

City Council Work Session Agenda

Tuesday September 8, 2015
4 p.m. City Council Chambers

1. UDO Remapping – Public Comment Review

The City Council has conducted two public hearings for the UDO zoning map, otherwise known as Z-27-14. During these public hearings, the City Council received comments on specific properties and geographic areas of the City. Staff in the Department of City Planning has reviewed the comments and will present them to the City Council, organized by theme or topic.

This work session will be focused on the individual property comments that ask for a **more restrictive** zoning district for individual properties. Staff would also like to discuss the approach for larger-area requests.

2. Future Work Session Agenda Items

A second work session is scheduled for Monday, September 14th. Staff will present public hearing comments where a less restrictive zoning district has been requested.

3. UDO Remapping – City Council Comments

Staff has received comments from Council Member Stephenson regarding the UDO zoning map. These comments were distributed to the City Council at a previous work session. Staff will include responses to these comments at a work session in October.

4. UDO Remapping – Discussion of Next Steps

City Council has not scheduled additional work sessions after September 14th. Based on the remaining comments, staff suggests the City Council schedule three additional work sessions: two in October and one in November.

Index of attachments:

The following attachments are included for information.

a. Staff memorandum from Ken Bowers

This memo contains general information about the outreach effort, general approach to the work sessions and future outreach to large groups.

b. Staff Report

Planning staff has assembled a staff report that contains items for City Council consideration.

c. Public Hearing Comments

This is a record of the public hearing comments.

d. Council Member Stephenson comments



City Of Raleigh

NORTH CAROLINA

MEMO

To: Mayor McFarlane & Members of the City Council

From: Ken Bowers, AICP

Date: September 1, 2015

Re: September 8 Council Work Session on Z-27-14/Citywide Rezoning

The Council conducted a public hearing on Z-27-14, otherwise known as the UDO Remapping, over two nights on July 7 and 21. Over both nights, 179 people signed up to speak, and of those, 130 spoke.

Staff's efforts regarding citizen education and outreach have continued during the month of August. We completed the following steps to continue engagement with the community:

- We have reached out to all individuals who signed up to speak and met with them to discuss their questions in more detail, if they desired.
- We have also reached out to specific neighborhoods with remapping concerns, including Method and Glenwood-Brooklyn. Staff has a standing policy of accepting any and all requests from neighborhood groups to attend any meeting they organize to present, answer questions, and engage in dialog. Since the public hearing staff has met with these neighborhood groups:
 1. Boylan Heights
 2. Glenwood-Brooklyn
 3. New Bern Avenue Corridor Alliance
 4. North Raleigh Coalition of Homeowners Association
 5. Roanoke Park (single citizen)
 6. Society for the Preservation of Historic Oakwood
 7. Southeast Raleigh
 8. University Park Homeowners Association
 9. Wade CAC (9/22)
 10. Wake County Tax Payers Association

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1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

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- We set up office hours on Thursday afternoons July 30 – September 3 for citizens to drop-in to speak with staff and have their questions answered.

Two Valid Statutory Protest Petitions were filed for discrete portions of Z-27-14. The parcels included in those petitions are currently being considered by Council as Z-27(A)-14. Last discussed on September 1, this item is being held at the table to allow additional discussion. The balance of the parcels originally included in Z-27-14 is being deliberated by the Council as Z-27(B)-14 during upcoming worksessions.

The task before the City Council is to review the comments from the public hearing, along with any other issues a Council Member may wish to raise, and make revisions to the zoning map and/or UDO text accordingly. Staff has identified a series of options and solutions for Council consideration. Whether a change is made will depend upon Council's weighing of the benefits and detriments of the option versus the status quo.

The proposed changes fall into three specific categories: 1) Amendments to the proposed map that are **more** restrictive than the map as advertised; 2) Amendments to the proposed map that are **less** restrictive than the map as advertised; 3) Amendments to the UDO text.

Staff has identified seven requests for **more** restrictive zoning for discussion during the September 8 work session; information is included in the attached staff report and the impacted parties have been notified.

In addition to the seven requests scheduled for discussion on September 8, a number of requests for more restrictive zoning have an impact on multiple properties. Requests related to Glenwood-Brooklyn, Oakwood, and Residential Business zoning in and around Prince Hall each impact more than 200 properties, while single requests related to College Park and Green Road each impact more than 100 properties.

- Glenwood-Brooklyn: Two Public Hearing comments request that Special R-30 (SP R-30) be maintained until HOD-S process is complete.
- Oakwood: Nineteen Public Hearing comments that include requests for alternatives to NX or RX zoning, as well as more restrictive height regulations.
- Prince Hall: Four Public Hearing comments that include requests for alternatives to DX zoning.
- College Park: Request for alternatives to NX and CX zoning to prohibit alcohol sales.
- Green Road: Request for alternative to RX zoning to limit residential density.

Staff will present preliminary information during the September 8 work session for Council to consider before initiating notification to these more than 800 property owners. Should Council wish to consider some or all of these requests, staff will initiate the notification process prior to the work session at which a request will be discussed.

Another 22 requests for **less** restrictive zoning have been identified for discussion during the September 14 work session; background information will be provided to Council in advance of the work session.

There are a total of 78 public hearing comments for City Council consideration. Thirty of these comments are scheduled for discussion in the September work sessions, leaving a balance of 48 outstanding comments. A matrix of the public hearing comments is attached. If the City Council wishes to review each comment, additional work sessions will be necessary. Comments may also be raised by City Council members at the work sessions, which would add to the volume. Based on the volume of comments, staff suggests two additional work sessions in October and one in November.

City Council Work Session – 8 September 2015

Z-27B-14/Citywide Remapping

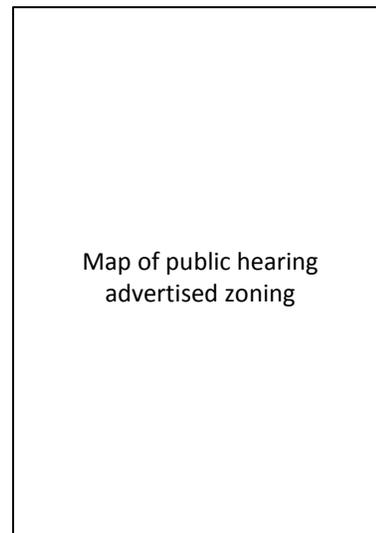
During the July 7th and Jul 21st public hearings, City Council received a number of comments regarding the UDO zoning map. Staff has processed these comments, and will present the City Council with options to address the comments.

This report includes a synopsis of the comments received at the public hearing for a change the zoning map to a more restrictive zoning category. Each requested change to the map contains an identification of address or area, the current Part 10 zoning district, the public hearing advertised zoning district, and at least one alternative for consideration. Guidance from the 2030 Comprehensive Plan’s Future Land Use Map and Urban Form Map are also included for reference.

