjacent to the west and to reflect guidance of Olde East Raleigh Area Plan that designates the site as a “Mixed Income Zone.”

Recommendation: Further discussion.

C. Staff disagrees with the following Public Comment Change Requests in the Central, North Central, and South Central CAC area:

109.	<i>Address:</i> 315 & 323 S Bloodworth St
	<i>PIN:</i> 1703878526, 1703878424
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 101 / WEB-34882, -34930
	<i>Existing Zoning:</i> RB
	<i>Current Use:</i> Office; Commercial
	<i>Proposed Zoning:</i> NX-3-UL
	<i>Requested Zoning:</i> NX-3-DE
	<i>Future Land Use Designation:</i> Central Business District
	<i>Area Plan Guidance:</i> Downtown Plan
	<i>Urban Form Designation:</i> Downtown

The commentor requests DE frontage. Staff considered both DE and UL as potential frontages for these properties. UL was recommended in response to the form of existing development and for consistency with southern half of the block. As an urban frontage, UL offers parking reductions that may be beneficial to this site on the east side of the downtown area. 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.

112.	<i>Address:</i> 1115 & 1201 W Lenoir St
	<i>PIN:</i> 1703276298, 1703277484
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 93 / WEB-31042
	<i>Existing Zoning:</i> IND-2 w/HOD-G
	<i>Current Use:</i> Office and Light Industrial
	<i>Proposed Zoning:</i> IX-3 w/HOD-G
	<i>Requested Zoning:</i> Less Height
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> Within Transit Stop Half-Mile Buffer

The commentor requests zoning that would be more compatible with the neighborhood. IX is the closest comparative base district to the current zoning. The 3 story height category is the lowest height category for the mixed use districts. The presence of the Historic Overlay District will provide additional guidance for building height. The comment was not submitted by the property owner. Staff disagrees with the request.

Recommendation: While inconsistent with the Future Land Use Map, it would be reasonable and in the public interest to implement the City’s Unified Development Ordinance by translating

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

113.	<i>Address:</i> 1115 & 1201 W Lenoir St; 806 McCulloch St
	<i>PIN:</i> 1703276298, 1703277484, 1703279586
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 120 / GEN-0470
	<i>Existing Zoning:</i> IND-2 w/HOD-G
	<i>Current Use:</i> Office and Light Industrial; Warehouse
	<i>Proposed Zoning:</i> IX-3 w/HOD-G
	<i>Requested Zoning:</i> R-10 or NX-3-UL w/HOD-G
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> Within Transit Stop Half-Mile Buffer

The commentor requests zoning that would be more compatible with the neighborhood. IX is the closest comparative base district to the current zoning. A less intense zoning district could make the existing uses non-conforming. The comment was not submitted by the property owner. Staff disagrees with the request.

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

114.	<i>Address:</i> 701 W Lenoir St
	<i>PIN:</i> 1703368467
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 121 / GEN-0471
	<i>Existing Zoning:</i> NB w/HOD-G
	<i>Current Use:</i> Vacant
	<i>Proposed Zoning:</i> NX-3-UL w/HOD-G
	<i>Requested Zoning:</i> R-10 w/HOD-G
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> Within Transit Stop Half-Mile Buffer

The commentor requests zoning that would be more compatible with the neighborhood. NX is the closest comparative base district to the current zoning. The comment was not submitted by the property owner. Staff disagrees with the request.

Recommendation: 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.

115.	<i>Address:</i>	1014 Holmes St; 512 Martin Luther King Blvd
	<i>PIN:</i>	1713041328, 1703949579
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	154 / GEN-0532, -0533; WEB-37766, -37451, -38092, -38725
	<i>Existing Zoning:</i>	R-20
	<i>Current Use:</i>	Vacant, Single-Unit Living
	<i>Proposed Zoning:</i>	R-10
	<i>Requested Zoning:</i>	Unclear
	<i>Future Land Use Designation:</i>	Moderate Density Residential
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	N/A

The commentator opposes the proposed rezoning of the parcels. Staff considered RX and R-10 zoning for these properties. R-10 was recommended in response to guidance in the South Park Small Area Plan that calls for infill residential development to reflect the existing historic building types in the neighborhood – predominantly single family. This zoning is also consistent with the Future Land Use Map for the area. While the properties may be rezoned in the future to allow for more intense use, that decision should be made 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.

116.	<i>Address:</i>	206, 212, 222, 236 & 301 Martin Luther King Blvd
	<i>PIN:</i>	1703758035, 1703759005, 1703759085, 1703850067, 1703852231
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	184 / WEB-36802, -36818, -36803, -36821, -37138, -36807, -36822, -37124, -36823, -37139
	<i>Existing Zoning:</i>	R-20 w/NCOD
	<i>Current Use:</i>	Single- & Multi-Unit Living
	<i>Proposed Zoning:</i>	R-10 w/NCOD
	<i>Requested Zoning:</i>	NX-3 (or RX-3) w/NCOD
	<i>Future Land Use Designation:</i>	Moderate Density Residential
	<i>Area Plan Guidance:</i>	South Park Neighborhood Blount-Person Corridor Study
	<i>Urban Form Designation:</i>	N/A

The commentator requests NX or RX zoning for these parcels. Staff considered RX and R-10 zoning for these properties. R-10 was recommended in response to Neighborhood Conservation Overlay District and guidance in the South Park Small Area Plan that calls for infill residential development to reflect the existing historic building types in the neighborhood –

predominantly single family. This zoning is also consistent with the Future Land Use Map for the area. While the properties may be rezoned in the future to allow for more intense use, that decision should be made 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.

119.	<i>Address:</i>	103 & 107 Kirkman Ln; 709, 711, & 715 E Hargett St
	<i>PIN:</i>	1713084462, 1713085510, 1713085377, 1713086312, 1713086443
	<i>CAC:</i>	South Central
	<i>Change Request/Comment ID:</i>	27 / GEN-0155, -0156, -0157, -0158
	<i>Existing Zoning:</i>	R-20
	<i>Current Use:</i>	Vacant, Single- & Two-Unit Living
	<i>Proposed Zoning:</i>	R-10
	<i>Requested Zoning:</i>	RX-3
	<i>Future Land Use Designation:</i>	Moderate Density Residential
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	N/A

Staff considered RX and R-10 zoning for these properties. R-10 was recommended in response to policy guidance in the Olde East Raleigh Area Plan that 1) prioritizes rehabilitation over redevelopment, 2) indicates that infill should reflect existing historic building types, and 3) designates this area a mixed income zone and calls for moderate density residential infill development. This zoning is also consistent with the Future Land Use Map for the area. While the properties may be rezoned in the future to allow for more intense use, that decision should be made 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.

120.	<i>Address:</i>	909 Rock Quarry Rd
	<i>PIN:</i>	1713348719
	<i>CAC:</i>	South Central
	<i>Change Request/Comment ID:</i>	74 / WEB-12162
	<i>Existing Zoning:</i>	R-10
	<i>Current Use:</i>	Office
	<i>Proposed Zoning:</i>	R-10
	<i>Requested Zoning:</i>	OX-3
	<i>Future Land Use Designation:</i>	Office & Residential Mixed Use
	<i>Area Plan Guidance:</i>	N/A
	<i>Urban Form Designation:</i>	Frontage on Transit Emphasis Corridor

Residential districts R-1, R-2, R-4, R-6, and R-10 are not proposed to be rezoned as part of the citywide remapping process. As of September 2013 these districts are regulated by the Unified Development Ordinance. Staff has advised property owners with similar requests to file a rezoning petition independent of the UDO remapping effort.

Recommendation: The property should not be rezoned.

122.	<i>Address:</i>	814 Rock Quarry Rd
	<i>PIN:</i>	1713340839
	<i>CAC:</i>	South Central
	<i>Change Request/Comment ID:</i>	198 / GEN-0576
	<i>Existing Zoning:</i>	NB & R-10
	<i>Current Use:</i>	Vehicle Fuel Sales, Store w/Apartments (NB); Vacant (R-10)
	<i>Proposed Zoning:</i>	NX-3-PL & R-10
	<i>Requested Zoning:</i>	CX-3
	<i>Future Land Use Designation:</i>	Neighborhood Mixed Use
	<i>Area Plan Guidance:</i>	Olde East Raleigh
	<i>Urban Form Designation:</i>	Frontage on Transit Emphasis Corridor

The commentor requests CX zoning. Staff considered NX and CX for the portion of the property zoned NB. NX is the closest comparative district to current zoning and allows current established use. Residential districts R-1, R-2, R-4, R-6, and R-10 are not proposed to be rezoned as part of the citywide remapping process. As of September 2013 these districts are regulated by the Unified Development Ordinance. Staff has advised property owners with similar requests to file a rezoning petition independent of the UDO remapping effort.

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 for the NX portion of the property; the R-10 portion of the property should not be rezoned.

A. Staff requests discussion of the following Public Comment Change Requests in the Central & North Central areas:

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

The commentor 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.

Recommendation: Further discussion.

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

The commentor 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 nearby 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.

Recommendation: Further discussion.

125.	<i>Address:</i>	512 S Blount St
	<i>PIN:</i>	1703766549
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	110 / WEB-34923
	<i>Existing Zoning:</i>	BUS w/ DOD
	<i>Current Use:</i>	Office
	<i>Proposed Zoning:</i>	DX-7-UG
	<i>Requested Zoning:</i>	DX-20-SH
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan
	<i>Urban Form Designation:</i>	Downtown

The commentor requests greater height designation for the parcel. Staff recommended height designation for this parcel reflects the need for transition between the most intense heights of

the Central Business District and nearby 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.

Recommendation: Further discussion.

126.	<i>Address:</i> 121 & 125 E South St; 600 S Blount St
	<i>PIN:</i> 1703765249, 1703766221, 1703766323
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 138 / GEN-0510
	<i>Existing Zoning:</i> NB w/HOD-G (part DOD)
	<i>Current Use:</i> University Campus
	<i>Proposed Zoning:</i> OX-5 w/HOD-G
	<i>Requested Zoning:</i> 3 or 4 Story Height
	<i>Future Land Use Designation:</i> Central Business District
	<i>Area Plan Guidance:</i> Downtown Plan
	<i>Urban Form Designation:</i> Downtown

The commentor 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. 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. 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: Further discussion.

127.	<i>Address:</i> 13, 15 & 19 E Martin St
	<i>PIN:</i> 1703771985, 1703771994, 1703772935
	<i>CAC:</i> Central
	<i>Change Request/Comment ID:</i> 139 / GEN-0511
	<i>Existing Zoning:</i> BUS w/DOD & HOD-G
	<i>Current Use:</i> Mixed Use
	<i>Proposed Zoning:</i> DX-40-SH w/HOD-G
	<i>Requested Zoning:</i> 5 Story Height
	<i>Future Land Use Designation:</i> Central Business District
	<i>Area Plan Guidance:</i> Downtown Plan
	<i>Urban Form Designation:</i> Downtown Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor

The commentor 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. 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: Further discussion.

128.	<i>Address:</i>	8, 12, 16 & 20 E Hargett St; 206 & 216 S Wilmington St
	<i>PIN:</i>	1703781352, 1703781382, 1703782312, 1703782362, 1703782247, 1703782139
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	140 / GEN-0512
	<i>Existing Zoning:</i>	BUS w/DOD & HOD-G
	<i>Current Use:</i>	Mixed Use
	<i>Proposed Zoning:</i>	DX-40-SH w/HOD-G
	<i>Requested Zoning:</i>	5 Story Height
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan
	<i>Urban Form Designation:</i>	Downtown Within Transit Stop Half-Mile Buffer

The commentor 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. 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: Further discussion.

129.	<i>Address:</i>	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
	<i>PIN:</i>	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
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	141 / GEN-0513
	<i>Existing Zoning:</i>	BUS w/DOD & HOD-G
	<i>Current Use:</i>	Mixed Use
	<i>Proposed Zoning:</i>	DX-7-SH w/HOD-G
	<i>Requested Zoning:</i>	5 Story Height
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan
	<i>Urban Form Designation:</i>	Downtown Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The commentor 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. 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: Further discussion.

130.	<i>Address:</i>	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
	<i>PIN:</i>	1703787607, 1703787602, 1703787517, 1703787521, 1703786536, 1703787444, 1703784458, 1703784494, 1703785456, 1703785485, 1703785436, 1703786434, 1703786472, 1703786492, 1703785794, 1703786767, 1703787737, 1703784761, 1703784713, 1703784622, 1703785518, 1703783478, 1703783482
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	142 / GEN-0514
	<i>Existing Zoning:</i>	BUS w/DOD & HOD-G
	<i>Current Use:</i>	Mixed Use
	<i>Proposed Zoning:</i>	DX-7-SH/UG w/HOD-G
	<i>Requested Zoning:</i>	5 Story Height
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan
	<i>Urban Form Designation:</i>	Downtown Part Within Transit Stop Half-Mile Buffer Frontages on Transit Emphasis Corridor

The commentor 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. 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: Further discussion.

