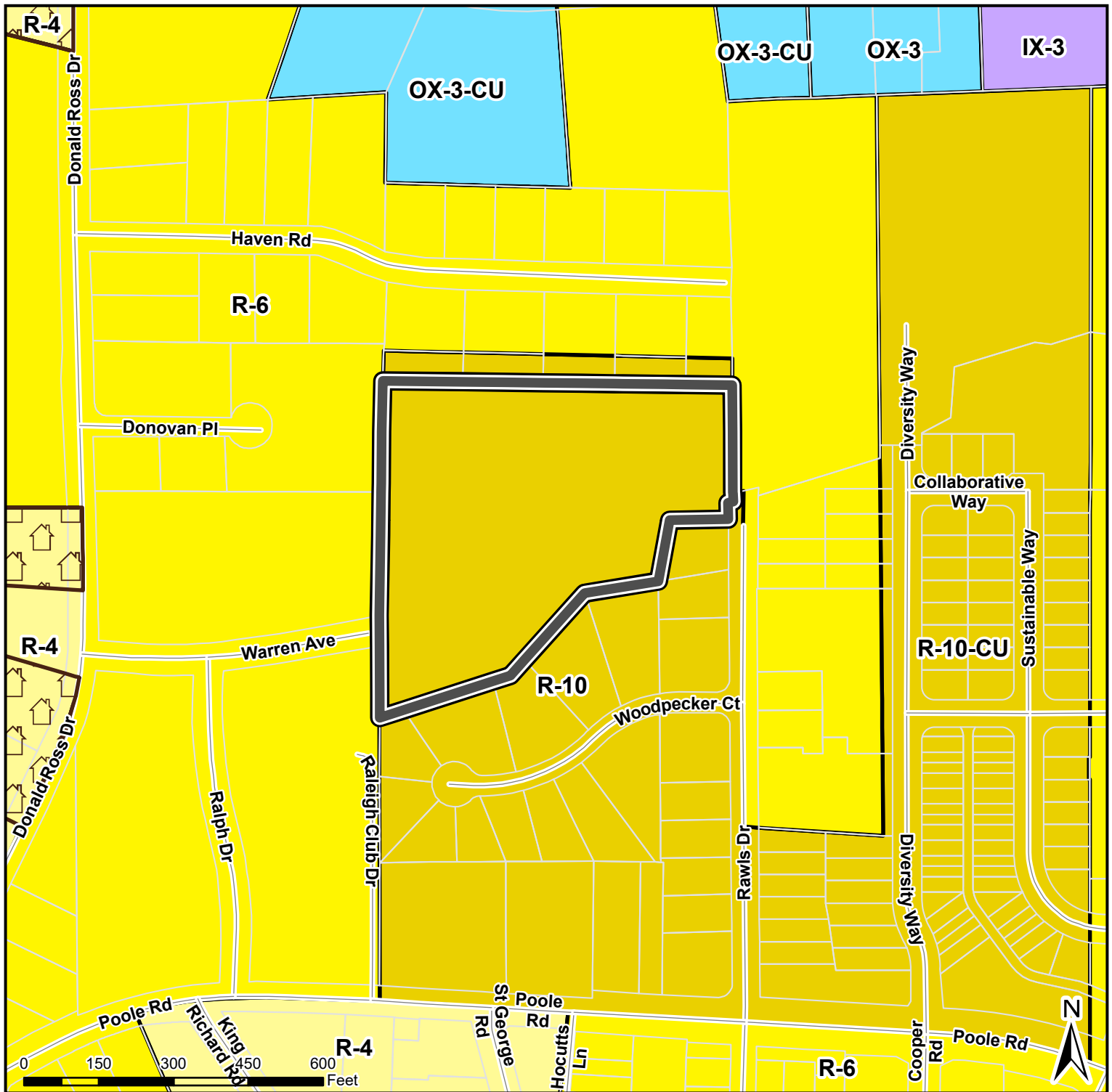
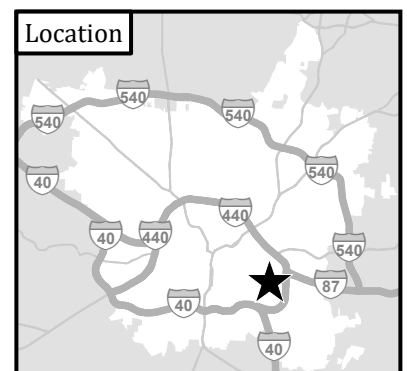