Each item is formatted as shown here:

Location

Current	Current Part 10 zoning
Public Hearing	Zoning advertised as part of public hearing notification
Alternative	One or more options for Council consideration
Future Land Use	Future Land Use Map designation from the 2030 Comprehensive Plan
Urban Form	Urban Form Map designation, if any

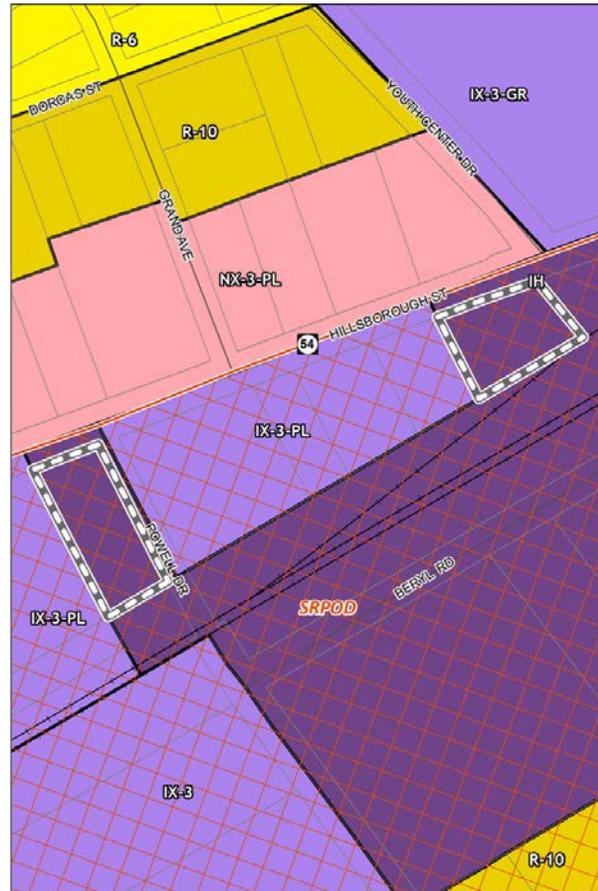


A. Requests for More Restrictive Zoning

5205 & 5301 Hillsborough St.

Current	IND-2 w/SRPOD
Public Hearing	IH w/SRPOD
Alternative	IX w/SRPOD

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Emphasis Corridor



1. 5205 Hillsborough St.

This property was proposed for rezoning to IH w/SRPOD to allow continuation of the established use of the property for lumberyard and wood products. The property has changed hands and the lumberyard and wood products use has been terminated. The new owner is requesting a less intense zoning of IX w/SRPOD. No nonconformity or spot zoning would be created with this option.

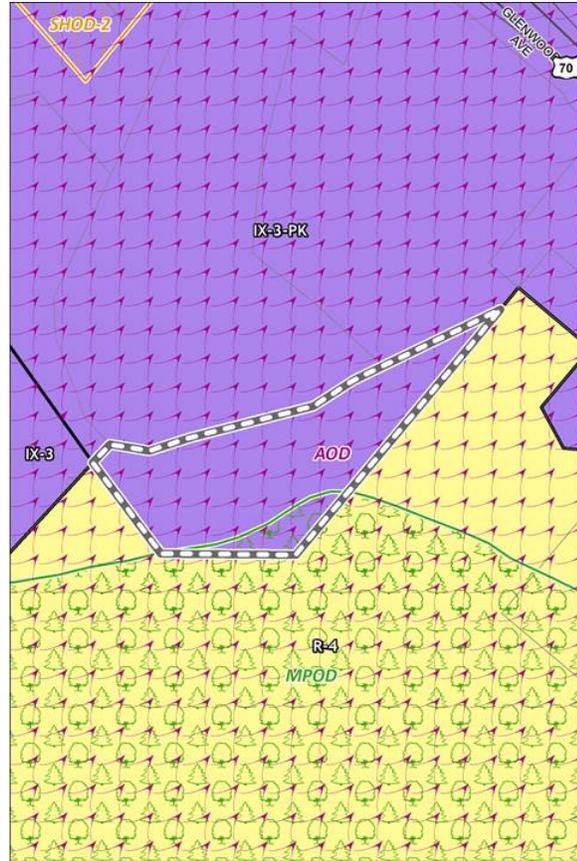
2. 5301 Hillsborough St.

This property was proposed for rezoning to IH w/SRPOD to allow continuation of the established use of outdoor storage on the southern portion of the property. Upon further conversation with the property owner, staff believes that the current use qualifies as a contractor's yard. Office and retail uses established on the northern portion of the property would nonconforming in the IH district. The alternative zoning of IX w/SRPOD would render all established uses conforming and would not create spot zoning.

Umstead Park

Current	TD w/AOD
Public Hearing	IX-3-PK w/AOD
Alternative 1	R-4
Alternative 2	R-2

Future Land Use	Public Parks & Open Space
Urban Form	City Growth Center



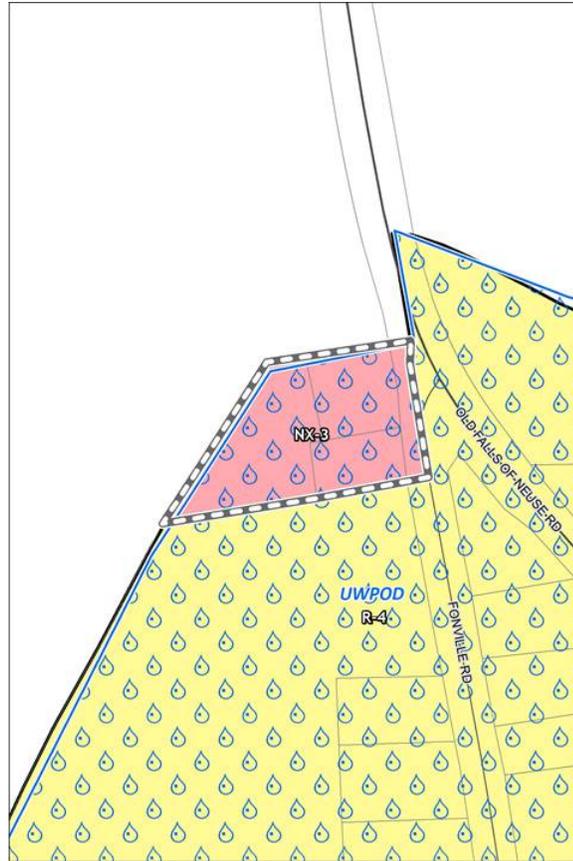
3. Umstead Park

Dr. Jean Spooner of the Umstead Coalition; Sue Regier, Land Protection Planner, NC State Parks, NCDENR; and Scott Letchworth, Park Superintendent, William B. Umstead State Park request that all parcels in the park be rezoned to R-2 w/AOD & MPOD or that PIN 0768914024 be rezoned Residential R-4 w/AOD & MPOD for consistency with other proposed zoning of park acreage. The property is owned by the State of North Carolina. The commentors believe the low density residential zoning is more consistent with the zoning of the larger Umstead Park property. Neither nonconformity nor spot zoning would be created by Alternative 1 (R-4) and it would be more consistent with the proposed zoning of the remainder of the park than would Alternative 2 (R-2).

9721, 9733 & 9745 Fonville Rd.

Current	BC w/UWPOD
Public Hearing	NX w/UWPOD
Alternative 1	OX w/UWPOD
Alternative 2	RX w/UWPOD
Alternative 3	Text Change

Future Land Use	Neighborhood Mixed Use
Urban Form	N/A



4. 9721, 9733, & 9745 Fonville Rd.

A citizen requests more restrictive zoning to the proposed NX w/UWPOD zoning in order to prohibit the use of the property for vehicle fuel sales. Concern was raised about fuel sales in proximity to Neuse River. One of the properties contains an existing retail use. If a zoning district were applied that does not permit retail uses, this existing use would be made non-conforming.