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

The commentor 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. 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: Further discussion.

132.	<i>Address:</i>	401, 407, 411, 415 & 419 N Person St
	<i>PIN:</i>	1704802782, 1704802789, 1704802896, 1704802991, 1704802997
	<i>CAC:</i>	North Central
	<i>Change Request/Comment ID:</i>	144 / GEN-0516
	<i>Existing Zoning:</i>	R-30,O&I-2 w/PDD & HOD-G
	<i>Current Use:</i>	Office
	<i>Proposed Zoning:</i>	PD w/HOD-G
	<i>Requested Zoning:</i>	-GR / -DE Frontage
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan
	<i>Urban Form Designation:</i>	Downtown Within Transit Stop Half-Mile Buffer

The commentor requests application of Green or Detached frontage to supplement regulations of the Planned Development district and the Oakwood Historic Overlay District. This area is experiencing significant infill development and a frontage designation would apply additional regulation to new development in keeping with the requirements of the HOD.

Recommendation: Further discussion.

133.	<i>Address:</i> 219, 220 & 221 N Bloodworth St
	<i>PIN:</i> 1704807158, 1704809232, 1704807264
	<i>CAC:</i> North Central
	<i>Change Request/Comment ID:</i> 145 / GEN-0517
	<i>Existing Zoning:</i> NB/O&I-1 w/HOD-G
	<i>Current Use:</i> Two-Unit Living / Vacant, Parking
	<i>Proposed Zoning:</i> NX/OX-3-UL w/HOD-G
	<i>Requested Zoning:</i> -GR / -DE Frontage
	<i>Future Land Use Designation:</i> Moderate Density Residential
	<i>Area Plan Guidance:</i> N/A
	<i>Urban Form Designation:</i> N/A

The commentor requests an alternate frontage of Green or Detached to supplement regulations of the Oakwood Historic Overlay District. One of the parcels is developed to detached standards. The vacant lots are likely to see infill development and a frontage designation would apply additional regulation to new development in keeping with the requirements of the HOD and compatible with nearby residential development.

Recommendation: Further discussion.

134.	<i>Address:</i> 300 Hillsborough St
	<i>PIN:</i> 1703596392
	<i>CAC:</i> North Central
	<i>Change Request/Comment ID:</i> 103 / WEB-34915
	<i>Existing Zoning:</i> BUS w/DOD
	<i>Current Use:</i> Vacant, Parking
	<i>Proposed Zoning:</i> DX-20-SH
	<i>Requested Zoning:</i> DX-40-SH
	<i>Future Land Use Designation:</i> Central Business District
	<i>Area Plan Guidance:</i> Downtown Plan
	<i>Urban Form Designation:</i> Downtown Within Transit Stop Half-Mile Buffer Frontage on Transit Emphasis Corridor

The commentor requests greater height designation for the parcel. Staff recommended height designation for this parcel is similar to existing height on the block. 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: Further discussion.

C. Staff disagrees with the following Public Comment Change Requests in the Central CAC area:

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

The commentor 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.

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.

136.	<i>Address:</i>	225 E Davie St; 226, 228, & 230 E Martin St
	<i>PIN:</i>	1703871564, 1703871749, 1703871762, 1703872717
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	69 / WEB-1923
	<i>Existing Zoning:</i>	BUS w/DOD
	<i>Current Use:</i>	Parking, Office
	<i>Proposed Zoning:</i>	DX-3-SH
	<i>Requested Zoning:</i>	DX-6/7-SH
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan Blount-Person Corridor
	<i>Urban Form Designation:</i>	Downtown

The commentor requests greater height designation for these parcels. Staff recommendation for height reflects current intensity of development and location within 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.

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

The commentor requests greater height designation for this parcel. Staff recommendation for height reflects location within 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.

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

The commentor requests greater height designation for this parcel. Staff recommendation for height reflects location within 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.

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

The commentor 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.

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

The commentor 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.

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

The commentor 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.

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

The commentor 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 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.

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.	<i>Address:</i>	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
	<i>PIN:</i>	1703886184, 1703886088, 1703887004, 1703877908, 1703876995, 1703876991, 1703883244, 1703883284, 1703884280, 1703886253, 1703874995, 1703875954, 1703886024, 1703876933, 1703876953, 1703876898, 1703884007, 1703874926, 1703873964
	<i>CAC:</i>	Central
	<i>Change Request/Comment ID:</i>	129 / GEN-0493, -0522
	<i>Existing Zoning:</i>	RB, O&I-2, & CUD O&I-1 w/DOD
	<i>Current Use:</i>	Mixed Use
	<i>Proposed Zoning:</i>	DX-7-SH/UG, DX-7-UG-CU
	<i>Requested Zoning:</i>	DX-20-UG
	<i>Future Land Use Designation:</i>	Central Business District
	<i>Area Plan Guidance:</i>	Downtown Plan Blount-Person Corridor
	<i>Urban Form Designation:</i>	Downtown

The commentor 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 nearby 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.

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.

ISABEL WORTHY MATTOX
Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

September 29, 2014

Mr. Dan Becker
Urban Design Center
City of Raleigh
Briggs Building, Suite 200
220 Fayetteville Street
Raleigh, NC 27601



Re: 1900 Poole Road
PIN# 1713572734

Dear Mr. Becker:

As counsel for Sampson Bladen Oil Co., Inc., owner of the above described property, I write to convey our concerns about the proposed zoning for this property.

The proposed base zoning is NX-3, which does not provide the flexibility to permit the range of uses allowed now. The current use of the property, which is a convenience store with gas sales correlates much more closely to CX than NX, as CX allows the full range of vehicle service and carwash uses which are typically found in conjunction with fuel sales. Moreover, in view of the changes to NX currently being considered by the City Council, it is even more imperative that this property be zoned CX rather than NX.

We request that you reconsider the proposed zoning and revise it to CX-3.

We would welcome the opportunity to meet with you or others in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely

Isabel Worthy Mattox

cc: Mr. Haddon Clark

From: [Fred Stone](#)
To: [Rezoning](#)
Subject: Comments on UDO Rezoning
Date: Friday, September 26, 2014 3:03:17 PM

As a member of Stone & Stone Associates, LLC, I wish to oppose the new classification of our property at the below addresses:

1. 3701 Generosity Court
2. 4001 Jones Sausage Road
3. 4005 Jones Sausage Road

These properties are adjoining and are directly on Jones Sausage Road and have been classified as 1X-3-CU. The property directly across Jones Sausage Road from our property has been classified as 1X-5-CU. We strongly believe that our limited height allowance will affect the value and utilization of our property as compared to the property directly across the street. We believe our property should also be classified as 1X-5-CU. Thank you for your consideration of this request.

Fred Stone
Stone & Stone Associates, LLC
Mobile Phone 843-532-5630

--

Fred A. Stone, Jr.
fastonejr@gmail.com
843-532-5630

From: [Sandeep, Dhanya](#)
To: fastonejr@gmail.com
Subject: GEN-0451
Date: Tuesday, September 30, 2014 2:25:54 PM

Hello,

Thank you for your interest in the zoning remapping project and the submitted comments. In follow-up to your comment relating to the height designation for property at 3701 Generosity Court, please note the following explanation:

The proposed IX-3 offers the most comparable and compatible zoning to the existing CUD IND-1 zoning on the property and to other similarly zoned properties located in the same block. The properties across the street on the other side of Jones Sausage Road have been designated as IX-5 CU because the existing conditions on those properties specify a height limit of 5 stories. So the proposed zoning on those properties simply attempts to retain the existing zoning parameters. However, in the case of 3701 Generosity Court, there are no zoning conditions or other applicable policy guidance available to consider a higher 5 story limit. It is not in a mixed use center to warrant mixed use zoning with greater than 3 stories.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [Sandeep, Dhanya](#)  
**To:** [fastonejr@gmail.com](mailto:fastonejr@gmail.com)  
**Subject:** GEN-0452  
**Date:** Tuesday, September 30, 2014 2:31:41 PM

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Hello,

Thank you for your interest in the zoning remapping project and the submitted comments. In follow-up to your comment relating to the height designation for property at 4001 Jones Sausage Road, please note the following explanation:

The proposed IX-3 CU offers the most comparable and compatible zoning to the existing CUD IND-1 zoning on the property and to other similarly zoned properties located in the same block. The properties across the street on the other side of Jones Sausage Road have been designated as IX-5 CU because the existing conditions on those properties specify a height limit of 5 stories. So the proposed zoning on those properties simply attempts to retain the existing zoning parameters. However, in the case of 4001 Jones Sausage Road, there are no zoning conditions or other applicable policy guidance available to consider a higher 5 story limit. It is not in a mixed use center to warrant mixed use zoning with greater than 3 stories.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning and Development Department
220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: [Sandeep, Dhanya](#)
To: fastonejr@gmail.com
Subject: GEN-0453
Date: Tuesday, September 30, 2014 2:33:19 PM

Hello,

Thank you for your interest in the zoning remapping project and the submitted comments. In follow-up to your comment relating to the height designation for property at 4005 Jones Sausage Road, please note the following explanation:

The proposed IX-3 CU offers the most comparable and compatible zoning to the existing CUD IND-1 zoning on the property and to other similarly zoned properties located in the same block. The properties across the street on the other side of Jones Sausage Road have been designated as IX-5 CU because the existing conditions on those properties specify a height limit of 5 stories. So the proposed zoning on those properties simply attempts to retain the existing zoning parameters. However, in the case of 4005 Jones Sausage Road, there are no zoning conditions or other applicable policy guidance available to consider a higher 5 story limit. It is not in a mixed use center to warrant mixed use zoning with greater than 3 stories.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

City of Raleigh Planning Commission  
PO Box 590  
Raleigh, NC 27603

CMCR-F Properties  
1027 Hwy 70 W Ste 106  
Garner, NC 27529

Re: Raleigh Remapping

November 18, 2014

Dear Commission and Planning Staff

CMCR-F Properties was unaware of the recent public comment phase of the Remapping procedures and did not successfully register their concerns for the upcoming rezoning. Planning staff and information provided on the web site advises the next step is to address the Commission in writing or in person.

We would like to request the following be considered before final action is taken.

1. Pin # 1722501314 3511; this lot is part of 40 East Business park and is currently vacant. The proposed rezoning from CUD IND 1 to IH would prohibit retail use on the property. We believe the community and the market in this area has proven that IX Industrial Mixed use would be more appropriate to serve the area. Multiple lots within the 40 East Business park have been developed as restaurants and a convenient store. While we understand restaurants would be allowed, we believe the market in this South East Raleigh area needs addition Retail options and the proposed rezoning should afford this option to its citizens.
2. ~~Pin #'s 1722501770 and 1722502696; these lots are left over from the infamous St Mary's Estates that was platted but never developed on Jones Sausage road. CMCR-F purchased the 2 adjoining lots which join the aforementioned parcel as a future possible expansion. The lots are currently zoned R-4 and are sandwiched between proposed NX and Industrial zoning. This remapping does not propose any change to the R-4 at this time. We would like to request the Remapping include these two parcels and be rezoning to match the adjoining proposal of IX Industrial Mixed use. We do not believe residential would ever be a practical option and would like to see the change be included in this Remapping.~~

Thank you for your consideration.

Sincerely,



Forrest Ball  
CMCR-F Properties

3511 INTEGRITY DR  
Presented to PC by Dong Ball 11.18.14

PC-0005  
-0006  
-0007

# Readilite & Barricade, Inc.

Office Trailers • Portable Toilets • Traffic Control

RALEIGH  
231-8309

DURHAM  
493-1175

CHAPEL HILL  
942-0889

TOLL FREE  
1-800-662-8839

October 16, 2014

Readilite & Barricade, Inc.  
P. O. Box 58280  
Raleigh, North Carolina 27658

Remapping Raleigh  
City of Raleigh Planning Commission  
P. O. Box 590  
Raleigh, North Carolina 27602

RE: Planning Commission Review Z-27-14

Dear Madams/Sirs:

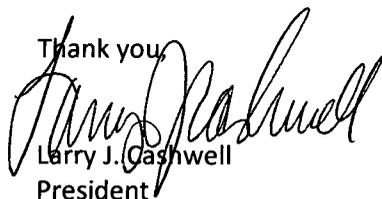
This letter is to request the following properties stay zoned IH and not be re-zoned IX as proposed:

705 Freedom Drive – Cashwell Real Estate, LLC  
708 Freedom Drive - Readilite & Barricade, Inc.  
709 Freedom Drive – Readilite & Barricade, Inc.