# Existing Zoning

# Z-7-2024



Property	500 Rawls Dr
Size	7.94 acres
Existing Zoning	R-10
Requested Zoning	RX-4-CU





# Rezoning Application and Checklist

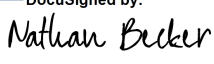
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](https://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-10	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	RX-4-CU	Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: February 5, 2024	Date amended (1):	Date amended (2):
Property address: 500 Rawls Drive Raleigh, NC 27610		
Property PIN: 1723179370		
Deed reference (book/page): Book 18672, Page 477		
Nearest intersection: Rawls Drive and Woodpecker Court		Property size (acres): 7.94
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Southern Purchasing Group, LLC P.O. Box 37086 Raleigh, NC 27627		
Property owner email: <a href="mailto:nathan@bigrealtyco.com">nathan@bigrealtyco.com</a>		
Property owner phone: 919-889-0059		
Applicant name and address: Isabel Worthy Mattox		
Applicant email: <a href="mailto:isabel@mattoxlawfirm.com">isabel@mattoxlawfirm.com</a>		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

Southern Purchasing Group, LLC

DocuSigned by:  
  
 1249C36178FC43A...  
 By: Nathan Becker  
 Title: Authorized Signatory

**RECEIVED**

By Sarah Shaughnessy at 8:53 am, Mar 11, 2024

REVISION 10.27.20

[raleighnc.gov](https://raleighnc.gov)

**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted: February 5, 2024	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: R-10	Proposed zoning: RX-4-CU	

**Narrative of Zoning Conditions Offered**

1. Residential density shall not exceed one hundred eighty (180) dwelling units.
2. No balconies connected to dwelling units which are oriented towards the north property line of the site shall be located within fifty (50) feet of the north line.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Southern Purchasing Group, LLC

*Nathan Becker*

1249C36178FC43A...

By: Nathan Becker

Title: Authorized Signatory

**RECEIVED**

By Sarah Shaughnessy at 8:53 am, Mar 11, 2024

REVISION 10.27.20

raleighnc.gov

**Rezoning Application Addendum #1****Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**OFFICE USE ONLY**

Rezoning case #  
\_\_\_\_\_

**Statement of Consistency**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The Future Land Use Map designation for this Property is Moderate Scale Residential however, the Urban Form Map designates the Property as Frequent Transit Area which dictates much higher-density. With a maximum density of approximately 23 units per acre, the requested rezoning strikes a reasonable balance between the competing density recommendations of the two Comprehensive Plan Maps. This site is anticipated to be developed as a family affordable housing development with a maximum height of 50 feet.

**Public Benefits**

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The rezoning would facilitate the development of more housing.
2. The proposed development will provide affordable housing.
3. It is anticipated that the proposed development will add road and utility infrastructure for the City.

### Rezoning Application Addendum #2

#### Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

#### OFFICE USE ONLY

Rezoning case #

#### Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historical resources on this property.

#### Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

There are no historical resources on this property.

### Rezoning Checklist (Submittal Requirements)

To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ATTENDANCE AT NEIGHBORS MEETING**  
**500 Rawls Drive**  
**Thursday, November 2, 2023**

NAME	ADDRESS	PHONE #
PEGGY HEITMANN	Street: 2911 Haven Rd Email:	919 880 8928
FRANK HEITMANN	Street: 2911 Haven Rd Email: <del>fghsocwk@</del> fghsocwk@ netpath.net	"
Will Braughton	Street: 3012 Haven Rd Email: braughtonw@gmail.com	(919) 630-4019
Isabel	Street: Email:	
Emily	Street: Email:	
Charlie	Street: Email:	
NATHAN BECKER	Street: 611 Rawls Email:	919-989-6059
Bretonny Linto	Street: Community connector City of Raleigh Email:	
Betty Bepl	Street: 3018 Haven Rd Raleigh NC 27610 Email: bnyd671@aol.com	(919) 408-2138
	Street: Email:	
	Street: Email:	
	Street: Email:	
	Street: Email:	

## SUMMARY OF ISSUES

A neighborhood meeting was held on November 2, 2023 (date) to discuss a potential rezoning located at 500 Rawls Drive (property address). The neighborhood meeting was held at Roberts Park Community Center (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Affordable Housing
Likely Rents
Buffer adjacent to Haven Road Neighbors
Access from Warren
Balconies overlooking home
Traffic lights at nearby intersections
Property Management