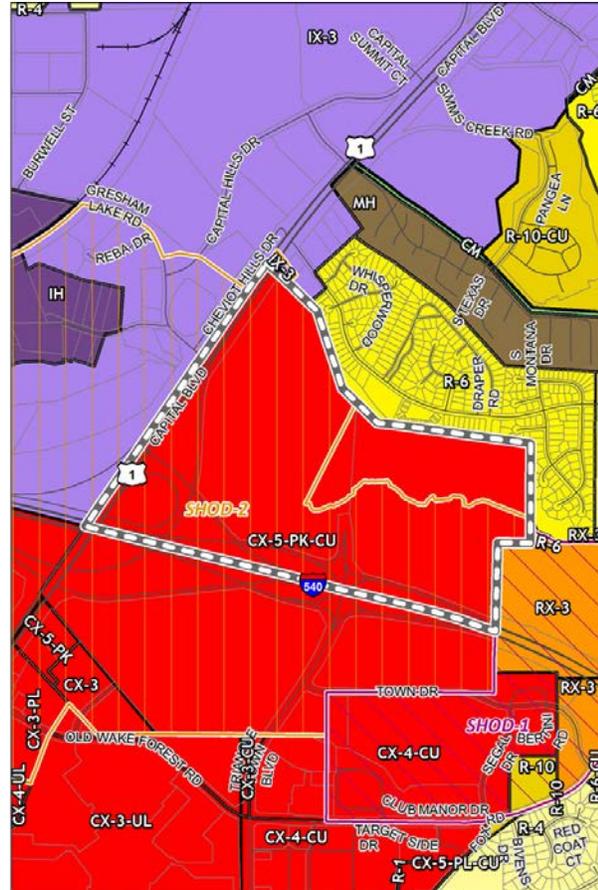
The City Council can consider four options. One would be to retain the Public Hearing advertised NX-3 zoning. Alternative 1 would be to apply OX-3 zoning, which prohibits stand-alone retail. Alternative 2 is similar, but uses RX zoning which would further restrict nonresidential uses on the property. Neither Alternative 1 nor 2 would create spot zoning; however both alternatives would render the currently-allowed, established retail use nonconforming.

Alternative 3 would be a text change prohibiting fuel sales within a certain distance of specified waterbodies, such as the Neuse River. This recognizes that if use for fuel sales is problematic for water quality in this location, then it may be a problem in other locations. There are no similar regulations today for fuel sales in either state statutes or local ordinances.

6700 & 7022 Capital Blvd

Current	CUD TD w/SHOD-2
Public Hearing	CX-5-PK-CU w/SHOD-2
Alternative	CM

Future Land Use	Office & Residential Mixed Use; Public Parks & Open Space; Medium Density Residential
Urban Form	Parkway Corridor



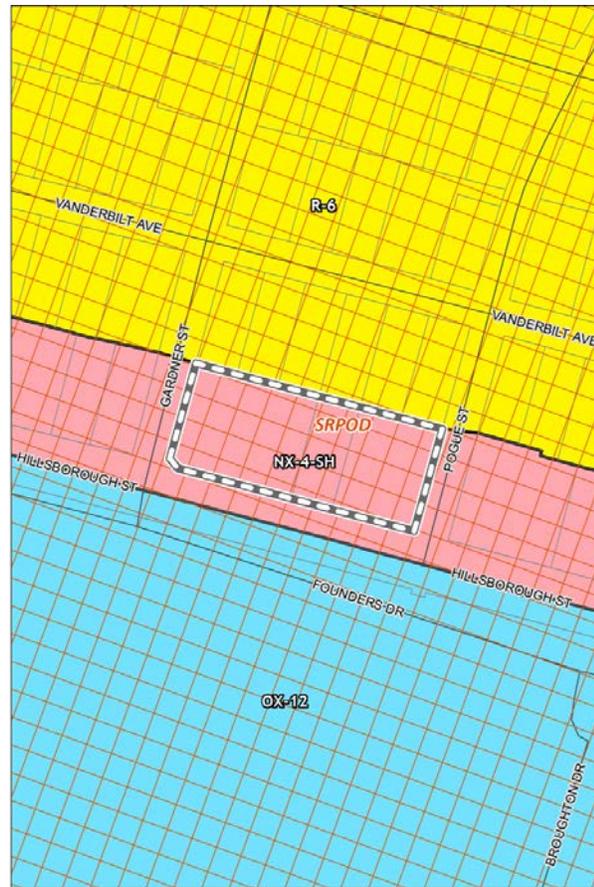
5. 6700 & 7022 Capital Blvd.

The comment delivered at the July 21st public hearing was that additional commercial zoning is not needed in this location. The commentor stated that the properties should be maintained as a natural wooded area. Conservation Management (CM) is the zoning district that would facilitate this goal. The properties are currently vacant and wooded. The alternative of CM zoning would have a significant adverse impact on the economic interests of the property owners. Neither nonconformity nor spot zoning would be created by the alternative.

2600, 2604, 2620 Hillsborough St.

Current	NB w/PBOD & SRPOD
Public Hearing	NX-4-SH w/SRPOD
Alternative	NX-3-SH w/SRPOD

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Emphasis Corridor; Main Street; Transit Stop Buffer



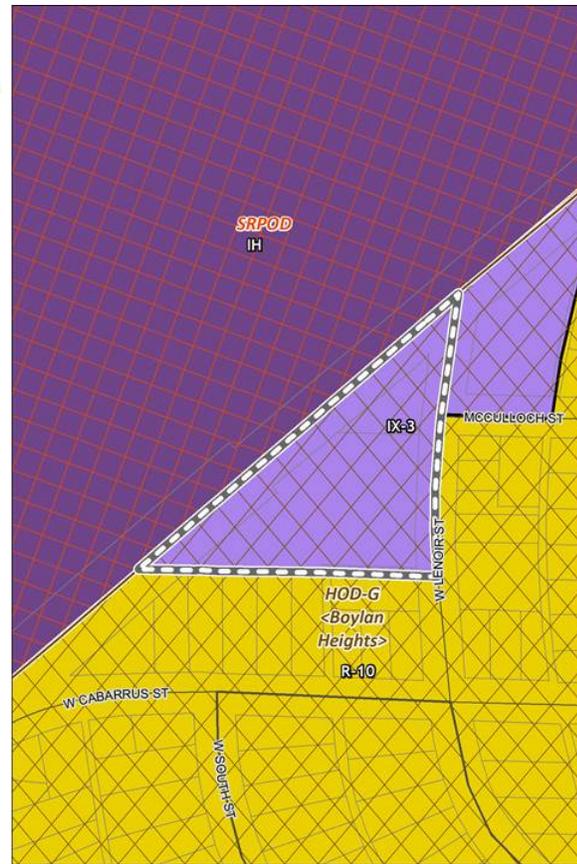
6. 2600, 2604 & 2620 Hillsborough St.

The commenter requests alternate zoning to the proposed NX-4-SH in order to prohibit four-story development. The alternative option is NX-3-SH. The University Village Pedestrian Business Overlay District would allow 4-story development in this area, provided the building steps down to the adjacent residential property; Neighborhood Transitions (Article 3.5) offer similar, but not identical requirements. The alternative would not create spot zoning; however it would render the existing 4-story building at 2604 Hillsborough Street nonconforming.

1115 & 1201 W. Lenoir St.

Current	IND-2 w/HOD-G
Public Hearing	IX-3 w/HOD-G
Alternative 1	NX-3 w/HOD-G
Alternative 2	OX-3 w/HOD-G

Future Land Use	Moderate Density Residential
Urban Form	Transit Stop Buffer



7. 1115 & 1201 W. Lenoir St.

A citizen requests alternate zoning to the proposed IX-3 w/HOD-G to prohibit uses incompatible with adjacent residential development. Alternative options are base district zoning of NX or OX; either of these choices would render the established contractor yard use nonconforming.