PC-0005 → parcel address in IMAPS returns  
- 0006 O FREEDOM DR  
- 0007

All properties are used by Readilite & Barricade, Inc. for the purpose of storage of equipment used on construction jobs and special events.

Thank you,



Larry J. Cashwell  
President

**From:** [Lizzy Kramer](#)  
**To:** [Rezoning](#)  
**Subject:** PC-0013-3410 Middle Branch Rd  
**Date:** Monday, October 27, 2014 3:28:41 PM

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RE: **Z-27-14** [Property specific zoning change request for three Security Self Storage locations]

Dear Planning Commission:

This letter is to request property specific changes for the proposed zoning of our Security Self Storage Raleigh facilities at the following addresses:

**5115 Beryl Road, Raleigh, NC 27606**

**3628 Tryon Road, Raleigh, NC 27606**

**3410 Middle Branch Road, Raleigh, NC 27610**

The proposed zoning for these locations is IX-3, we are requesting it be changed to IX-5.

Security Self Storage is a locally owned self storage business that is competing directly with regional and national corporations that also offer storage facilities in Raleigh. Our future development plan includes multi-story building additions to our current facilities.

Restricting our zoning to IX-3 will not allow us to expand past 3 stories. Today's market trend for self storage construction is for multi-story facilities in metropolitan areas. We have anticipated this multi-story construction at all of our facilities and IX- 3 would restrict our ability to expand and utilize our sites for their intended use. Numerous multi-story facilities are going up in adjoining towns. Limiting our future expansion to only 3 stories will give our competitors a competitive advantage. Please consider our request.

Sincerely,

Lizzy Kramer

Controller, Security Self Storage

3628 Tryon Road, Ste. A

Raleigh, NC 27606

Lizzy.Kramer@SelfStorageNC.com

(919) 899-3870

**ISABEL WORTHY MATTOX**  
Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

September 29, 2014

Mr. Dan Becker  
Urban Design Center  
City of Raleigh  
Briggs Building, Suite 200  
220 Fayetteville Street  
Raleigh, NC 27601



Re: 1809 New Bern Avenue  
PIN# 1713497184

Dear Mr. Becker:

As counsel for Clark Brothers, LLC, owner of the above described property, I write to convey our concerns about the proposed zoning for this property.

The proposed zoning is NX-3-UL, which does not provide the flexibility to permit the range of uses allowed now. The current use of the property, which is a car service/oil change business with gas sales, correlates much more closely to CX than NX, as CX allows the full range of vehicle service and carwash uses which are typically found in conjunction with fuel sales. Moreover, in view of the changes to NX currently being considered by the City Council, it is even more imperative that this property be zoned CX rather than NX.

We also object to the imposition of the Urban Limited frontage on this property. Frontages are imposed to create a street edge and to encourage pedestrian oriented development. The current use of the subject property is a vehicle based use with gas sales. The Frontage designation is problematic for 2 reasons: (1) it precludes vehicular surface areas between the building and public street which are necessary for gas sales and part of the current entitlement; and (2) it requires that a high percentage of building be located within the build-to area, which is difficult, given the relatively small building sizes used for convenience stores/service stations.

We request that you reconsider the proposed zoning and revise it to CX-3.

Mr. Dan Becker  
September 29, 2014  
Page 2

GEN-0552.pdf

We would welcome the opportunity to meet with you or others in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely,

Isabel Worthy Mattox

cc: Mr. Haddon Clark



**ISABEL WORTHY MATTOX**  
Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

September 29, 2014

Mr. Dan Becker  
Urban Design Center  
City of Raleigh  
Briggs Building, Suite 200  
220 Fayetteville Street  
Raleigh, NC 27601



Re: 1960 Rock Quarry Road  
PIN# 1712498642

Dear Mr. Becker:

As counsel for Clark Stores, LLC, owner of the above described property, I write to convey our concerns about the proposed zoning for this property.

This property is proposed to be rezoned to CX-3-PL. We object to the imposition of the Parking Limited frontage on this property. Frontages are imposed to create a street edge and to encourage pedestrian oriented development. The current use of the subject property is a vehicle based use with gas sales. The Frontage designation is problematic for 2 reasons: (1) it discourages vehicular surface areas between the building and public street which are necessary for gas sales and part of the current entitlement; and (2) it requires that a high percentage of building be located within the build-to area, which is difficult, given the relatively small building sizes used for convenience stores/service stations.

We request that you reconsider the proposed zoning and revise it to CX-3.

We would welcome the opportunity to meet with you or others in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely

Isabel Worthy Mattox

cc: Mr. Haddon Clark

**From:** [Julie Manly](#)  
**To:** [Rezoning](#)  
**Cc:** [Robert Byerly](#)  
**Subject:** 106 N. East Street  
**Date:** Friday, May 30, 2014 5:37:51 PM

---

The city's proposition includes rezoning my house to R-10.

I specifically purchased this house in 2007 because of it's zoning of O&1-1.

Please do not rezone my property. If you do so, it will have a negative impact on my current and future business plans and I will take the case further. I paid \$410,000 for this house and the property it rests which is zoned O&1-1.

Furthermore, the city's proposed rezoning of my property would have a negative impact on my property value.

If this message is not sufficient for the city to reverse its plans to rezone my property, I would like to meet with an official who governs or helps to govern this process.

Please acknowledge the receipt with a personalized, non automated email or phone call. I look forward to hearing back from you

Respectfully,

Julie Manly, M.D.  
106 N. East Street  
Raleigh, NC 27601  
208-869-8018

**From:** [Pettibone, Carter](#)  
**To:** ["julie.manly@gmail.com"](mailto:julie.manly@gmail.com)  
**Cc:** [Rezoning](#)  
**Subject:** RE: UDO Remapping Comment - 106 N. East Street - #GEN-0053  
**Date:** Friday, June 13, 2014 4:34:32 PM

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Ms. Manly,

I wanted to follow up on your comments regarding the proposed UDO zoning for 106 N. East Street. I brought forth your comments to our review team. Staff has determined that Office Mixed Use-3 Stories (OX-3) would be an appropriate zoning district for the property. The Historic Overlay District for Oakwood would remain in place.

Staff will amend the draft zoning map to reflect this change. As an FYI, only one revised draft zoning map will be published prior to Planning Commission review. This will be in early October, after the public comment period ends on September 30. As such, the map viewer will not reflect this change until that time.

Let me know if you have any questions. Please confirm you received this email when you get a chance.

Thank you.

**Carter Pettibone, AICP**

Urban Planner  
Raleigh Urban Design Center  
An Office of the Planning & Development Department  
220 Fayetteville Street, Suite 200, Raleigh, NC 27601  
919.996.4643  
[carter.pettibone@raleighnc.gov](mailto:carter.pettibone@raleighnc.gov)  
[www.raleighnc.gov/urbandesign](http://www.raleighnc.gov/urbandesign)

---

**From:** Pettibone, Carter  
**Sent:** Tuesday, June 03, 2014 10:54 AM  
**To:** [julie.manly@gmail.com](mailto:julie.manly@gmail.com)  
**Cc:** Rezoning  
**Subject:** UDO Remapping Comment - 106 N. East Street - #GEN-0053

Ms. Manly,

Thank you for your comment regarding 106 N. East Street. I understand your concern for the proposed rezoning of your property.

I am happy to provide rationale for the Staff's proposed zoning district. One of the primary factors in choosing a district is the use of the property, in your case the current use is listed as single-family residential. We also looked at the property's designation on the Future Land Use Map of the 2030 Comprehensive Plan. Your property is shown as Moderate Density Residential. Another factor is the property's location in the Oakwood Historic District. One factor we are not able to account for are a

property owner's future plans for their property, unless they have submitted a development plan.

That said, another important factor is the current zoning of the property, which is Office and Institutional-1 (O&I-1). Typically the translation to the UDO for O&I-1 would be Office-Mixed Use. Would this be the district you would like the Planning and Development Staff to consider?

More information on the various districts within the UDO, as well as the rezoning process, can be found at

<http://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/ZoningRemapping.html>.

I am part of regular review meetings with Senior departmental staff to discuss comments and proposed changes to the draft map. I can bring your concern forward to them at our next meeting.

Staff will be taking comments on the draft Zoning Map until September 30. We will then submit a revised draft map to the Planning Commission for its October 14 meeting. This revised map will take into consideration and reflect proposed changes Staff deems appropriate. Along with the revised map, Staff will also submit to the Planning Commission a comprehensive list of all comments we've received during the comment period. So even if a proposed change does not have Staff support it will be presented to the Commission for them to consider.

Please feel free to contact me with any questions.

**Carter Pettibone, AICP**

Urban Planner

Raleigh Urban Design Center

An Office of the Planning & Development Department

220 Fayetteville Street, Suite 200, Raleigh, NC 27601

919.996.4643

[carter.pettibone@raleighnc.gov](mailto:carter.pettibone@raleighnc.gov)

[www.raleighnc.gov/urbandesign](http://www.raleighnc.gov/urbandesign)

**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](mailto:curmudgtcw@earthlink.net)

August 27, 2014

Mr. Dan Becker, Manager  
Long Range Planning  
Raleigh Department of City Planning  
PO Box 590  
Raleigh, NC 27602

VIA US MAIL  
AND  
ELECTRONIC MAIL

Re: 200 East Edenton Street (PIN NO. 1703799324 000)

Dear Mr. Becker:

I am the Manager/Member of Edenton Street Associates LLC which owns the subject apartment building located at the southeast intersection of East Edenton Street and North Blount Street here in downtown Raleigh. In connection with the City of Raleigh's UDO Zoning Remapping process now underway I have reviewed the online information available concerning the rezoning proposed by the Planning Department for the subject property i.e. DX-3-DE.

Please accept this letter in behalf of our LLC as objecting to this proposed designation on at least two fronts as follows:

The height limitation of three stories/50 feet and  
The frontage designation of Detached.

Our building contains four occupied stories and although I have not yet had its height professionally measured from Blount Street to the peak of the building's roof I suspect it to be in excess of the 50' maximum height presently assigned by the UDO to a three story building. Furthermore as you are aware the North Carolina State Bar has recently occupied its new building directly across Edenton Street from our building and I am quite certain that this important addition to the built environment in this area exceeds 50' in height. In my opinion the height limitation should be five stories/75 feet.

As regards frontage proposed of Detached (DE) the UDO also assigns height limits of "three stories/50 feet". As indicated in the online description thereof it "accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way." I do not believe that this description accurately depicts the area in which our building is located but at present do not know which frontage is more appropriate.

Please accept this letter as a request to meet next month with you or your designee for further discussion on this matter, hopefully well in advance of the comment deadline of September 30, 2014.

Sincerely,



Thomas C. Worth, Jr.

TCWjr/dsw

**From:** [Thomas C. Worth, Jr.](#)  
**To:** [Rezoning](#)  
**Subject:** RE: 200 East Edenton Street [GEN-0395]  
**Date:** Tuesday, September 02, 2014 12:27:35 PM

---

Dan ,  
Thanks for this review, consideration and follow-up.  
I will discuss with my fellow LLC member and be back with you after having done so.  
Best,  
Tom

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

---

**From:** Rezoning [mailto:Rezoning@raleighnc.gov]  
**Sent:** Friday, August 29, 2014 2:30 PM  
**To:** Thomas C. Worth, Jr.  
**Subject:** RE: 200 East Edenton Street [GEN-0395]

Tom—

The points raised in your letter of August 27 were discussed today by the internal staff review team.

Staff believes the points you raise have merit, and will be recommending to the Planning Commission that the subject parcel (PIN 1703799324) be rezoned to Downtown Mixed Use-four stories-Urban General frontage (DX-4-UG).

Let me know if you have further questions or concerns.

Regards,  
Dan

--

Dan Becker, Division Manager  
Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

---

**From:** Rezoning  
**Sent:** Thursday, August 28, 2014 2:57 PM  
**To:** 'Thomas C. Worth, Jr.'  
**Subject:** RE: 200 East Edenton Street [GEN-0395]

Tom—

Thanks for your interest in the remapping project. Requests for changes in the draft map are evaluated by a staff review team. The next team meeting is tomorrow afternoon. I will follow up with you after that, most likely on Tuesday.

Have a good holiday.

