Request:

0.28 acres from R-10 to OX-3

3/10/2015
## Rezoning Application

### Rezoning Request

<table>
<thead>
<tr>
<th>Existing Zoning Classification</th>
<th>Proposed Zoning Classification</th>
<th>Height</th>
<th>Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-10</td>
<td>Base District</td>
<td>3</td>
<td>3</td>
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</tbody>
</table>

If the property has been previously rezoned, provide the rezoning case number.

Not Applicable

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.

Pre-Application meeting occurred on 9/24/14

### GENERAL INFORMATION

**Property Address**

5 and 7 Hill Street

**Property PIN**

1713393223 and 1713393228

**Nearest Intersection**

New Bern Avenue and Hill Street

**Property Owner/Address**

Nasir Dukes

GNI Holding Company, LLC

4441 Six Forks Road, Suite 106-182

Raleigh, North Carolina 27609-5729

**Project Contact Person/Address**

Andre L. Johnson, AIA, NCARB

Andre Johnson Architect, PLLC

PO Box 14637

Raleigh, North Carolina 27620

**Property size (in acres)**

.14 and .14

**Fax**

(919) 662-2589

**Email**

andre@andrejohnsonarchitect.com

**Deed Reference (Book/Page)**

14163 / 2431

**Owner/Agent Signature**

(919) 631-6935

andre@andrejohnsonarchitect.com

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.
**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
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<tbody>
<tr>
<td>Transaction Number</td>
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<tr>
<td>Zoning Case Number</td>
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**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.

1. The proposed re-zoning request is consistent with the future development in the area. The site is directly adjacent to the commercial corridor along New Bern Avenue.

2. The OX-3 designation will allow for multiple developments consistent with the 2030 plan including single family and multi-family housing.

3. 

4. 

**PUBLIC BENEFITS**

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. Office use that provides services to the public including real estate offices, lawyer offices, contractor offices, etc.

2. Increase in professional services in an area that needs revitalization.

3. 

4. 
SUMMARY OF ISSUES

A neighborhood meeting was held on November 13, 2014 to discuss a potential rezoning located at 5 and 7 Hill Street. The neighborhood meeting was held at John Chavis Memorial Park at 505 Martin Luther King Jr. Boulevard Raleigh, NC 27610. There were approximately two neighbors in attendance. The general issues discussed were:

Summary of Issues:

Street parking was a concern and community questioned if this will require additional off site street parking. Based on the size of the building, the proposed parking will be handled on site.

Community asked if the project would negatively impact the sewer and other infrastructure in the area.

Community thought there may be concern over increased traffic
## Attendance Roster:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. White</td>
<td>17 Hill Street</td>
</tr>
<tr>
<td>S. Caroway</td>
<td>17 Hill Street</td>
</tr>
</tbody>
</table>