B. Summary of Options for Council Consideration

Item	Area / Property	Current Zoning	Public Hearing Zoning	Option 1	Option 2	Option 3
1	5205 Hillsborough St	IND-2 w/SRPOD	IH w/SRPOD	IX w/SRPOD		
2	5301 Hillsborough St	IND-2 w/SRPOD	IH w/SRPOD	IX w/SRPOD		
3	Umstead Park	TD w/AOD	IX-3-PK w/AOD	R-4 w/AOD	R-2 w/AOD (entire park)	
4	9721, 9733 & 9745 Fonville Rd.	BC w/UWPOD	NX w/UWPOD	OX w/UWPOD	RX w/UWPOD	Text Change
5	6700 & 7022 Capital Blvd.	CUD TD w/SHOD-2	CX-5-PK-CU w/SHOD-2	CM		
6	2600, 2604 & 2620 Hillsborough St.	NB w/PBOD & SRPOD	NX-4-SH	NX-3-SH		
7	1115 & 1201 W. Lenoir St.	IND-2 w/HOD-G	IX-3 w/HOD-G	NX-3 w/HOD-G	OX-3 w/HOD-G	

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/7/2015	Octavia Rainey	East College Park (Oakwood Ave/Heck to Pender / Bishop to Waldrop / Dead end of Maple St)	Opposes the rezoning of commercial properties in the area of East College Park. Specifically, CX & NX zoning in historically black areas.	R-20, NB	RX-3, NX-3, CX- 3	Medium Density Residential; Neighborhood Mixed Use
7/7/2015	David Cox	1500 & 1540 Dunn Rd	Opposing; "Same" properties that were denied NX as part of Z-1-14 should not be proposed to NX; Should be OX as closer match to BC; Limit retail to 4,000sqft per floor per building & prohibit certain uses (drive thru)	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Tim Niles	1500 & 1540 Dunn Rd	Opposing; Large number of comments submitted during Z-27-14 public comment period were related to Z-1-14; no discussion or consideration of input about OX because of timing of Z-1-14	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Bob Fry (River Oaks)	1500 & 1540 Dunn Rd	Opposing; Cited 15 years of real estate development experience; only acceptable designation is OX for Falls/Dunn properties.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	George Farthing	Fonville Dr BC Properties	Opposing; NX near the base of Falls Lake / Neuse River not good for environment due to potential for development as a gas station	BC w/UWPOD	NX-3 w/UWPOD	Neighborhood Mixed Use
7/7/2015	Michael O'Sullivan (Woodspring)	1500 & 1540 Dunn Rd	Opposing; NX here acts as a precedent for future commercial zoning in the area	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Vicki Crenshaw	1500 & 1540 Dunn Rd	Opposing; NX with no restrictions, exponential increases in entitlements; denial of 2008 case for 20,000sqft means this shouldn't be NX	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Bill Mullins	1500 & 1540 Dunn Rd	Supporting; Owner of Dunn properties; owned since 1983; added as Neighborhood Focus 21 years ago; reaffirmed as Neighborhood Retail in FON plan & NMU on Future Land Use map; less than 1/3rd of 13 acres of Z-1-14; Request approval of NX-3 for site	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Tom Worth, Jr. (for Dunn Road Associates)	1500 & 1540 Dunn Rd	Supporting; Attorney for Dunn Rd Associates, LLC: Hands out proposed conditions revisal; Met with Cox, Senecal, etc on June 28th to discuss conditions; request consideration of additional conditions	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Bob Perry	1500 & 1540 Dunn Rd	Opposing; Notes there seems a lack of support to move property to OX based on CC voting 5/12 & 5/19	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/7/2015	Angela Hatchell	Falls of Neuse; Bolero to Fiesta Way (8104 & 8206 Falls of Neuse Rd)	Opposing; Request not to rezone commercial properties along FON corridor near Fiesta Way near Hibernian; Concerns about rezoning allowing 3 story buildings and prior development causing drainage and traffic issues.	CUD O&I-1, O&I-2 & CM	OX-3-PL-CU, OX-3-PL & CM	Low Density Residential
7/7/2015	Ian Shields	Oakwood (Blount Street Commons, NE corner of Oakwood, 600 Block of Watauga, Oakwood Ave)	Oakwood Resident; Historical zoning that doesn't necessarily reflect use pattern; R-20 zoning should not be rezoned to mixed use (focused on 600 Block of Watauga Ave)	R-20	RX-3	Moderate Density Residential
7/7/2015	Eva Feucht	Bloodworth & Edenton, Person	Request to slow down the process to allow further examination by property owners; Concerned that rezoning would allow businesses & removal of historic houses	BUS, NB, O&I-2	DX-3-UG, DX-3- DE	Central Business District
7/7/2015	Jason Horne	111 N Bloodworth St	Ask that the Council protect Historic Structures South of Edenton and West of Person St; Expressed concern that zoning seemed to be a done deal.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/7/2015	Chris Crew	306 Elm St	Expressed concerns about development around Oakwood that is not consistent with area; compared to suburban development on Six Forks Road and thought the UDO would lead to inconsistent development.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Gail Wiesner	401 E Lane St	Expressed that the public hearing letter was first notice she received of the remapping; opposing changes around Oakwood. Concerned about NX zoning and that HOD will not prevent teardowns, using Charlotte as an example.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Bruce Miller	406 E Lane St	Thought there were unanticipated consequences for Oakwood of proposed changes; Requested to maintain existing zoning in place and offer focused discussion for historic districts.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Paula Huot	534 E Jones St	Concerned about commercial zoning around Oakwood; NX allowance for bars & nightclubs; Requests set aside changes for Oakwood.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Mary Iverson	603 E Polk St	Expressed she was unaware of the process and that Oakwood should be protected.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Jerry Nowell	312 E Jones St	Expressed a notion that height allowance was being increased from 2 to 3 stories. Wants us to protect Oakwood...family in Oakwood for 150 years	O&I-1 w/HOD-G	OX-3-DE w/HOD-G	Office and Residential Mixed Use
7/7/2015	Matthew Brown	601 E Lane St	Introduced as Community Dev Chair for Society of Preservation of Oakwood, Raleigh's oldest neighborhood; Proposed zoning threatens Oakwood with bars, nightclubs, & unlimited retail / increased height; Requests that new zoning be equivalent to existing and not done as part of remapping.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Mary Lovelock	314 Polk St	Thought that 3 stories didn't seem like much, unless it was next to your house. Stated that 3 stories is too much for Oakwood and no more density needed.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Ann Forsthoefel	West side of 200 block of Polk	Expressed concerns about West side of 200 block of Polk (Blount Street Commons) and that it's completely devoid of trees and poor development.	O&I-1, O&I-2 w/PDD	PD	Central Business District
7/7/2015	Dana Folley	710 N Bloodworth St	Expressed concerns about parking and not opening up the Person St Business district for expansion.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Nancy Mullin	103 W Aycock St	Lives in Five Points; expressed concerns that lots of tear down / reconstruction in area is changing character of neighborhood & reducing affordable housing.	R-10 w/NCOD	R-10 w/NCOD	Low Density Residential
7/7/2015	Don Becom	308 N East St	With Oak City Preservation Alliance; Asking for more time to consider; Concerned that new NX zoning South of Edenton St allowing bars/nightclubs, etc.	RB w/HOD-G & -NCOD	NX-3-DE w/HOD-G & -NCOD	Neighborhood Mixed Use
7/7/2015	Teri Becom	308 N East St	Opposed to NX zoning near Oakwood and expressed concern that the UDO zoning does not support neighborhoods and may make citizens relocate.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/7/2015	Judy Payne	1115 & 1201 W Lenoir St; 806 McCulloch St	Expressed concerns about adjacent Industrial zoning and a desire to maintain existing character. Worried about DX zoning and increasing heights. Neighborhood transitions were also mentioned as a concern.	IND-2 w/HOD-G	IX-3 w/HOD-G	Moderate Density Residential