Dan

--

Dan Becker, Division Manager  
Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

---

**From:** Thomas C. Worth, Jr. [<mailto:curmudgtcw@earthlink.net>]  
**Sent:** Wednesday, August 27, 2014 5:09 PM  
**To:** Becker, Dan  
**Subject:** FW: 200 East Edenton Street

Dan :

For your information, review and reply I attach a copy of my letter of this date re my limited liability company's property at 200 East Edenton Street here in Raleigh regarding its proposed remapping.

Thanks,

Tom Worth

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

---

**From:** Thomas C. Worth, Jr. [<mailto:curmudgtcw@earthlink.net>]  
**Sent:** Wednesday, August 27, 2014 3:36 PM  
**To:** 'Tom Worth'  
**Subject:** 200 East Edenton Street

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**

Fax: 919-831-1205  
email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)

**From:** [Rezoning](#)  
**To:** [Tom Worth](#)  
**Subject:** RE: 200 East Edenton Street [GEN-0395]  
**Date:** Friday, August 29, 2014 10:00:51 AM

---

Tom—

Yes, the review team meetings are an internal discussion, but we are always glad to schedule an appointment upon request.

Regards,

Dan

--

Dan Becker, Division Manager  
Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

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**From:** Tom Worth [mailto:curmudgtcw@earthlink.net]  
**Sent:** Friday, August 29, 2014 9:05 AM  
**To:** Rezoning  
**Subject:** Re: 200 East Edenton Street [GEN-0395]

Dan,  
Thanks for your reply.  
For my future information are these meetings closed to non staff ?  
Have a good Labor Day Holiday,  
Tom

Thomas C. Worth Jr.

Sent from my iPad

On Aug 28, 2014, at 2:57 PM, Rezoning <[Rezoning@raleighnc.gov](mailto:Rezoning@raleighnc.gov)> wrote:

Tom—

Thanks for your interest in the remapping project. Requests for changes in the draft map are evaluated by a staff review team. The next team meeting is tomorrow afternoon. I will follow up with you after that, most likely on Tuesday.

Have a good holiday.

Dan

--

Dan Becker, Division Manager

Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

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**From:** Thomas C. Worth, Jr. [<mailto:curmudgtcw@earthlink.net>]  
**Sent:** Wednesday, August 27, 2014 5:09 PM  
**To:** Becker, Dan  
**Subject:** FW: 200 East Edenton Street

Dan :  
For your information, review and reply I attach a copy of my letter of this date re my limited liability company's property at 200 East Edenton Street here in Raleigh regarding its proposed remapping.  
Thanks,  
Tom Worth

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

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**From:** Thomas C. Worth, Jr. [<mailto:curmudgtcw@earthlink.net>]  
**Sent:** Wednesday, August 27, 2014 3:36 PM  
**To:** 'Tom Worth'  
**Subject:** 200 East Edenton Street

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”

**From:** [Thomas C. Worth, Jr.](#)  
**To:** [Becker, Dan](#)  
**Subject:** FW: 200 East Edenton Street  
**Date:** Wednesday, August 27, 2014 5:09:13 PM  
**Attachments:** [Becker, Dan letter 8-27-14.pdf](#)

---

Dan :

For your information, review and reply I attach a copy of my letter of this date re my limited liability company's property at 200 East Edenton Street here in Raleigh regarding its proposed remapping.

Thanks,

Tom Worth

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

---

**From:** Thomas C. Worth, Jr. [mailto:[curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)]  
**Sent:** Wednesday, August 27, 2014 3:36 PM  
**To:** 'Tom Worth'  
**Subject:** 200 East Edenton Street

**Thomas C. Worth, Jr.**  
**PO Box 1799 (27602)**  
**127 West Hargett Street, Suite 500**  
**Raleigh, NC 27601**  
**Phone: 919-831-1125**  
**Fax: 919-831-1205**  
**email: [curmudgtcw@earthlink.net](mailto:curmudgtcw@earthlink.net)**

**From:** [RONALD MCCRAY](#)  
**To:** [Rezoning](#); [Brantley, James](#)  
**Subject:** Comments on Rezoning of 900 and 904 Coleman Street (from R20 to R10) and Also 113 Waldrop Street  
**Date:** Friday, September 26, 2014 3:36:27 PM

---

25 September 2014  
11930 Twinlakes Dr., Apt. 26  
Beltsville, MD 20705

Mr. Dan Becker  
Mr. James Brantley  
Raleigh Department of City Planning  
PO Box 590  
Raleigh, NC 27602-0590

Subject: Comments on Rezoning of 900 and 904 Coleman Street (from R20 to R10) and Also 113 Waldrop Street

Dear Sirs,

1. I'm reviewing the information you provided. I may not complete that review over the weekend. Therefore, I respectfully request flexible zoning for my three properties which would allow me or others to use them for residential and/or rental and/or business purposes at the same time or not as I determine. Some of my reasons include:
    - a. It would help survive economic downturns
    - b. My properties are located near a major boulevard, road or avenue
    - c. My properties appear to be near the end of zoning areas
    - d. Consideration should be given to the combined SF of my properties on Coleman Street. There is also a large 18-unit complex across the street which may have more flexible zoning.
    - e. My observation is that for many neighborhoods, this type of zoning would also help the financial survival for those with insufficient retirement resources and/or are unable to secure a job due to health, care of elderly family members and other reasons.
  2. I'm not familiar with zoning codes and definitions and would have to review them before I could indicate a specific code.
  3. Additionally, the proposed re-zoning from R20 to R10 will likely reduce sale-ability of my two adjacent properties on Coleman Street. This may occur since they are located next to MLK Jr. Boulevard and across the street from an 18 unit complex with more flexible zoning.
  4. I can be reached at 202-251-3896. Thanks for your responses and patience.
- V/R Ronald McCray

**From:** [Rezoning](#)  
**To:** [RONALD MCCRAY](#)  
**Cc:** [Brantley, James](#)  
**Subject:** RE: 900 Coleman [WEB-29442]  
**Date:** Friday, September 19, 2014 3:17:19 PM

---

Mr. McCray—

You posted the following questions in the remapping viewer. Responses are noted in red:

“1. I am developing my final comments. If I want to request a change in the proposed zoning for 900 and 904 Coleman Street, is there an application required? **No need for an application. Your inquiry is being referred to the Planning Commission along with all other comments received during the May-September comment period.**

“2. What does proposed height and proposed front footage mean in the comment type? V/R 14 Sep 2014” **Mixed use districts include up to three components: Use and base dimensions [Commercial Mixed Use (CX-), for example] (required), maximum height in stories (required), and frontage (optional). Frontage establishes a desired urban form development pattern along the street edge [for example, Shopfront (-SH) has buildings built right up to the edge of the sidewalk like a downtown; Green (-GR) sets the building back from the sidewalk with a landscaped area where parking is not allowed between the building and the sidewalk.] The comment types were provided so people commenting could indicate what component of the proposed zoning they were asking about.**

Dan

--

Dan Becker, Division Manager  
Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

**From:** [RONALD MCCRAY](#)  
**To:** [Rezoning](#)  
**Cc:** [Brantley, James](#)  
**Subject:** Re: 900 & 904 Coleman [GEN-0122, -0123, -0329, -0330]; 113 Waldrop [GEN-0124]  
**Date:** Sunday, September 14, 2014 3:40:34 PM

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Mr. Decker,

Sir,

1. I just noticed your email.
2. To the best of my recollection, I discussed two things with Mr. Brantley.
  - a. Keeping the zoning of 900 and 904 Coleman Street as R20 since it will also reduce sale-ability.
  - b. Changing the zoning of 900 and 904 Coleman Street(s) to allow BOTH residential uses and business uses at the same time. Any application required for this? Do you see any negatives to having both; it will help residents survive economic downturns.

Also my properties are near a major boulevard and across the street from a large apartment .... 3. I'll also call you. Please send me a list of zoning codes and summary definitions. My PC is having probelms. I'll call you tomorrow.

V/R

Ron McCray

202-251-3896

**ISABEL WORTHY MATTOX**

Attorney at Law

Telephone (919) 828-7171

isabel@mattoxfirm.com

September 25, 2014

Mr. Dan Becker  
Urban Design Center  
City of Raleigh  
Briggs Building, Suite 200  
220 Fayetteville Street  
Raleigh, NC 27601

Re: 540 E. Hargett St.  
PIN# 1703985048

Dear Mr. Becker:

As counsel for Gregory Crampton, Trustee in the Bankruptcy of the Young Women's Christian Association of the Greater Triangle, Incorporated, owner of the above described property, I write to convey our concerns about the proposed zoning for this property.

We object to the proposed RX-3-CU zoning for the property. The current O&I-2 would allow a greater variety of uses on this undeveloped land, an entitlement which we seek to retain. We believe that OX would be a more appropriate zoning for the subject property.

In addition, a number of the currently applicable zoning conditions are either confusing or obsolete as follows:

Condition #1 restricts density on what are 2 sites without allocating density as between the sites, which is confusing and should be removed.

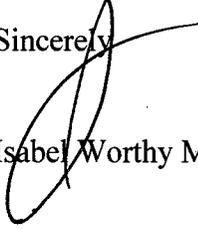
Condition # 2 is unclear. Does this require the building to have only vinyl and a minimum amount of 10% brick? That would not seem to generate a high quality building as it would exclude such durable and high quality materials as wood, hardiplank, precast and stone. I doubt that was the intent of the condition. These percentages do not allow for windows; however, there is a window condition that follows which is unclear. The condition is ambiguous at best. What is double hung? Why cap the percentage of windows? How do you measure a 20 square foot window—do you include or exclude trim, muntins, etc.?

Mr. Dan Becker  
September 25, 2014  
Page 2

GEN-0484.pdf

We would welcome the opportunity to meet with you or others in the Planning Department to discuss our concerns. Thank you for your consideration.

Sincerely



Isabel Worthy Mattox

cc: Mr. Gregory Crampton  
Ms. Carter Worthy

**From:** [Becker, Dan](#)  
**To:** [isabel@mattoxfirm.com](mailto:isabel@mattoxfirm.com)  
**Subject:** 540 E. Hargett St [GEN-0484]  
**Date:** Monday, September 29, 2014 4:57:41 PM  
**Attachments:** [Mattox-540 E Hargett \[GEN-0484\].pdf](#)

---

Dear Ms. Mattox—

Thank you for your interest in the zoning remapping project. This email acknowledges receipt of your USPS-delivered letter dated September 25, 2014 regarding the captioned property. I have attached a PDF scan for tracking purposes.

We are receiving a significant number of requests as the September 30 deadline for comments arrives. It will take some time for the staff team that is reviewing requests to work through the influx. You can expect to receive a follow-up contact with the staff response no later than October 10.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

Regards,  
Dan Becker

--

Dan Becker, Division Manager  
Long Range Planning Division  
Raleigh Department of City Planning  
One Exchange Plaza, Ste 300 (27601)  
PO Box 590, Raleigh NC, 27602  
919-996-2632 (v); 919-516-2684 (f)  
<http://www.raleighnc.gov>

PS: I have not been collocated with the Raleigh Urban Design Center for some years. Mailing address is in the email signature above.

**From:** [sandrogisler@gmail.com](mailto:sandrogisler@gmail.com) on behalf of [Sandro Gisler](#)  
**To:** [Rezoning](#)  
**Cc:** [Council Staff](#)  
**Subject:** Feedback about UDO Zoning Remapping from Boylan Heights Neighborhood Association  
**Date:** Sunday, September 28, 2014 6:04:27 PM  
**Attachments:** [UDO Zoning Remapping comments to City of Raleigh.pdf](#)

---

To whom it may concern:

Please find attached a letter with comments and requests about the Remapping where it affects our neighborhood.

Feel free to contact me for clarifications or further discussions.

