



LANDSCAPE ARCHITECTURE
LAND PLANNING
LAND USE CONSULTING
ENTITLEMENTS

DATE: SEPTEMBER 30, 2024

RE: SECOND NEIGHBORHOOD MEETING REZONING PROPOSAL, 105,107 AND 109 EDENBURGH RD. RALEIGH N. CAROLINA 27608

DEAR NEIGHBORS,

WE HAVE RECEIVED A PRELIMINARY REVIEW OF OUR ZONING CASE FROM CITY STAFF. THE CASE NUMBER IS Z-19-24. WE WISH TO DISCUSS THE REVISIONS AND ADAPTATIONS WE HAVE MADE TO THE CASE THAT WAS ORIGINALLY PRESENTED ON APRIL 2ND OF THIS YEAR AT THE OBERLIN MAGNET MIDDLE SCHOOL. AS PART OF THE REZONING PROCESS, PROPERTY OWNERS AND RESIDENTS WITHIN 1000 FEET OF THE AREA REQUESTED FOR REZONING SHALL BE NOTIFIED.

YOU ARE INVITED TO ATTEND A SECOND NEIGHBORHOOD MEETING ON OCTOBER 22,2024 AT OBERLIN MAGNET MIDDLE SCHOOL CAFETERIA FROM 7:00 TO 9:00 PM.

THE PURPOSE OF THIS MEETING IS TO CONTINUE DISCUSSION OF THE POTENTIAL REZONING OF THE PROPERTY LOCATED AT 105, 107, AND 109 ON EDENBURGH RD. THIS SITE IS CURRENTLY ZONED R-6 AND IS PROPOSED TO BE REZONED TO OX-3-PL-CU. WHICH IS A MIXED-USE DESIGNATION THAT WOULD COMPLEMENT THE ADJOINING SIMILAR ZONING TO THE SOUTH AND LIMIT DEVELOPMENT TO A SINGLE-FAMILY HOME ON ONE LOT IMMEDIATELY (109), ALLOWING A HOME DESIGN CENTER FOR THE CUSTOM HOME BUILDER IN A FUTURE SINGLE-FAMILY HOME (105) WITH A SUPPORTIVE SMALL PARKING AREA ON THE THIRD (107), PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

THE FULL LIST OF CURRENT REVISED CONDITIONS FOR THE ZONING CASE IS:

1. USES LISTED IN SECTION 6.1.4 OF THE UDO SHALL NOT BE ALLOWED OTHER THAN SINGLE-UNIT LIVING, OFFICE, AND PARKING FACILITY.
2. THE PROPOSED OFFICE USE (DESIGN CENTER) WILL BE INCLUDED AS PART OF A MODEL HOME ON 105 EDENBURGH.
3. THE PARKING AREA SUPPORTING THE PROPOSED OFFICE USE, USING PVIOUS PAVEMENT MATERIALS AND STRUCTURES, SHALL BE LIMITED TO EIGHT SPACES ON 107 EDENBURGH.
4. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 35 FT PROTECTED BUFFER TO GLENWOOD AVENUE RIGHT OF WAY ON 107 EDENBURGH.
5. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 15 FT WIDE EVERGREEN BUFFER INSTALLED ALONG 107 EDENBURGH RD. FRONTAGE. PLANTS WILL BE A MINIMUM OF 8 FT TALL AT THE TIME OF PLANTING
6. OFFICE (DESIGN CENTER) HOURS SHALL BE LIMITED TO 9:00 AM TO 4:00 PM AND BY APPOINTMENT ONLY. THE MODEL HOME WILL BE OPEN M-F FROM 10:00 AM TO 6:00 PM, SAT. 10:00 AM TO 5:00 PM AND SUN. 1:00 TO 5:00 PM.
7. LET WILL BE NO OUTDOOR ADVERTISING OF THE MODEL HOME AND/OR OFFICE USE. THIS INCLUDES GROUND SIGNS, BUILDING SIGNS, BANNERS/FLAGS.
8. THE OFFICE USE (DESIGN CENTER) WILL BE NO MORE THAN 30 % OF THE GROSS FLOOR AREA OF THE HOME.
9. THE MODEL HOME/OFFICE USE WILL BE IN USE FOR NO MORE THAN 10 YEARS AFTER CERTIFICATE OF OCCUPANCY.

10. THE MODEL HOME WITH THE OFFICE USE (DESIGN CENTER) WILL BE NO MORE THAN TWO STORIES ON EDENBURGH AND THREE STORIES ON GLENWOOD.
11. WHEN THE OFFICE USE (DESIGN CENTER) IS CLOSED AND NO LONGER BEING USED, THE PARKING AREA ON 107 WILL BE REMOVED WITHIN 90 DAYS AND A SINGLE-UNIT LIVING STRUCTURE WILL BE BUILT IN ITS PLACE ON THE EXISTING LOT.
12. THE MINIMUM HEATED SF OF HOME BUILT ON 105 EDENBURGH WILL BE 7200.
13. WITHIN 90 DAYS OF APPROVAL, THE APPLICANT WILL PETITION THE CITY OF RALEIGH TO INSTALL A NEW SPEED LIMIT SIGN ON 105 EDENBURGH FRONTAGE NEAR ITS INTERSECTION WITH GLENWOOD AVE.
14. A SINGLE-UNIT LIVING STRUCTURE WILL BE BUILT ON 109 EDENBURGH

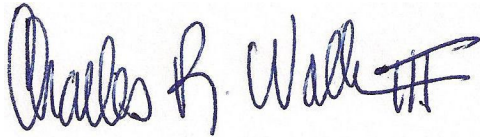
THESE CONDITIONS INTEND TO CONFIRM ULTIMATELY SINGLE-FAMILY STYLE CONSTRUCTION ON ALL THREE EXISTING LOTS WHILE ALLOWING A TEMPORARY OFFICE.