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/7/2015	Edward Wills	South St & Wilmington St	McDonald's at South & Wilmington Streets. In business since 1965; Wants to have best McDonald's in SE Raleigh; Wants greater flexibility in upgrading to a newer restaurant.	NB w/DOD & HOD-G	CX-4-UG	Central Business District
7/7/2015	Florence Francis	615 S East St, 715 S East St, 230 E South St	Owns multiple properties; Requesting R-20 zoning not be downzoned to R-10...Requesting RX instead for 615 S East St & 715 S East; Requesting OX for 230 E South St instead of R-10.	O&I-2, R-20 w/NCOD	R-10 w/NCOD	Institutional, Moderate Density Residential
7/7/2015	John Sammerson	2421 Kirk Ave	Expressed concerns about 15 units being added to subdivision. Owns 4 lots in the subdivision. Referred to lots of low income housing in the area.	R-10 w/SRPOD	R-10 w/SRPOD	Office and Residential Mixed Use
7/7/2015	Beverly Marriott	607 Ashford St	Thought notification and education process for the rezoning had been strained and that public hearing signs weren't well-located. Requesting we slow down zoning; concerned about commercial zoning creep into neighborhoods; recommends Form-based zoning for compatibility.	R-6	R-6	Low Density Residential
7/7/2015	Alton Haywood	300 E. Davie St.	Concerned about gentrification in area. RE: Davie St Presbyterian Church (300 E Davie St); speaking in reference to Z-28-14.	RB w/DOD & HOD-G	DX-3-DE w/HOD-G	Central Business District
7/7/2015	Danny Coleman	Properties bounded by N Bloodworth, New Bern, N East, Edenton St	South of E Edenton St; Genesis one (NX) zoning, city project from the 1980s; Expressed one-to-one translation didn't seem followed.	RB w/HOD-G & NCOD	NX-3-DE w/HOD-G & NCOD	Neighborhood Mixed Use
7/7/2015	Anne Franklin	200 S Dawson St	Served on advisory committee for Downtown Plan; Requests review of Downtown plan before remapping area that it covers; concerns one-to-one rationale for rest of the City not followed downtown.	BUS w/DOD	DX-12-SH	Central Business District
7/7/2015	Stuart Cullinan	0, 522 & 528 E Edenton St; 527 & 529 New Bern Ave	BC properties between Edenton & New Bern Ave; Requesting removal of all frontages along New Bern Ave.	BC w/NCOD	NX-3-DE w/NCOD	Neighborhood Mixed Use
7/7/2015	Veronica Scott	812 East Davie St.	Mentioned notice received late. Concerned about impacts to property value and potential for redevelopment.	R-20	R-10	Moderate Density Residential
7/7/2015	James Fullwood	North College Park	North College Park, adjacent to Wake Tech & 5401; expressed a need for sidewalks on Perry Creek & 401; Noted that Duke Energy is cutting down Oak trees in the area.	R-10, R-15 & O&I-1 w/SHOD-3	R-10	Moderate Density Residential
7/7/2015	Faye Reese (Isabel Mattox representing)	704 Glenwood Ave	Voicing support to maintain recommended NX-3 zoning.	SP R-30	NX-3	Moderate Density Residential
7/7/2015	Bob Fesmire	1302 Filmore St	Glenwood-Brooklyn; thanking council for initiating process for HOD-S; Requests we keep SP R-30 in place until HOD-S can be applied.	SP R-30	R-10	Moderate Density Residential
7/7/2015	Pam Stevens	General Concerns	Wake County Taxpayers Association; Global initiative being pushed on people (Agenda 21); Stop attacking private property rights (See flier handouts)	N/A	N/A	N/A
7/7/2015	Elton Parker	5205 Hillsborough St	Property zoned IND-2 recommended to IH; Requests IX instead.	IND-2 w/SRPOD	IH w/SRPOD	Neighborhood Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/7/2015	Albert Crenshaw	Woods Pl	Wants zoning in Method to stay the same.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
7/7/2015	John Goode	3023 Woods Pl	Protect Method neighborhood.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
7/7/2015	Wayne Johnson	714 Atwater St	Oppose changes in Method; don't need more apartments in the area.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
7/7/2015	George Sharpley	General Concerns	Wake County Taxpayers Association; presented a resolution opposing United Development Ordinance.	N/A	N/A	N/A
7/7/2015	Rhonda Rich	General Concerns	Confused by new UDO and wants it fixed before we go too far. Expressed concern that the UDO was too broad.	N/A	N/A	N/A
7/7/2015	Ed Jones	5705 Chapel Hill Rd	Chairman of Wake County Taxpayers Association; Stated the Public Hearing letter is confusing and the distinction between Remapping & Rezoning not clear.	IND-1	IX-3-PL	Medium Density Residential
7/7/2015	Rev Perry Crutchfield	2527 Poole Rd	Minister on Poole Rd corridor; Questioned whether the City has some windfall profit from this rezoning? Will we increase taxes to repay ourselves for taking property?	R-6-CU	R-6-CU	Low Density Residential
7/7/2015	Bill Padgett	1213 Dixie Trail	Citizens don't have the knowledge to navigate the information; passion for neighborhoods drive them; developers have representatives to help them; give the citizens some coaches.	R-4	R-4	Low Density Residential
7/7/2015	Jennifer Martin	410 N Boylan	Ex Dir of Shop Local Raleigh; Concerns about Food Trucks, not being permitted in NX.	NB w/PBOD	CX-5-UL	Central Business District
7/7/2015	Susan Tower	2401 Old World Place	Owner of Food Truck; not permitted in NX; Raleigh #3 place to have a food truck in US; Requests we maintain status quo of allowing food trucks.	O&I-1 & CM	RX-3 & CM	Medium Density Residential
7/7/2015	Arthur Shepard	315 S Bloodworth St	Food trucks are food entrepreneurs who give back to the community; House of Swank on Bloodworth given as example where not allowed in NX.	RB	NX-3-UL	Central Business District
7/7/2015	Bruce Goodson	509 Pylon Dr	Being rezoned from IND-2 to IX-3; Concerned about loss of heavy industrial entitlements; Currently heavy equipment rental with a structure for vehicle repairs. Switching to IX eliminates Commercial Vehicle Repair use; Building specifically designed for repairing industrial vehicles.	IND-2 w/SRPOD	IX-3 w/SRPOD	Community Mixed Use
7/7/2015	Carol Ashcraft	1511 Carson St	Requests attention be given to older neighborhoods; that CX not be near neighborhoods; expressed concerns about teardowns, destruction of trees, loss of character.	R-10 w/NCOD	R-10 w/NCOD	Low Density Residential
7/7/2015	Roger Kosak	8029 and 8131 Creedmoor Rd.	Related to Z-22-14; would like the case removed from Z-27.	CUD O&I-1	OX-3-CU	Office & Residential Mixed Use
7/7/2015	William Houck	Dresser Ct	Dresser Court O&I-3 properties being rezoned to OX-3; Concerned about 50' businesses. Would like to keep provisions of O&I-3 for the future.	O&I-3	OX-3	Office & Residential Mixed Use
7/7/2015	Rocco Piserchia	Walden Woods	Walden Woods resident. Opposes adjacent zoning of higher density, implying population density will decrease property values.	R-6	R-6	Low Density Residential