Respectfully,

Sandro Gisler  
President, Boylan Heights Association  
805 W Lenoir St.  
Raleigh NC 27603

To: City of Raleigh  
From: Boylan Heights Association of Raleigh NC  
RE: Comments on the City of Raleigh UDO Zoning Remapping Project

GEN-0468-0471.pdf

To whom it may concern:

The Boylan Heights Association has received input from concerned residents in regard to the proposed Zoning District Remapping Project and have endorsed the following comments:

1. We are generally agreeable to keeping the R-10 zoning (although this is not truly reflective of the current development patterns in this Historic District neighborhood).
2. We are generally agreeable to the rezoning of the adjacent IND-2 zoned property to IX-3-UL.
3. We are extremely concerned that an area between Dupont Circle and Kinsey Street (located behind the properties from 311 to 411 Kinsey Street) is proposed to be rezoned from R-10 to IX-3-UL. It was our understanding that existing zoning categories would generally be rezoned to the closest new zoning category. Since R-10 is included in the new zoning categories we feel this area should remain zoned R-10. We recognize that the current zoning splits several parcels and that a non-conformity exists on one of them but do not agree that an up-zoning is appropriate to resolve this non-conformity. In general, when two City regulations (or zoning categories) are in conflict, usually the more restrictive (in this case R-10 zoning) prevails. This is especially relevant where the existing zoning provides a buffer between an industrial zoning category and low density residential development that is part of a historic overlay district. It is our understanding that the area in question was originally part of the Boylan Heights development (perhaps an alley) and that is why it was zoned R-10 along with the rest of Boylan Heights. We are unsure how a portion of the existing business located at 414 Dupont Circle was allowed to be constructed in the R-10 zoning but it is very likely it was an error or oversight. As such, the proper way to correct such an error or oversight is to address it at the time of the next redevelopment request, not to change the zoning to a higher use.
4. We request that the properties on the south (Boylan Heights) side of the Boylan Avenue Bridge, currently zoned IND-2 and NB, be rezoned to NX-3 instead of the proposed DX-3. The reasoning behind this request is that the adjacent properties are all zoned R-10, that the railroad tracks provide an excellent physical divide between the commercial uses to the north and the residential uses to the south of the bridge, and that such a rezoning would be similar to the proposed rezoning of the properties on Lenoir and South from NB to NX.
5. We request that the properties to the north and west of the intersection of McCullough and Lenoir Streets currently zoned IND-2 be rezoned to R-10 instead of IX. The reasoning being that these properties are cut off from adjacent industrial zoning by the physical boundary of railroad tracks; these parcels are otherwise surrounded by R-10 zoning and single family uses; and these parcels are located within the historic district. In addition, the three-story height limit is incompatible with the surrounding single family residences. If the zoning category of R-10 is deemed unacceptable, we would respectfully request the parcel alternatively be rezoned to NX-3-UL or DX.
6. We would request that the vacant parcel located at 701 W Lenoir Street, currently zoned NX-3-UL, be rezoned to R-10 along with the rest of Boylan Heights. The reasoning being that this parcel is adjacent to R-10 zoning on 3 sides; it is located in the Boylan Heights Historic District; and R-10 would be more in line with the Future Land Use Plan for this location.

Thank you for your careful consideration of these comments and suggestions.

Boylan Heights Association of Raleigh NC  
Sandro Gisler, President

**From:** [Hill, Doug](#)  
**To:** [Sumpter, DeShele](#)  
**Subject:** FW: UDO Zoning Remapping  
**Date:** Thursday, October 09, 2014 9:26:08 AM

---

This response covered GENs 0468 through 0471.

Doug Hill, AICP  
Department of City Planning  
One Exchange Plaza – Suite 204  
PO Box 590  
Raleigh, NC 27202-0590  
*Phone:* (919) 996-2622  
*Email:* [Doug.Hill@raleighnc.gov](mailto:Doug.Hill@raleighnc.gov)  
*Website:* [www.raleighnc.gov](http://www.raleighnc.gov)

---

**From:** Hill, Doug  
**Sent:** Tuesday, September 30, 2014 2:50 PM  
**To:** 'sandrogisler@gmail.com'  
**Subject:** UDO Zoning Remapping

Thank you for your comments on behalf of the Boylan Heights Association regarding the proposed UDO remapping.

As you note, a fundamental intent of the remapping is continuity, to insure that owners of remapped property retain the same land use and development entitlements they currently enjoy. In that light, the properties identified in items 3, 5, and 6 of your email have been proposed for the closest match between the existing zoning and UDO zoning (generally, IND-2 changed to IX). Change to R-10 could be problematic, in that it could render some currently-permitted property uses non-conforming.

Item 4 in your email addresses several contiguous commercial properties, currently zoned either NB or IND-1. The DX zoning has been proposed as a means of providing both continuity and uniformity across the properties, but your suggestion of NX is understood and acknowledged, and will be forwarded to the Planning Commission for specific consideration.

Again, thank you. If you would like to discuss any of these items further, please get in touch.

Doug Hill, AICP  
Department of City Planning  
One Exchange Plaza – Suite 204  
PO Box 590  
Raleigh, NC 27202-0590  
*Phone:* (919) 996-2622  
*Email:* [Doug.Hill@raleighnc.gov](mailto:Doug.Hill@raleighnc.gov)  
*Website:* [www.raleighnc.gov](http://www.raleighnc.gov)

**From:** [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)  
**To:** [cocopalmp@yaho.com](mailto:cocopalmp@yaho.com)  
**Subject:** City of Raleigh Feedback Ref #37451  
**Date:** Tuesday, September 30, 2014 9:56:10 PM

---

Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

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Feedback Received September 30th 2014, 09:56 pm

Reference #: 37451

Location: 1014 HOLMES ST

Comment Type: Comment about Proposed Zoning District

Comment: I think that down zoning this area is NOT a good decision for the long term growth plan of Raleigh and the implementation of public transportation. Down zoning any area in Downtown feels like going backwards in the long term growth plan of Raleigh. If it ain't broken don't fix it.

---

Thanks for your time,

**City of Raleigh Remapping Team**

Email: [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Web: [www.RaleighUDO.us](http://www.RaleighUDO.us)

Phone: 919.996.6363 (8am-5pm, Mon-Fri)

**From:** [Sandeep, Dhanya](mailto:Sandeep.Dhanya)  
**To:** [cocopalmpop@yahoo.com](mailto:cocopalmpop@yahoo.com)  
**Subject:** WEB-37451  
**Date:** Monday, October 06, 2014 1:50:07 PM

---

Dear Yolanda,

Thank you for your interest in the zoning remapping project and the submitted comments for property at 1014 Homes Street:

The subject property is currently zoned R-20 and the proposed R-10 zoning proposes to retain the built residential character and the moderate density residential use designated for the property by the future land use map. R-20 density is not consistent with moderate density residential. However, R-10 will be in keeping with the future land use designation as well as the current built character. The properties are included in the South Park Area Plan that recommends retaining the historic character of the neighborhood.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,  
Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning and Development Department
220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: rezoning@raleighnc.gov
To: cocopalmp@yaho.com
Subject: City of Raleigh Feedback Ref #37766
Date: Tuesday, September 30, 2014 9:55:12 PM

Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

Feedback Received September 30th 2014, 09:55 pm

Reference #: 37766

Location: 512 MARTIN LUTHER KING JR BLVD

Comment Type: Comment about Proposed Zoning District

Comment: I think that down zoning this area is NOT a good decision for the long term growth plan of Raleigh and the implementation of public transportation. Down zoning any area in Downtown feels like going backwards in the long term growth plan of Raleigh. If it ain't broken don't fix it.

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: [Sandeep, Dhanya](mailto:Sandeep.Dhanya)
To: cocopalmpop@yahoo.com
Subject: WEB-37766
Date: Monday, October 06, 2014 1:48:09 PM

Dear Yolanda,

Thank you for your interest in the zoning remapping project and the submitted comments for property at 512 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 and the proposed R-10 zoning proposes to retain the built residential character and the moderate density residential use designated for the property by the future land use map. R-20 density is not consistent with moderate density residential. However, R-10 will be in keeping with the future land use designation as well as the current built character. The properties are included in the South Park Area Plan that recommends retaining the historic character of the neighborhood.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,
Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [Sandeep, Dhanya](#)  
**To:** [sk8ncr8jay@yahoo.com](mailto:sk8ncr8jay@yahoo.com)  
**Subject:** WEB-38092  
**Date:** Monday, October 06, 2014 1:52:01 PM

---

Dear Jay,

Thank you for your interest in the zoning remapping project and the submitted comments for property at 512 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 and the proposed R-10 zoning proposes to retain the built residential character and the moderate density residential use designated for the property by the future land use map. R-20 density is not consistent with moderate density residential. However, R-10 will be in keeping with the future land use designation as well as the current built character. The properties are included in the South Park Area Plan that recommends retaining the historic character of the neighborhood.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,  
Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
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220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: rezoning@raleighnc.gov
To: sk8ncr8jay@yahoo.com
Subject: City of Raleigh Response Ref #38725
Date: Friday, October 17, 2014 3:51:54 PM

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

Feedback Received October 1st 2014, 2:03 am

Reference #: 38725

Location: 1014 HOLMES ST

Comment Type: Comment about Proposed Zoning District

Comment: I don't agree with the down-zoning of this area because this area can, instead, become affordable housing for young and low-income residents.

City Response on October 17th 2014, 03:51 pm

The subject property is currently zoned R-20 and the proposed R-10 zoning proposes to retain the built residential character and the moderate density residential use designated for the property by the future land use map. R-20 density is not consistent with moderate density residential. However, R-10 will be in keeping with the future land use designation as well as the current built character. The properties are included in the South Park Area Plan that recommends retaining the historic character of the neighborhood. Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration. Keep an eye on the agendas posted as they are posted at www.raleighudo.us to know when Planning Commission will discuss your request.

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: samuel_alcine@yahoo.com
Subject: City of Raleigh Feedback Ref #36802
Date: Monday, September 29, 2014 6:55:42 PM

Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

Feedback Received September 29th 2014, 06:55 pm

Reference #: 36802

Location: 301 MARTIN LUTHER KING JR BLVD

Comment Type: Comment about Proposed Zoning District

Comment: Proposed should be NX. This property is on one of the main through ways into the downtown core and across from a university on both sides. This should be more flexible zoning for this area that supports the 2030 plan for South Park that should start now. This home and most others on this main strip should be neighborhood mixed use to provide flexibility in land use and opportunity for economic development from the current land owners.

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: [Sandeep, Dhanya](mailto:Sandeep.Dhanya)
To: samuel_alcine@yahoo.com
Subject: WEB-36802
Date: Tuesday, September 30, 2014 4:05:27 PM

Dear Samuel,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 301 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,
Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
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**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)  
**To:** [samuel\\_alcine@yahoo.com](mailto:samuel_alcine@yahoo.com)  
**Subject:** City of Raleigh Feedback Ref #36803  
**Date:** Monday, September 29, 2014 7:04:31 PM

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Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

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Feedback Received September 29th 2014, 07:04 pm  
Reference #: 36803  
Location: 236 MARTIN LUTHER KING JR BLVD  
Comment Type: Comment about Proposed Zoning District  
Comment: Proposed changes should be NX - or Residential Mixed Use to support growth in the 2030 plan.

---

Thanks for your time,

**City of Raleigh Remapping Team**

Email: [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Web: [www.RaleighUDO.us](http://www.RaleighUDO.us)

Phone: 919.996.6363 (8am-5pm, Mon-Fri)

**From:** [Sandeep, Dhanya](#)  
**To:** [samuel\\_alcine@yahoo.com](mailto:samuel_alcine@yahoo.com)  
**Subject:** WEB-36803  
**Date:** Tuesday, September 30, 2014 4:08:17 PM

---

Dear Samuel,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 236 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning and Development Department
220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: rezoning@raleighnc.gov
To: samuel_alcine@yahoo.com
Subject: City of Raleigh Feedback Ref #36807
Date: Monday, September 29, 2014 9:46:45 PM

Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

Feedback Received September 29th 2014, 09:46 pm
Reference #: 36807
Location: 222 MARTIN LUTHER KING JR BLVD
Comment Type: Comment about Proposed Zoning District
Comment: NX should be the considered zoning and not R10. More opportunities for this land should be made available, not less. R10 decreases the options. NX supports the 2030 goals for South Park.

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: Sandeep.Dhanya
To: samuel_alcine@yahoo.com
Subject: WEB-36807
Date: Tuesday, September 30, 2014 4:30:22 PM

Dear Samuel,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 222 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,
Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)  
**To:** [veronica.alcine@shiftclinical.com](mailto:veronica.alcine@shiftclinical.com)  
**Subject:** City of Raleigh Feedback Ref #36818  
**Date:** Monday, September 29, 2014 6:57:46 PM

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Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

---

Feedback Received September 29th 2014, 06:57 pm

Reference #: 36818

Location: 301 MARTIN LUTHER KING JR BLVD

Comment Type: Comment about Proposed Zoning District

Comment: The proposed zoning should not move from reducing the density option on the land but should move towards providing opportunities for growth. This should be neighborhood mixed use as it is very close to downtown and flanked by so many opportunities. NX is the recommendation.

