



LANDSCAPE ARCHITECTURE
LAND PLANNING
LAND USE CONSULTING
ENTITLEMENTS

DATE: JULY 4, 2025

DEAR NEIGHBORS,

RE: Z-14-25, TEXT CHANGE TO ZONING CONDITIONS TO 2231, 2221 AND 2211 S NEW HOPE ROAD

YOU ARE AGAIN INVITED TO ATTEND A NEIGHBORHOOD MEETING ON AUGUST 21, 2025 AT 6:30 PM. THE MEETING WILL BE ONCE AGAIN HELD AT BARWELL ROAD ELEMENTARY SCHOOL CAFETERIA AND WILL BEGIN AT 6:30 AND END BY 8:00

THE PURPOSE OF THIS MEETING IS TO CONTINUE DISCUSSING A POTENTIAL REZONING OF THE PROPERTY LOCATED AT 2231, 2221 AND 2211 S NEW HOPE ROAD. THIS SITE IS CURRENTLY ZONED CX-5-CU AND IS PROPOSED TO HAVE A TEXT CHANGE TO CX-5-CU. REVISED CONDITIONS ARE BELOW AND EXHIBITS ARE ATTACHED.

PRIOR TO REVIEW BY THE PLANNING COMMISSION, THE CITY OF RALEIGH REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS WITHIN 1,000 FEET OF THE AREA REQUESTED FOR REZONING. AFTER THE MEETING A REPORT WILL BE SUBMITTED BY THE APPLICANT TO THE RALEIGH PLANNING AND DEVELOPMENT DEPARTMENT. ANY OTHER PERSON ATTENDING THE MEETING CAN SUBMIT WRITTEN COMMENTS ABOUT THE MEETING OR THE REQUEST IN GENERAL, BUT TO BE INCLUDED IN THE PLANNING COMMISSION AGENDA PACKET WRITTEN COMMENTS MUST BE RECEIVED AT LEAST 10 DAYS PRIOR TO THE DATE OF THE PLANNING COMMISSION MEETING WHERE THE CASE IS BEING CONSIDERED.

AS BEFORE, THE PURPOSE OF THIS MEETING IS TO DISCUSS THE POTENTIAL REVISION TO A REZONING (CASE Z-21-19). THIS SITE IS CURRENTLY ZONED COMMERCIAL MIXED USE-5 STORIES-CONDITIONAL USE (CX-5-CU) AND IS PROPOSED TO KEEP THAT DESIGNATION AND MODIFY SOME EXISTING CONDITIONS RESPONDING TO CHANGING MARKET CONDITIONS. CURRENT CONDITIONS ARE IN RESPONSE TO PUBLIC INPUT-TO-DATE AND REVIEW BY CITY STAFF.

1. THE FOLLOWING USES SHALL BE PROHIBITED IN THIS CX ZONING DISTRICT: OFFICE; BOARDINGHOUSE; DORMITORY, FRATERNITY, SORORITY; ADULT ESTABLISHMENT; OUTDOOR SPORTS OR ENTERTAINMENT FACILITY OF ANY SIZE, PASSENGER TERMINAL; VEHICULAR SALES; DETENTION CENTER, JAIL; PRISON; LIGHT MANUFACTURING; BED AND BREAKFAST; RESEARCH AND DEVELOPMENT; LIGHT INDUSTRIAL; GOLF COURSE; REST HOME; CEMETERY.
2. RESIDENTIAL DEVELOPMENT SHALL BE LIMITED UP TO 650 TOTAL UNITS AND LIMITED TO THE APARTMENT BUILDING TYPE AND SINGLE-FAMILY ATTACHED (TOWNHOMES) BUILDING TYPE. THERE WILL BE NO RESTRICTIONS OF NUMBER OF BEDROOMS PER UNITS.
3. NON-RESIDENTIAL USES SHALL HAVE A MINIMUM OF 175,000 SQUARE FEET BUT BE LIMITED UP TO 285,000 SQUARE FEET.
4. THE TOTAL GROSS FLOOR AREA OF BUILDINGS CONTAINING EXCLUSIVELY NON-RESIDENTIAL USES SHALL BE NO GREATER THAN 285,000 SQUARE FEET ON SECTIONS OF 2221 AND 2231 SOUTH NEW HOPE RD. ONCE A TOTAL OF 75,000 SQUARE FEET OF NON-RESIDENTIAL USES HAS BEEN CONSTRUCTED NO OTHER NEW NON-RESIDENTIAL CONSTRUCTION WILL BE PERMITTED ON THE REMAINING LOTS UNTIL THE PROPERTY OWNER SUBMITS AND RECEIVES APPROVAL FOR A SITE PLAN THAT CONTAINS A GROCERY STORE.
5. THERE SHALL BE NO LESS THAN TWO AND NO MORE THAN NINE BUILDINGS TOTALING NO MORE THAN 75,000 SF THAT EXCLUSIVELY CONTAIN RESTAURANT USES ON 2231 NORTH HOPE RD.

275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312

DIRECT LINE: (919) 625-9760
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6.ALLOWING FOR STEP-BACKS, ANY PORTION OF A PERIMETER BUILDING HEIGHT SHALL BE LIMITED TO 4 STORIES WHEN IT IS LESS THAN 150 FT FROM TRACTS 1732052612, 1732057095,1732045344, AND 1722945353. OTHERWISE, MAXIMUM HEIGHT WITHIN THIS PROPOSAL SHALL BE FIVE STORIES.

7.ALL REQUIRED CANOPY TREES WITHIN THIS PROPOSAL WILL BE PLANTED WITH A MINIMUM CALIPER OF 3.5".

8.BUILDINGS THAT CONTAIN A BAR/NIGHTCLUB/TAVERN/LOUNGE AS THE PRIMARY USE SHALL BE LOCATED NO CLOSER THAN 250 FT FROM TRACTS 1732052612, 1732057095,1732045344, AND 1722945353

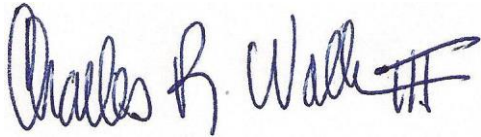
9.NO MORE THAN 450 RESIDENTIAL UNITS CAN BE DEVELOPED PRIOR TO THE OWNERS SUBMITTING FOR A SITE PLAN TO THE CITY OF RALEIGH CONTAINING A GROCERY STORE.

INFORMATION ABOUT THE REZONING PROCESS IS AVAILABLE ONLINE; VISIT WWW.RALEIGHNC.GOV AND SEARCH FOR "REZONING PROCESS." IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, OR WOULD LIKE TO SUBMIT WRITTEN COMMENTS AFTER THE MEETING PLEASE CONTACT:

IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, PLEASE CONTACT MATTHEW KLEM RALEIGH PLANNING AND DEVELOPMENT (919) 996-2676 MATTHEW.KLEM@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,



CHARLES R. WALKER III, PLA

ATTACHMENTS:

PRELIMINARY LAND USE LAYOUT MAP
LIST OF EXAMPLE SHOPPING CENTERS

Z-14-25 Existing Land Use	Daily	AM	PM
	0	0	0
Z-19-21 Current Zoning Entitlements	Daily	AM	PM
	9,287	488	970
Z-14-25 Proposed Zoning Maximums	Daily	AM	PM
	8,343	482	822

TRAFFIC ANALYSIS FROM CITY OF RALEIGH STAFF REPORT DATED 6/20/25