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/7/2015	Ataei-Kachuei, Hassan	4661 Paragon Park Rd	Would like consideration of not rezoning property. Would like to maintain entitlement for a commercial repair facility (not allowed under IX).	IND-1	IX-3	Business & Commercial Services
7/7/2015	Jean Spooner	0 Glenwood Ave	Umstead Park Coalition; Requesting R-4 zoning to match the rest of the park.	TD w/AOD	IX-3-PK w/AOD	Public Parks and Open Space
7/21/2015	Yonatan Neal	Citywide	Read a passage from Isaiah in the Bible.	N/A	N/A	N/A
7/21/2015	Gene Alston	General Concerns	Requests we put this back until everyone knows how it will affect them...in a 5-10 year term. Expressed that they thought a rezoning could mean a sidewalk, or knocking down trees... wants us to let know what's happening.	N/A	N/A	N/A
7/21/2015	Neil Riemann	OX Parcels adjacent to alley South of Cameron Park Neighborhood	Several parcels with OX zoning across public alleyway from property zoned R-6; Requesting alley transition rules be adopted before map.	O&I-1	OX-3-GR	Office & Residential Mixed Use
7/21/2015	Robert Troxler (represented by Tom Worth)	2607 Vanderbilt (adjacent to) & 901 Oberlin Rd	Tom Worth appeared on behalf; 901 Oberlin @ Van Dyke (Community Grocery)...concerned that activities in proximity may result in its demise; 2607 Vanderbilt...proposed NX-4 too tall & requesting NX-3.	R-10 w/NCOD & SRPOD; NB w/PBOD & SRPOD	R-10 w/NCOD & SRPOD; NX-4 SH w/SRPOD	Low Density Residential
7/21/2015	Connie Crumpler (for Carole Meyer)	General Concerns	First Vice Chair of RCAC; Connie Crumpler; NX zoning too intense...should be revised for smaller neighborhood scale; Concerned about removal of neighborhood transition rules that provide 100 to 150 feet of protection (brought forward by Grow Raleigh Great)	NB	NX-3	Neighborhood Mixed Use
7/21/2015	Jeannine Grissom	715 Gaston St.	Glenwood-Brooklyn: In 40's City rezoned older neighborhoods to R-30 for row houses...in 60's pockets began developing into rooming houses & multi-units...people were unwilling to invest in neighborhood because of unpredictability; SP R-30 in the 80s helped remedy that; Concerned mixed-use zoning is going to destroy older neighborhoods.	SP R-30	R-10	Moderate Density Residential
7/21/2015	Ken Treimann	600 Block of Watauga St (Currently R-20)	600 Block of Watauga St being rezoned to RX-3; requesting that they be downzoned to R-10 instead.	R-20	RX-3	Moderate Density Residential
7/21/2015	David Wiesner	302 N. Bloodworth St.	Concerns about increase in density; Historic Oakwood doesn't need more density.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
7/21/2015	Rosalind Blair	501 S. Person St.	Cofounder of daycare at S Bloodworth / E Cabarrus; reconsider OX for area. (Related to Z-28-14)	DX-3-CU w/HOD-G	DX-3-CU w/HOD-G	Central Business District
7/21/2015	Sylvia Wiggins	623 Rock Quarry Rd.	Opposing changes. Expressed that communication wasn't clear because it's not being spelled out in layman's terms. Thinks it's not ready & may destroy the fabric of neighborhoods. Additionally expressed that the people need to be able to talk to their Mayor...not just staff.	NB	CX-3-PL	Neighborhood Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/21/2015	Heather Richardson	General Concerns	Resident of Quarry Hills community; Wants us to preserve their community so they do not get relocated and lose homes & businesses; Questioned whether the rezoning is benefitting the City financially and not the people in the community.	R-10	R-10	Moderate Density Residential
7/21/2015	Endia Basden	521 Bart St	Mother of Endia Basden (Wanda) appeared on behalf...area of Roberts Park; Concerned rezoning will have a devastating impact on residents of the area for taxes; Thought City should pay those increased taxes; Thought mixed and residential shouldn't be combined.	R-10	R-10	Low Density Residential
7/21/2015	Muriel Dunn	713 S. State St.	Wonders how rezoning will affect her; tall buildings are hard to look at & downtown's getting too close; Expressed difficulty understanding the rezoning.	R-20	R-10	Moderate Density Residential
7/21/2015	Mischelle Corbin	315 & 321 Hoke St & 1200 Hardimont Rd	Expressed that did not receive postcards for any property...so had no opportunity to comment. Concerned that the City is dismantling historically African-American communities (Southpark). Thought mixed use is overused and is too subjective.	R-20 w/NCOD	R-10 w/NCOD	Low Density Residential
7/21/2015	Phillip Carver	5401-1/2 Rock Quarry Rd.	Voiced concerns about illegal water reclamation facility of City and easements over property; Barwell waste facility "owned by Council members" dumping on low-income people; Asked what jurisdiction we have to take his land.	R-4	R-4	Moderate Density Residential
7/21/2015	Patricia Ann Smith	321 South Haywood St.	Concerns over increasing taxes and keeping up on a fixed income.	R-20	R-10	Moderate Density Residential
7/21/2015	Myrtle Walker	211 Maple St.	Expressed fears of being forced to move after 20 years.	R-10	R-10	Moderate Density Residential
7/21/2015	Peggie Feddersen (represented by Gail Wiesner)	541 Barksdale Dr.	Gail Wiesner read a letter from Peggie Feddersen; concerned about height change from 40 to 50 feet; concerns about growth and ability of infrastructure to handle it.	R-10	R-10	Low Density Residential
7/21/2015	Marilyn Falk	4201, 4205, & 4209 Willow Oak Rd; 1901 N New Hope Rd	Concerned about potential for 3 story buildings, preferring they be 1-story; Requested more time for public comment.	O&I-1	OX-3	Low Density Residential
7/21/2015	Shirley Brett	5413 Opal Falls Circle	Concerned that rezoning all at once will lead to environmental issues. Animal relocation...flooding potential...concerns about growth in environmentally sensitive areas.	R-4	R-4	Low Density Residential
7/21/2015	Marian Rowland	3230 Tryon Rd.	Not compensated when Tryon Road was widened years ago; against rezoning and afraid of what might happen as a result; didn't like the wording of the public hearing notification letter.	R-10 w/SRPOD	R-10 w/SRPOD	Moderate Density Residential
7/21/2015	James Milton Hines	8009 Duck Creek Dr.	Resident of Riverside Neighborhood; would like to compliment the Council for services; hope they will be more accountable & trustworthy to Wake County residents; opposed to urgent implementation of UDO.	CUD TD	R-6	Low Density Residential
7/21/2015	Elroy Seegars	8008 Duck Creek Dr.	Worried about air quality issues if thoroughfare through neighborhood; Requests we make Duck Creek a permanent dead end.	CUD TD	R-6	Low Density Residential