---

Thanks for your time,

**City of Raleigh Remapping Team**

Email: [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Web: [www.RaleighUDO.us](http://www.RaleighUDO.us)

Phone: 919.996.6363 (8am-5pm, Mon-Fri)

**From:** [Sandeep, Dhanya](mailto:Sandeep.Dhanya)  
**To:** [veronica.alcine@shiftclinical.com](mailto:veronica.alcine@shiftclinical.com)  
**Subject:** WEB-36818  
**Date:** Tuesday, September 30, 2014 4:09:37 PM

---

Dear Veronica,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 301 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning and Development Department
220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: [Sandeep, Dhanya](#)
To: samuel_alcine@yahoo.com
Subject: WEB-36821
Date: Tuesday, September 30, 2014 4:30:58 PM

Dear Samuel,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 236 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,

Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)  
**To:** [samuel\\_alcine@yahoo.com](mailto:samuel_alcine@yahoo.com)  
**Subject:** City of Raleigh Feedback Ref #37124  
**Date:** Monday, September 29, 2014 9:50:01 PM

---

Thanks for your feedback on the draft rezoning map. We appreciate your help with this process and will respond to you as soon as we can (generally within 2 business days).

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Feedback Received September 29th 2014, 09:50 pm  
Reference #: 37124  
Location: 212 MARTIN LUTHER KING JR BLVD  
Comment Type: Comment about Proposed Zoning District  
Comment: We propose the base zoning be changed on this lot to NX. This is a vacant lot, allowing much opportunity for small development, locally and resident led!

---

Thanks for your time,

**City of Raleigh Remapping Team**

Email: [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Web: [www.RaleighUDO.us](http://www.RaleighUDO.us)

Phone: 919.996.6363 (8am-5pm, Mon-Fri)

**From:** [Sandeep.Dhanya](mailto:Sandeep.Dhanya)  
**To:** [samuel\\_alcine@yahoo.com](mailto:samuel_alcine@yahoo.com)  
**Subject:** WEB-37124  
**Date:** Tuesday, September 30, 2014 4:13:37 PM

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Dear Samuel,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 212 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at [www.RaleighUDO.us](http://www.RaleighUDO.us). Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,  
Dhanya

~~~~~  
Dhanya Purushothaman-Sandeep, AICP
Urban Planner
Raleigh Urban Design Center
An Office of the Planning and Development Department
220 Fayetteville Street, Suite 200
Raleigh NC 27601
Office: 919-996-2659
E-mail: dhanya.sandeep@raleighnc.gov
Website: www.raleighnc.gov/planning

From: [Sandeep, Dhanya](mailto:Sandeep.Dhanya)
To: lauchlandp@yahoo.com
Subject: WEB-37139
Date: Tuesday, September 30, 2014 4:16:27 PM

Mr. Peters,

Thank you for your interest in the zoning remapping project and the submitted comments. Please note the following clarification for your question relating to property at 206 Martin Luther King Junior Blvd:

The subject property is currently zoned R-20 with the South Park Neighborhood Conservation Overlay District (NCOD) and the proposed zoning retains the built residential character with the proposed R-10 zoning and NCOD. The existing zoning does not allow commercial uses and the proposed zoning retains that intent. The NX zoning that you suggest will allow for commercial uses which will not be compatible to the existing character of the area protected by the NCOD which is predominantly residential use. Moreover, the future land use designates this property for moderate density residential.

Given this evaluation, staff does not recommend any change to the proposed zoning of this property. However, we will forward your comments to the Planning Commission for their consideration.

More information on the remapping project as the Planning Commission begins its review is available at www.RaleighUDO.us. Be sure to sign up for MyRaleigh Subscriptions and subscribe to the topic "[UDO - Unified Development Ordinance](#)." You will then receive email notice of each Planning Commission UDO review agenda as it is posted. The draft map with all comments will be forwarded to the Commission at its October 14 meeting, and review will begin in earnest on October 21.

If you have further questions on this, please do not hesitate to contact me.

Thanks,
Dhanya

~~~~~  
**Dhanya Purushothaman-Sandeep, AICP**  
**Urban Planner**  
**Raleigh Urban Design Center**  
**An Office of the Planning and Development Department**  
**220 Fayetteville Street, Suite 200**  
**Raleigh NC 27601**  
**Office: 919-996-2659**  
**E-mail: [dhanya.sandeep@raleighnc.gov](mailto:dhanya.sandeep@raleighnc.gov)**  
**Website: [www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)**

**From:** [Ashkan H](#)  
**To:** [Rezoning](#)  
**Subject:** Rezoning for Hargett St Properties  
**Date:** Sunday, July 13, 2014 11:57:47 PM

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Hello,

My name is Ashkan Hosseini and my father and I started buying an assemblage of lots off of Hargett St beginning when I was in college in 2007. Our plan was always to do a nice multifamily development on the property since the majority of the land area sits isolated with poor access as is. During many instances, we chose these opportunities over other scattered opportunities because we felt that we could put together a multifamily project that both created quality housing and made economic sense based on the R20 zoning. It has recently been brought to our attention that as part of the rezoning overhaul that the City of Raleigh is going through that the zoning is currently set to be changed to R10 which would cut our density in half. I would kindly request that your team consider changing our zoning to RX-3 which would allow us to develop the properties in accordance with our initial intentions when we starting buying the assemblage of properties back in 2007.

The addresses and pins of all of the properties are:

715 E Hargett St (PIN: 1713086443)  
711 E Hargett St (PIN: 1713086312)  
709 E Hargett St (PIN: 1713085377)  
107 Kirkman Ln (PIN: 1713085510)  
103 Kirkman Ln (PIN: 1713084462)

These properties are currently poorly situated and subdivided. On the parcel of 107 Kirkman Ln is a duplex that only has access from Kirkman Ln which is a grandfathered in public street that is barely wide enough for one vehicle (10-12' wide roughly) but definitely not wide enough for a fire truck or other emergency vehicles. There is also another grandfathered in, build-able lot at 103 Kirkman Ln that used to have a home on it which is also serviced by Kirkman Ln.

On the other side of assemblage is another grandfathered in, non conforming, build-able lot at 715 E Hargett St which is a very deep lot and only has a driveway with total road frontage on a public street (E Hargett St) of 20'.

Currently across Hargett st from our properties at 224 Camden St is a City of Raleigh multifamily development that is currently zoned R20 and will be rezoned to RX-3. On the north border of our properties at 600 New Bern Ave is a 7 plus acre site that is zoned O&I-2 and will be rezoned to OX-3-GR (I believe this will be the new site for Exploris Elementary School). Additionally, 2 blocks west of our properties at 540 E Hargett St. is an empty lot that is currently zoned CUD O&I-2 and will be rezoned to RX-3-CU. Our properties have the same challenges as 540 E Hargett St in terms of shape and road frontage which makes other uses like a single family subdivision non feasible.

We believe the highest and best use for our lots would a zoning of RX-3 which would allow for a higher density than R-10 since the current R-20 zoning is a legacy zoning that is being eliminated. An RX-3 zoning is the closest zoning to the R-20 zoning that we currently have and would allow us to build an apartment complex or townhouses that are economically feasible. The height max for RX-3 and R-20 are

both 3 stories which unlike many of the multifamily high rise and medium rise buildings such as the Lincoln Apartment Complex (currently under construction down the street), keeps our cost structure lower and allows us to provide more affordable housing for working professionals in the area. In addition, we have a pre development conference on July 29th with the City of Raleigh staff to begin the development process and identify the best way to develop our property for multifamily. Please consider changing our zoning to RX-3 and please give me a call to discuss this at your earliest convenience.

Thank you for your time and consideration.

Ashkan Hosseini  
(919) 413-1005

**From:** [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)  
**To:** [jimmyncampbell@gmail.com](mailto:jimmyncampbell@gmail.com)  
**Subject:** City of Raleigh Response Ref #12162  
**Date:** Tuesday, June 17, 2014 3:18:30 PM

---

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

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Feedback Received June 11th 2014, 11:11 pm

Reference #: 12162

Location: 909 Rock Quarry Road

Comment Type: Existing Land Use/Proposed Zoning Mismatch

Comment: I do not understand why this one small piece of land is not included in CUD O&I like all the property around it. This property has never been used as anything but an office and this goes back to when E.I. du Pont de Nemours purchased 126.4 acres in 1927 for a storage area for explosives. William Henry Nordan was a magazine keeper for du Pont and had an office sitting on the portion now know as 909 Rock Quarry Rd. On May 29, 1951 J.W. Nordan purchased the 1.06 acres from du Pont and maintained an office for Nordan Transportation Company until the business was sold a few years back. I believe the R-10 designation is not good for this parcel as it would be a bad location for residential sitting at a major intersection of 5 lanes in every direction and all other property zoned for office and industrial use. Please review this I has been a real issue for renting as it is so limited in the R-10 code for a business of any kind Jimmy N Campbell 919-413-5016

---

City Response on June 17th 2014, 03:18 pm

The history that you provided about this site is interesting. This parcel is currently zoned R-10 (limited to no more than 10 dwelling units per acre). The city-initiated rezoning is not recommending any changes to residential districts, including R-10 districts. For this reason, no change in zoning is being recommended for this property.

---

Thanks for your time,

**City of Raleigh Remapping Team**

Email: [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov)

Web: [www.RaleighUDO.us](http://www.RaleighUDO.us)

Phone: 919.996.6363 (8am-5pm, Mon-Fri)

**From:** [Alley, Elizabeth](#)  
**To:** [Edwards, Dennis](#)  
**Cc:** [Rezoning](#)  
**Subject:** RE: Zoning recommendations  
**Date:** Friday, August 29, 2014 2:02:13 PM

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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](mailto:Elizabeth.Alley@raleighnc.gov)  
[www.raleighnc.gov/urbandesign](http://www.raleighnc.gov/urbandesign)

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**From:** Alley, Elizabeth  
**Sent:** Thursday, August 28, 2014 2:57 PM  
**To:** Dennis Edwards ([dedwards@visitraleigh.com](mailto: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](mailto:Elizabeth.Alley@raleighnc.gov)  
[www.raleighnc.gov/urbandesign](http://www.raleighnc.gov/urbandesign)

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**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](tel:919.645.2656) :: **Email** [dedwards@visitRaleigh.com](mailto:dedwards@visitRaleigh.com)  
**Mobile** [919.270.8344](tel:919.270.8344) :: **Web** [visitRaleigh.com](http://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

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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



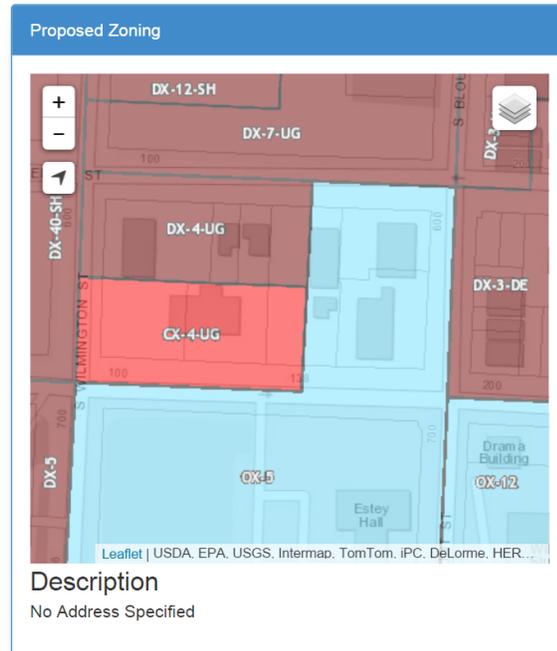
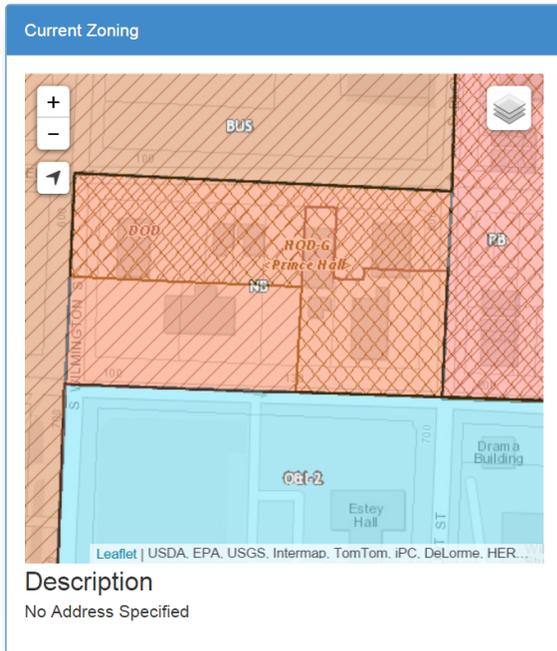
To: Planning & Development Department  
From: Kiernan McGorty, Chair  
CC: Dan Becker, Manager, Long Range Planning Division  
Martha Lauer, Executive Director, RHDC  
Date: September 26, 2014  
RE: UDO Remapping Comments