INFORMATION ABOUT THE OVERALL REZONING PROCESS IS AVAILABLE ONLINE; VISIT WWW.RALEIGHNC.GOV AND SEARCH FOR "REZONING PROCESS."

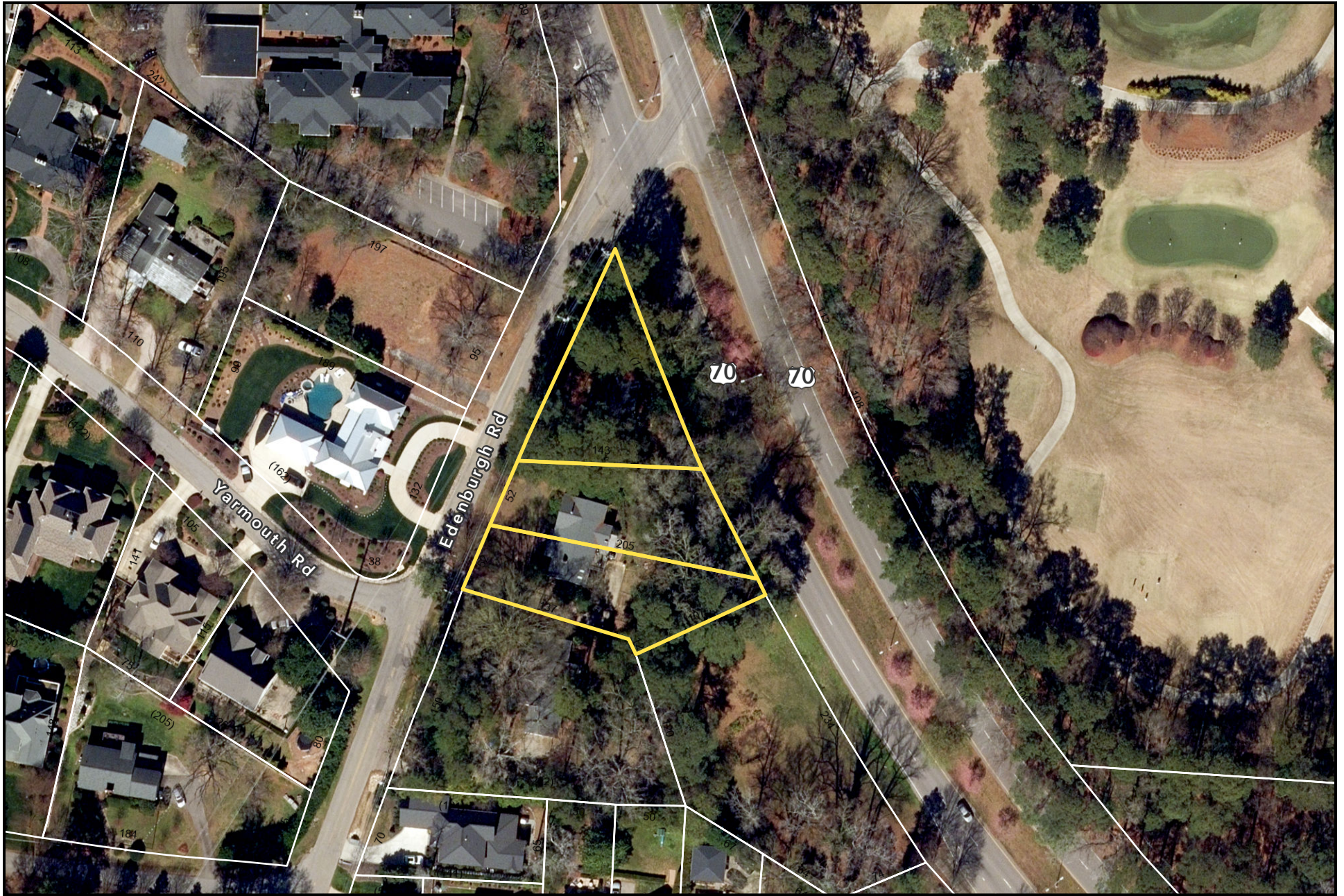
IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, PLEASE CONTACT MATTHEW BURNS RALEIGH PLANNING & DEVELOPMENT (919)996-4641 MATTHEW.BURNS@RALEIGHNC.GOV

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

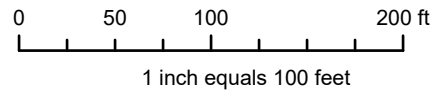
SINCERELY,

A handwritten signature in black ink that reads "Charles R. Walker III". The signature is written in a cursive style with a stylized "H" at the end.

CHARLES R. WALKER III, PLA



105, 107, 109 Edenburgh Rd



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