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/21/2015	Russell Capps	Citywide	Expressed that property owners are concerned about fell swoop rezoning of 30% of the City; many frustrated that they did not know how this rezoning might affect their livelihood; Concerned about rising taxes and negative impacts of sustainable development.	N/A	N/A	N/A
7/21/2015	Katherine Effie Frankos	General Concerns	Concerned about impact of bars near neighborhoods; Requests we back off on rezoning and plan in a way that people can know more.	R-10	R-10	Office and Residential Mixed
7/21/2015	Stephanie McDade	7813 Stephanie Ln	Off Six Forks Rd in N Raleigh; Needed more explanation of the rezoning.	R-10	R-10	Moderate Density Residential
7/21/2015	Amanda Holt	6700 & 7022 Capital Blvd	Representing Smoketree subdivision; Concerns with large swath of area being rezoned to CX-5-PK-CU; Leave area as it is, a wooded natural area; No more need for commercial in the area due to vacancies in nearby properties.	CUD TD w/SHOD-2	CX-5-PK-CU w/SHOD-2	Medium Density Residential, Public Parks and Open Space & Office and Residential Mixed Use
7/21/2015	Kirit Padia	615 W. Peace St.	Representative of Blue Sky Services speaking on behalf; Permits for a 4 story building were obtained in 2008; Now being mapped for 3 stories and wants to request greater height entitlement.	NB w/PBOD	NX-3-UG	Neighborhood Mixed Use
7/21/2015	Gordon Darwin (represented by Jonathan Matthews)	1406/1408 Brookside Dr.	Jonathan Matthews for Gordon Darwin; opposed to rezoning for property; requesting leave property as is for now.	O&I-1	RX-3	Medium Density Residential
7/21/2015	Andrew Kelton	3900 Sumner Blvd.	Representing of owners of 3900 Sumner Blvd; Met last fall with Planning Commission and Planning Staff to work on proposal; requesting height of 4 stories instead of 3. Expressed some difficulties with setbacks required and meeting frontage requirements as well.	TD	CX-3-UL	Community Mixed Use, Medium Density Residential & Public Parks & Open Space
7/21/2015	Russell Sanders	602 S. Saunders St.	On behalf of Union Baptist Church; please don't bother the land at 602 S. Saunders St in case they need to add on to the church.	NB	NX-3-UL	Moderate Density Residential
7/21/2015	Steve Plemmons	4208 New Bern Ave.	Owner of RV World; just bought property this spring; received nothing in the mail; wants PL instead of PK frontage.	IND-1 w/SHOD-3	IX-3-PK	Business & Commercial Services
7/21/2015	Danny Eason	4428 James Rd.	One of four lots of Winter Park that are entrance to one side of the neighborhood along 401; Requests we reinstate transition standards that have been there for so long.	R-6 w/SHOD-4	R-6	Neighborhood Mixed Use
7/21/2015	Chad Essick (for MLC Automotive)	4800 and 5401 Capital Blvd.; 5601, 5603, and 5613 Capital Blvd.	Poyner Spruill representing MLC Automotive; Concerned about -PL frontage; requesting removal of that frontage from these properties; Proposed text change helps small lots but not the larger lots.	IND-1	IX/CX-3-PL	Community Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/21/2015	Kaye Buchanan	6321 Mt. Herman Rd.	Concerned they don't have the money to continue on property; in family since 60s.	TD	IX-3-PK	Business & Commercial Services
7/21/2015	Joe Dye (for American Asset Corp)	7990 Arco Corporate Dr.	Rep of American Asset Corp regarding frontage designations around Brier Creek Pkwy; requesting PL instead of PK to allow more pedestrian friendly environment.	CUD TD	CX-5-PK	Regional Mixed Use
7/21/2015	Michael Birch (for American Asset Corp)	Brier Creek Area	On behalf of AAC; Request that you consider requests for less restrictive zoning options.	CUD TD	CX-5-PK	Regional Mixed Use
7/21/2015	Lacy Reaves (for Eagle Rock Concrete)	6301 Mt. Herman Rd.	Property developed as a concrete plant; some improvements on site exceed 50 feet; Requests IH with 5 story limit.	TD	IX-3-PK	Business & Commercial Services
7/21/2015	Lacy Reaves (for Colonial Leasing)	8024 Glenwood Ave	Requesting NX-3-CU to maintain entitlements; expressed concerns about rendering a non-conformity.	CUD NB	OX-3-CU	Community Mixed Use
7/21/2015	Lacy Reaves (for Penske)	2824 and 2834 Spring Forest Rd.	Current proposal is prohibiting vehicle storage as allowed use; requests IH.	IND-1	IX-3-PL	Business & Commercial Services
7/21/2015	Lacy Reaves (for HBS Properties)	Block of Hillsborough, West, Morgan & RR Tracks	DX-12 proposed for this block with 20 stories immediately adjacent; requests 20 stories; CSX RR tracks recommended as point of transition for height.	BUS w/DOD	DX-12-SH	Central Business District
7/21/2015	Tom Worth, Jr. (for National Business Partners)	4205 Pleasantville Dr. et al.	Mitchell Mill Rd area; -PL frontage presents substantial problems for redevelopment.	CUD SC	CX-3-PL-CU	Low Density Residential & Community Mixed Use
7/21/2015	Tom Worth, Jr. (for Anderson Real Estate)	9225 Glenwood Ave	Height of 3 stories is a problem along with prohibition of elevated displays; concerns about uses available in TD that are not in IX.	TD w/AOD	IX-3-PK w/AOD	Business & Commercial Services
7/21/2015	Tom Worth, Jr. (for Rogers Realty & Ins)	5000 Raleigh Beach Rd. et al.	Deemed no need to request any changes of these properties.	R-4 w/PDD	PD	Moderate Density Residential
7/21/2015	Tom Worth, Jr. (for Davidson & Jones)	0 Gresham Lake Rd.	Purchased with intention of placing hotel; Requesting additional height.	IND-1 w/SHOD-2	IX-3 w/SHOD-2	Business & Commercial Services
7/21/2015	Tom Worth, Jr. (for C. David Johnson, Jr.)	6830 Old Wake Forest Rd et al.	4 properties on Capital Blvd & Old Wake Forest Rd; 3-story height limit & PL frontage are a problem.	IND-1	IX-3-PL	Regional Mixed Use
7/21/2015	Isabel Mattox (for Worthy Partners)	800 and 900 Jones Franklin Rd.	Request CX-7; Cites adjacency to I-40/US-1.	SC w/SHOD-2	CX-3 w/SHOD-2	Office/Research & Development
7/21/2015	Isabel Mattox (for MM Fowler)	4000 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	IND-1	CX-3-PL	Business & Commercial Services
7/21/2015	Isabel Mattox (for MM Fowler)	2811 Capital Blvd.	Request IH; uses non-conforming under CX?	IND-1	CX-3-PL	Business & Commercial Services

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/21/2015	Isabel Mattox (for MM Fowler)	3820 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	IND-1 w/SHOD-4	CX-3-PL	Community Mixed Use
7/21/2015	Isabel Mattox (for MM Fowler)	3520 Capital Blvd.	Request IX-3 (removal of frontage); Cites as offsite parking use.	IND-1 & CM	IX-3-PL & CM	Business & Commercial Services
7/21/2015	Isabel Mattox (for MM Fowler)	2120 New Bern Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	SC	CX-3-UL	Neighborhood Mixed Use
7/21/2015	Isabel Mattox (for MM Fowler)	112-118 Peace St.	Request DX-7; For Shell gas station in front of seaboard.	NB w/DOD	DX-7-UG	Central Business District
7/21/2015	Isabel Mattox (for John Wardlaw)	2008 Hillsborough St.	Request NX-4 (removal of frontage); Cites irregular shape of lot.	BC w/PBOD & SRPOD	NX-4-UG w/SRPOD	Neighborhood Mixed Use
7/21/2015	Isabel Mattox (for ML Barnes)	1930 Wake Forest Rd. ?	Request IH; uses non-conforming under IX?	IND-2	IX-3-PL	Neighborhood Mixed Use
7/21/2015	Isabel Mattox (for ML Barnes)	1634 Glenwood Ave.	Request CX-3 (removal of frontage); Cites difficulty with renovation.	NB	CX-3-UG	Neighborhood Mixed Use
7/21/2015	Isabel Mattox (for Stuart Cullinan)	234 E. South St.	Request OX-12 similar to rest of the block.	O&I-2	R-10	Institutional
7/21/2015	Jerry Crenshaw	1500 & 1540 Dunn Rd	Opposing NX due to lack of limits on retail.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/21/2015	Brad Mullins	1500 & 1540 Dunn Rd	Speaking on behalf of Dunn Road Associates; wants to reiterate that this is not the same geographic extent as Z-1-14. Supports new conditions provided at public hearing on July 7th.	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
7/21/2015	Rev Isaiah Green, Jr.	2600 Holiday Dr	Concerns about New Hope Rd/Rock Quarry /Barwell/Poole (Olde Towne); problem with roads in the area; concerned about rezoning of the area & previous dynamiting of site without signage.	R-4	R-4	Low Density Residential
7/21/2015	Carolyn Guckert	General Concerns	Concern about infill development in older neighborhoods; charm of Raleigh can be destroyed without public comments; diversity of the neighborhoods being removed as quads & tris removed for SF infill.	N/A	N/A	N/A
7/21/2015	Anthony Pecoraro	General Concerns	Expressed that zoning is taking of rights; gave example of an R-4 neighborhood rezoning to R-30.	N/A	N/A	N/A
7/21/2015	Patricia Dixon	313 S Bloodworth St	Chose to live downtown for convenience; building a small urban oasis for retirement; want to be able to have input into what's going to be built next door; uncomfortable with unpredictability.	RB	NX-3-DE	Central Business District
7/21/2015	Annette Byrd	Glenwood Brooklyn Neighborhood	Glenwood-Brooklyn: Recognizing that the City has initiated HOD-S application, requesting deferral of area until HOD-S is implemented; already seeing attempts in neighborhood for lots selling for redevelopment.	SP R-30	R-10	Moderate Density Residential
7/21/2015	David Hickman	5007 Field and Stream Rd	Received no notice [not within affected areas]...shouldn't be in hands of unelected planners to make these decisions; Requested "no zoning without neighbors having input" & stated "I'm opposed to UDO"	R-4	R-4	Low Density Residential
7/21/2015	Dick Hilliard	General Concerns	Expressed that UDO takes away constitutional rights; Asked we redo this and come out and talk to people.	N/A	N/A	N/A
7/21/2015	Wynne Coleman	General Concerns	Bewilderment of citizens with development codes; talk of sustainability mission alignment with UN agenda.	N/A	N/A	N/A