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

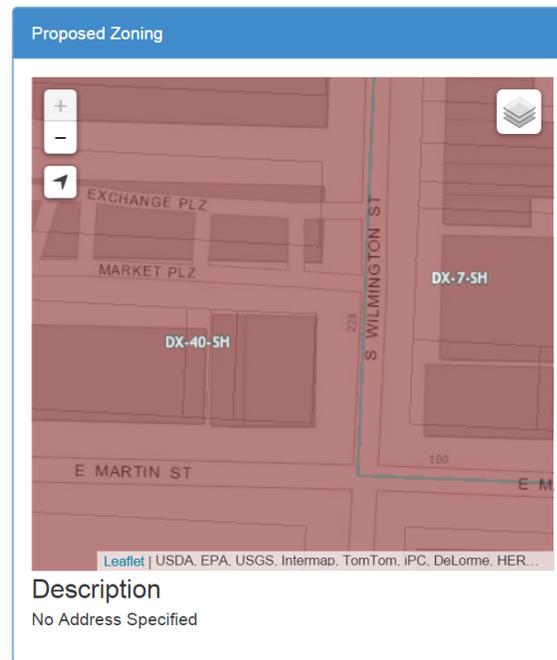
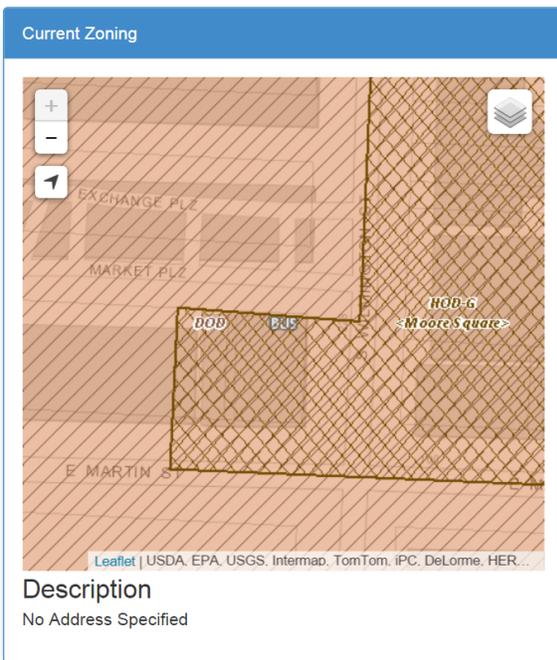
- Are frontages considered setbacks for the purpose of historic overlay district (HOD) being the overriding factor?
- To take a leaf from the Department of Planning & Development's approach to remapping, proposed zoning should reflect as-built conditions. Review of applications for Certificates of Appropriateness (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

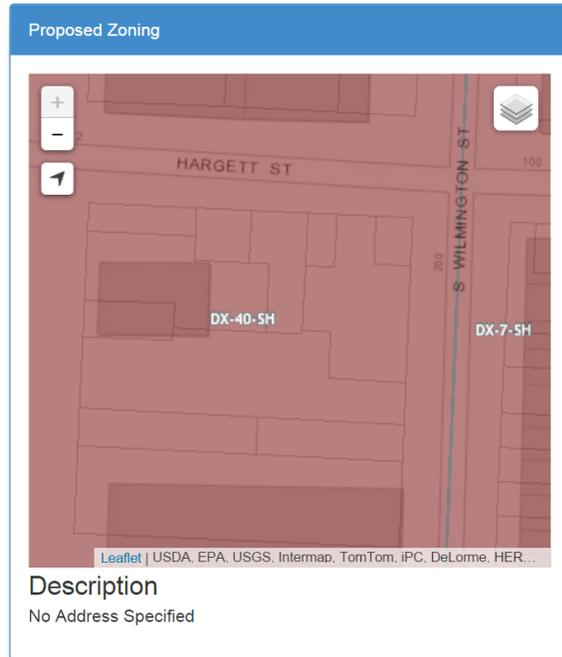
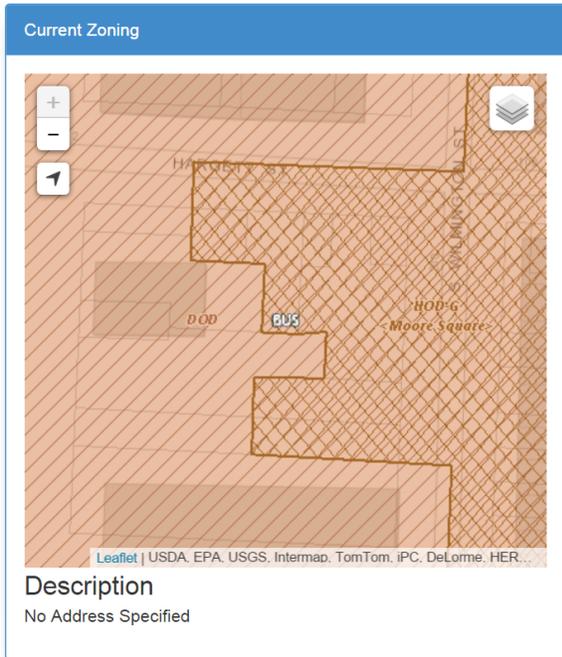
[www.rhdc.org](http://www.rhdc.org)



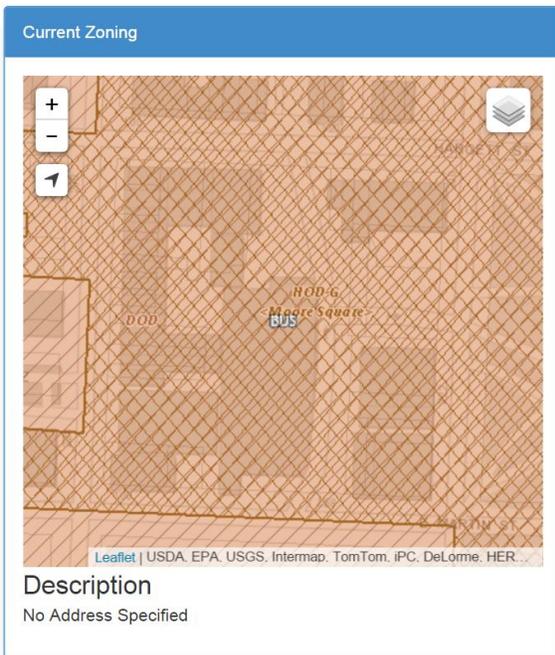
**A) 121 E SOUTH ST, 125 E SOUTH ST, 600 S BLOUNT ST – Recommend MAX height 3 or 4** to be consistent with the rest of the block and across Blount street. Are within the HOD. 125 E South Street is a landmark with statewide significance and can be denied demolition. Existing buildings no taller than 2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



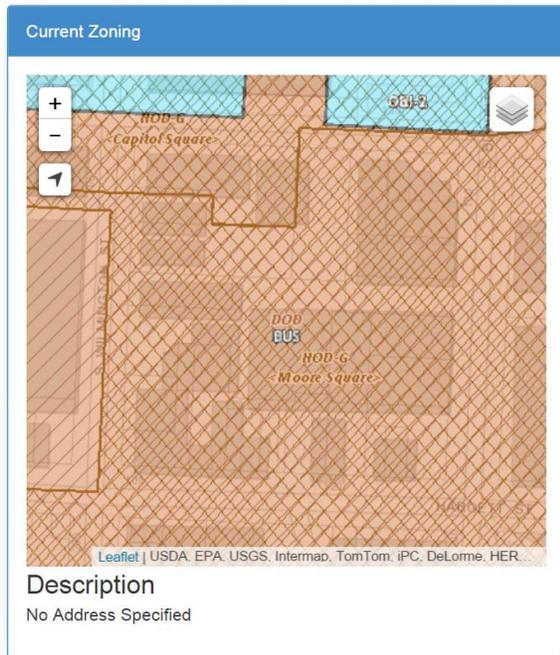
**B) 13 E MARTIN ST, 15 E MARTIN ST, 19 E MARTIN ST - Are within the HOD. Existing buildings 3 stories. Recommend MAX height 5.**



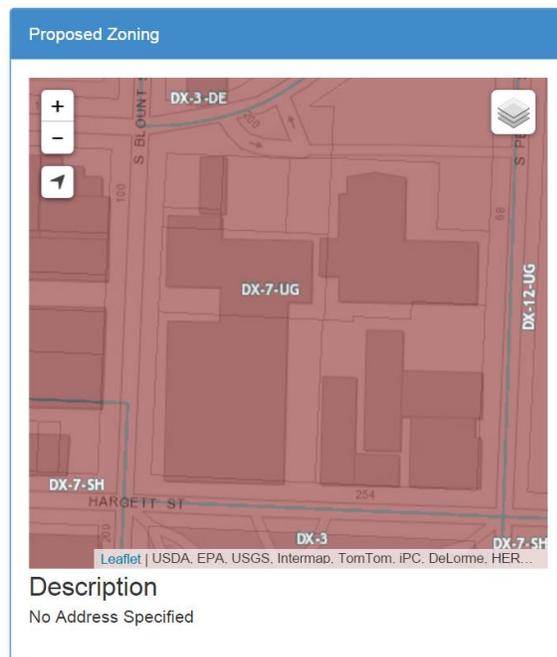
**C) 8 E HARGETT ST, 12 E HARGETT ST, 16 E HARGETT ST, 206 S WILMINGTON ST, 20 E HARGETT ST, 216 S WILMINGTON ST, Are within the HOD. Existing buildings no taller than 3 stories. Recommend MAX height 5.**



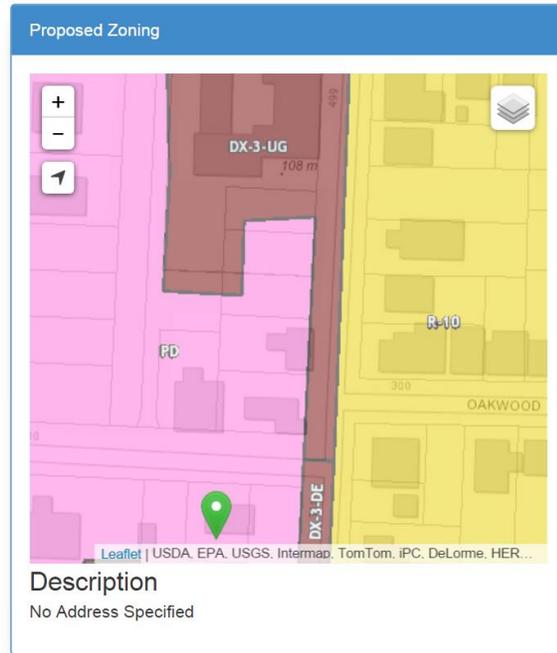
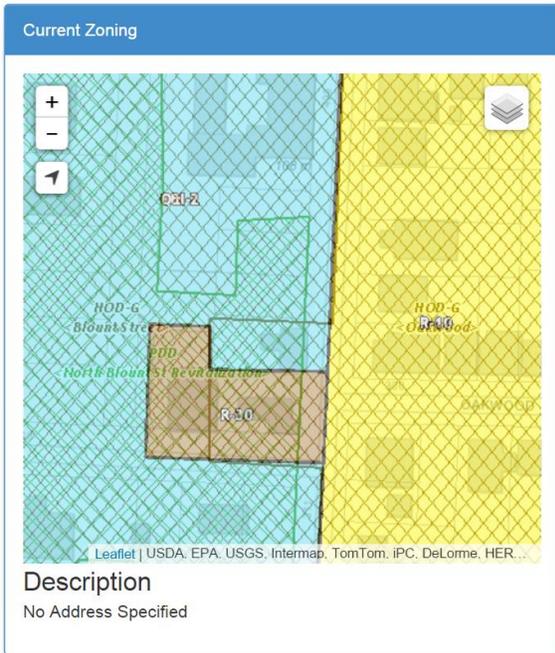
**D) ENTIRE BLOCK BOUNDED BY HARGETT, BLOUNT, MARTIN & WILMINGTON. Is within the HOD. Existing buildings no taller than 3 stories. Most are 2-stories. Recommend MAX height 5.**