Speaker Comments from Z-27-14 Public Hearings

Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
7/21/2015	Donna Bailey	General Concerns	Speaking as Chair of the Wade CAC; NX zoning district does not do enough to protect neighborhoods; we need a new buffer commercial district like the one that currently exists; reminds that major component of 2030 Comp Plan is the protection of neighborhoods.	N/A	N/A	N/A
7/21/2015	Phil Poe	General Concerns	Expressed concerns about "District skipping" or the need to provide an orderly transition (R-4 -> OX -> NX)...not transitioning with lowest intensity zoning districts. Questioned validity of remapping of bars to CX if NX now allows it.	N/A	N/A	N/A
7/21/2015	Tim Niles	9745 Fonville Rd	Concerned with NX near source of Neuse River at the base of the Falls Lake Dam and potential for a gas station. Expressed need for another zoning district.	BC w/UWPOD	NX-3 w/UWPOD	Neighborhood Mixed Use
Direct Email to CC	Dwight Nipper	Downtown	Would you Please consider changing your feet height in future UDO High Rise Projects? If any of these projects are LEED Projects, then the footage is way to short. For example, Charter South being just 11 stories is 210 feet high. I'm guessing on this, but shouldn't a LEED Project be 15 feet per floor? What would be wrong for our downtown core area , to not have any limit on the height? If a developer wanted to build a 600 to 700 foot tower, what is wrong about this in the downtown core? Raleigh has so much potential if we would not limit our downtown skyline that is located in our city core.	N/A	N/A	Central Business District

The creation and adoption of the UDO has been a massive, once-in-a-lifetime task. Our Planning Staff has performed this task valiantly, in triage mode for the last several years. Now we are at the point where the public has been asked to comment, and has responded to this uniquely complex set of changes. Based on my close study of the UDO and conversations with staff and citizens around the city, below are several suggestions for UDO and Comprehensive Plan refinements intended to bring the UDO into closer alignment with citizen's wishes and with policies based on the Comprehensive Plan's Vision Theme #6:

"Growing Successful Neighborhoods and Communities -- Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding our local businesses. The City will have healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character ..."

UDO Remapping

Issue:

- Oakwood, Boylan Heights, South Park, College Park and other older and neighborhoods have edges where low-density residential uses on commercial or high-density residential zoned lots have intermixed over time. These neighborhoods have expressed concerns that the UDO Remap will replace their existing edges with UDO districts permitting much higher intensity uses, such as bars, nightclubs and other alcohol-serving businesses, along with larger apartments and office buildings with smaller setbacks. The increased development opportunities are intended to promote redevelopment and intensification at neighborhood edges. Frank Harmon, one of the triangle's most distinguished urbanists summed up the neighbors' concerns this way: "A lot of us think the kind of variety now existing on the edge [of our neighborhoods] is healthy in the urban scheme of things ... The older grain of the city is being smoothed out in favor of mixed use."

Refinements:

1. Remap neighborhood edge conditions to UDO zoning districts that will not expand neighborhood-impactful uses or promote redevelopment, unless requested by the adjacent neighborhood(s).
2. Create a new mixed-use buffer district that is limited to low-impact, neighborhood-supportive office, retail and residential uses. Apply it at neighborhood edges. Amend Comprehensive Plan use categories as required.

This district would reinstate buffer districts such as BC (Buffer Commercial) and RB (Residential Business) that were removed in the UDO. The lack of a low-intensity buffer district in the UDO has meant that many of the low-intensity buffer conditions have been moved to either OX or RX, which are more restrictive in terms of retail uses, or NX which is far more permissive in terms of retail uses.

A GIS analysis of low-density residential uses on UDO mixed use lots may help distinguish between areas where redevelopment versus neighborhood preservation is appropriate.

A GIS analysis of locations where NX zoning is adjacent to low-density neighborhoods may help identify parcels where NX zoning is inappropriate.

UDO Transitions

Issue:

- UDO regulations providing transition zones between higher intensity mixed-use redevelopments and residential areas are inadequate.

Refinements:

3. Reinststate transitions for low-density dwelling types as provided under the current code
4. Reinststate transitions for low-density dwellings on non-residentially zoned lots, as provided under the current code (See attached Part 10 Code 10-2082.9 Transitional Protective Yard Matrix)
5. Re-evaluate the UDO's 50 ft no-build transition zone to permit smaller scaled, compatible development. [Cameron park neighbors and adjacent developers have proposed this change]

UDO Parking Rules

Issue:

- To encourage urban form and reduced automobile use, the UDO allows a reduction in required off-street parking for developments that apply an 'Urban Frontage' which require buildings to be closer to the street. In early UDO zoning cases, Urban Frontages have been proposed without regard to coordinated streetscapes, in order to gain significant parking reductions. In areas where neighborhoods already experience overflow parking from retail and apartment developments, there has been resistance to granting parking reductions.

Refinements:

6. Ensure that Frontages along streets are applied in a coordinated fashion, and not just to obtain parking reductions.
7. Revise the UDO parking reduction rule. The standard UDO rule for off-street parking requires generally a minimum of 1 space per bedroom. The current UDO parking reduction rule requires only 1 space per unit (regardless of the number of bedrooms, up to four per unit). The revised UDO parking reduction would require something closer to 1/2 space per bedroom - a 50% reduction from the standard requirement.

Managing Auto Impacts

Issue:

- Under the UDO, Council may not consider zoning conditions that will determine how the traffic impacts of a development proposal will be borne by the surrounding community. This makes it impossible for Council to take actual site conditions into consideration and use their judgment as elected representatives to mitigate traffic impacts on the surrounding community.

Refinements:

8. Per unanimous Council vote on April 7th, staff should prepare a UDO rule change (staff Option 1) allowing Council to accept zoning conditions governing site access and street connections.

Comprehensive Plan Policies

Issues:

- In evaluating zoning cases for consistency with adopted Comprehensive Plan policies governing economic development and neighborhood preservation, staff has given greater weight to development over neighborhoods. Staff has recommended modifying Table LU-2 to eliminate neighborhood transition heights and associated neighborhood transition text, substituting less protective language. (See p.2 of Staff Memo dated 20 November 2014)

Refinements:

9. Retain Table LU-2's neighborhood transition heights and associated neighborhood transition text.
10. When interpreting the Comp Plan's Table LU-2 of recommended building heights, staff's should determine appropriate heights and height transitions based on actual context, weighing all applicable policies equally.
11. Harmonize UDO Transition regulations and Comp Plan's Table LU-2 Edge transition guidance to reduce conflicts between the two.

Section 10-2082.9 SCHEDULE OF TRANSITIONAL PROTECTIVE YARDS

<u>ADJOINING USE</u>	<u>PROPOSED USE</u>				
	Medium residential density (equal to or greater than seven (7) but less than fifteen (15) units per acre)	High residential density (greater than or equal to fifteen (15) units).	Low Impact Uses	Medium Impact Uses	High Impact Uses
Low residential density (less than seven (7) units per acre), public parks, including greenways within parks, when none of the impact uses specified in 10-2082.9(c) are located within two hundred (200) feet of the boundary of the park	D*	C	C	B	A
Medium residential density (equal to or greater than seven (7) but less than fifteen (15) units per acre)	none	D*	C	B	A
High residential density (greater than or equal to fifteen (15) units)	none	none	C	B	A
Low impact uses	none	none	none	D*	D*
Medium impact uses	none	none	none	none	D*

* Not required when the developing property and the property to be screened are both located in the Business Zone District