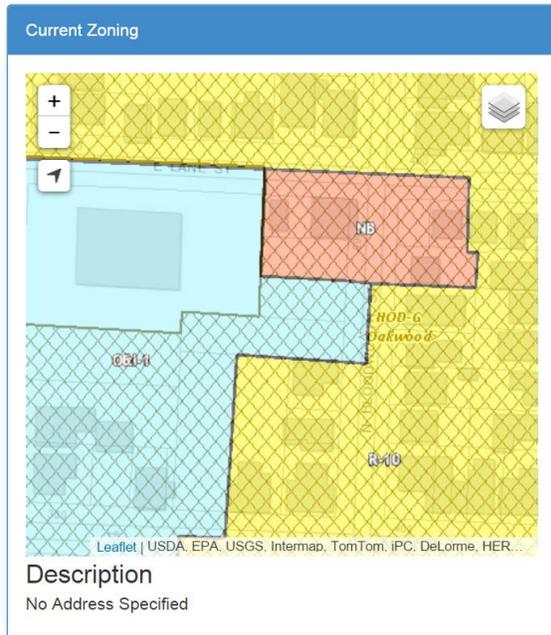
**E) ENTIRE BLOCK BOUNDED BY MORGAN, BLOUNT, HARGETT, & WILMINGTON. Is within the HOD. Existing historic buildings no taller than 3 stories. Recommend MAX height 5.**



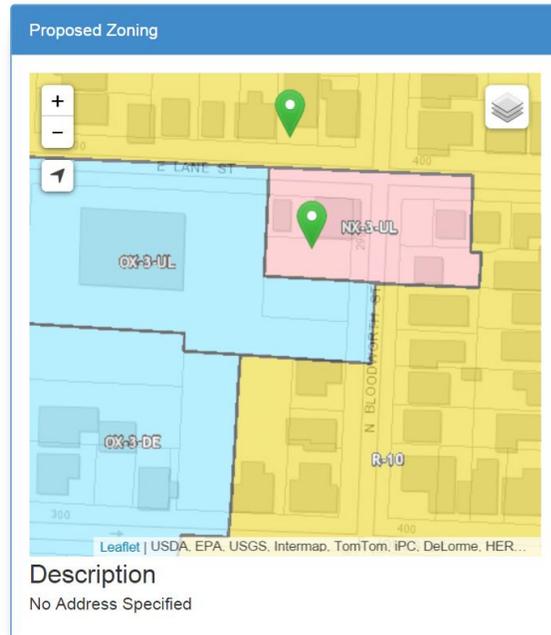
**F) 2/3 of BLOCK BOUNDED BY MORGAN, PERSON, HARGETT, & BLOUNT. Is within the HOD. Existing historic buildings no taller than 3 stories. Most 2-stories. Recommend MAX height 5.**



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.

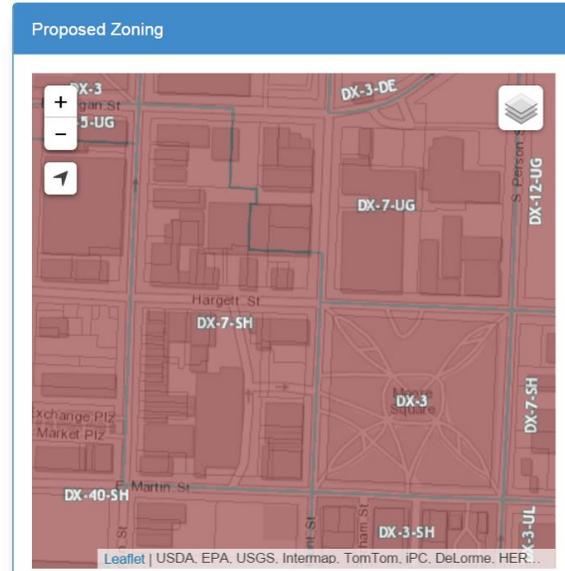
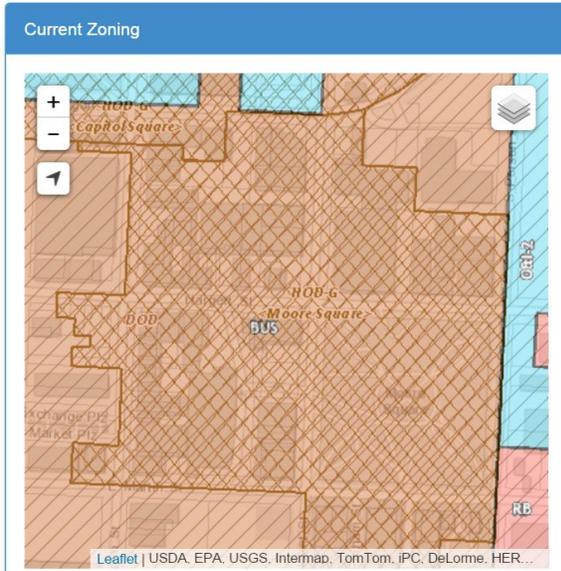


Description  
No Address Specified



Description  
No Address Specified

H) 220 N BLOODWORTH ST , 221 N BLOODWORTH ST, 219 N BLOODWORTH ST, approx. 217 N BLOODWORTH ST. Are within the HOD. **Recommend -GR or -DE to be a more appropriate required frontage** based on existing conditions adjacent and across the street. Historically only corner lots had buildings close to the street without a yard and it is unlikely that anything other than that would receive a COA.



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



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



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,

A handwritten signature in blue ink, appearing to read "Michael Birch", with a stylized flourish at the end.

Michael Birch

**Z-10-88 Jones Sausage Road**, at its southeast intersection with Auburn Church Road, being Parcel 4 and a portion of Parcel 3, Tax Map 659, rezoned to Industrial-I Conditional Use, according to map on file in the Planning Department.

Conditions:

1. Uses and/or maximum number of dwellings or rooming units to be allowed: N/A
2. Application will not be made to the Board of Adjustment in accordance with Section 10-2046(b)(1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled automotive vehicles.
3. The reimbursement value of the additional R.O.W. along Jones Sausage Road and Auburn Church Road shall remain at values prior to rezoning.
4. There will be no billboards on subject property.

**ORDINANCE (1997) 247 ZC 425**  
**Effective: December 2, 1997**

**GEN-0451**  
**PC Agenda Item 94**

**Z-116-97 Jones Sausage Road** and Interstate-40, southeastern quadrant, extending through to Auburn Church Road, being Tax Maps 1721.07 58 7313 and 1721.10 47 1380. Approximately 91 acres rezoned to Industrial-1 Conditional Use and Special Highway Overlay District-2.

Conditions: 11/24/97

1. Application will not be made to the Board of Adjustment pursuant to section 10-2046 (b) (1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled automotive vehicles.
2. Any development of the property will comply with the provisions of Certified Recommendation 7107 of the City of Raleigh Planning Commission.
3. The reimbursement value of the additional R.O.W. along Jones Sausage Road and Auburn Church Road shall remain at Residential-4 values.
4. Any development of the property will include a fifty (50') foot wide protective yard along I-40, which will be planted as a SHOD-I area.

**Z-44-00 Jones Sausage Road**, and I-440, northeast intersection, both sides of Integrity Drive, being several Wake County Tax maps (on file in the Planning Department). Approximately 21.44 acres rezoned to Industrial-1 Conditional Use and Special Highway Overlay District-2.

Conditions: (03/29/00)

1. Application will not be made to the Board of Adjustment in accordance with Section 10-2046 (b)(1) for a storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled vehicles.
2. The storm drainage systems should be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were zoned Residential-4 (1/2 acre lots). This guideline should be met for two and ten year frequency storms.
3. The maximum building height will be 5 stories.
4. The 50' SHOD yard and all the landscaping requirements will stay the same as in SHOD-1.
5. The reimbursement value of the additional right-of-way for the future widening of Jones Sausage Road shall remain at values prior to rezoning from R-4.

**ORDINANCE (1997) 227 ZC 423**  
**Effective: November 5, 1997**

**PC-0013**  
**PC Agenda Item 99**

**Z-72-97 Sunnybrook Road** and Middle Branch Road, southeast intersection, being Tax Map Parcel 1723.14 43 1297. Approximately 7.2 acres rezoned to Industrial-1 Conditional Use.

**Conditions:** (10-16-97)

A. Limitation uses disallowed:

1. automotive service and repair facility
2. bar, nightclub, tavern and lounge
3. bulk products
4. landfill
5. rifle range
6. billboards
7. emergency shelters A & B
8. adult establishments
9. outdoor storage of wrecked or dismantled automotive vehicles
10. right-of-way reimbursement values will remain at R-10 values
11. compliance with Planning Commission Certified Recommendation 7107 regarding stormwater runoff

**Z-61-01 Jones Sausage Road**, west side, north side of Auburn Church Road, being Wake County PIN's 1722.19-51-0333, 1722.19-51-0256, 1722.19-51-1064, 1722.19-51-1113, 1722.19-51-0280 and a portion of 1722.19-51-1975. Approximately 7.31 acres rezoned Shopping Center Conditional Use.

Conditions dated: (11/06/01)

1. All development shall comply with C.R. 7107.
2. Reimbursement for future right-of-way dedications shall be based upon the pre-existing zoning - R-4 and MH.
3. The following uses, otherwise permitted, shall be prohibited in the SC district:
  - (i) Emergency Shelter Type A and Emergency Shelter Type B;
  - (ii) Cemetery;
  - (iii) Landfill (debris from on-site);
  - (iv) Adult establishment;
  - (v) Airfield, landing strip, heliport;
  - (vi) Riding stable;
  - (vii) Bar, nightclub, tavern, lounge;
  - (viii) Single-family detached dwelling unit; and
  - (ix) Group housing development, congregate care structure or congregate living structure, multi-family dwelling development, townhouse development, and any other dwelling and equivalent dwelling unit.
4. All refuse containers, mechanical/maintenance facilities and HVAC units shall be screened such that they are not visible from any public streets, rights-of-way or residential zoning districts.
5. Exterior lighting, including wall pack fixtures, shall be aimed downward and shielded so as to prevent direct view of the light source by neighboring properties zoned for residential use.
6. A 40 foot wide natural protective yard shall be maintained adjacent to residentially zoned property.
7. No more than one curb cut shall be permitted from this property onto Jones Sausage Road.
8. Prior to or concurrent with site plan approval or subdivision whichever shall first occur, the property owner shall coordinate with the Raleigh Department of Transportation to conduct a traffic study about the intersection of Auburn Church and Jones Sausage Roads. Property owner shall bear the full cost of the traffic study, or his pro rata share if the Department of Transportation decides to participate in the study.

9. If required, by the Raleigh Department of Transportation, the property owner shall reimburse the City the cost of upgrading the traffic signal at Auburn Church and Jones Sausage Roads to accommodate a four way intersection at the time of site plan approval.
10. A public street or private drive shall provide access into the site from Rockhurst Drive. Such public street or private drive shall have sidewalk on at least one side.
11. At the time of site plan approval or subdivision whichever shall first occur, unity of development criteria and unity of signage criteria shall be developed for this site. The unity of development criteria shall specify a consistent building material to be used on all four sides of a building.
12. Ground signs shall be limited to low profile designs.
13. At the time of site plan approval or subdivision whichever shall first occur, the property owner shall make available to the City an easement for a transit stop measuring 15 feet by 20 feet at a mutually agreeable location along Jones Sausage Road.
14. Cross-access will be provided between this site and property to the north owned by Parrish Manor, Inc. and known by Wake County PIN number 1722.19 51 1975 and Property to the south owned by Christopher Parrish and known by Wake County PIN number 1722.19 50 2933. Such cross-access shall be provided at site plan or subdivision approval, whichever shall first occur.
15. No drive-thru window or car wash shall be located within 150 of the property line of this tract when adjacent to property zoned for a residential use.

**Z-45-90 Hargett Street**, south side, between East Street and Swain Street beside the YWCA, being Parcels 16, 54-68, Tax Map 552, Zone Map B-1, Block B-2, rezoned to Office and Institution-2 Conditional Use.

Conditions:

The petitioner requests that:

- 1) There be no increase in the current density of R-30 permitted.
- 2) That NO MOTELS nor HOTELS be allowed under the new zoning request.
- 3) All buildings on the property shall be constructed with an exterior consisting of at least ten (10) percent brick and the remainder of vinyl. The roof of each building shall have a pitch of 4:12 or steeper. Windows will be double hung and consist of a minimum of fifteen (15) percent, and a maximum of thirty (30) percent of any elevation facing a street, with no window larger than 20 square feet.

\*There will be no more than 40 units on this property"

Ordinance 717 ZC 471  
Effective 1/18/00

GEN-0493  
GEN-0522  
PC Agenda Item 143

**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.