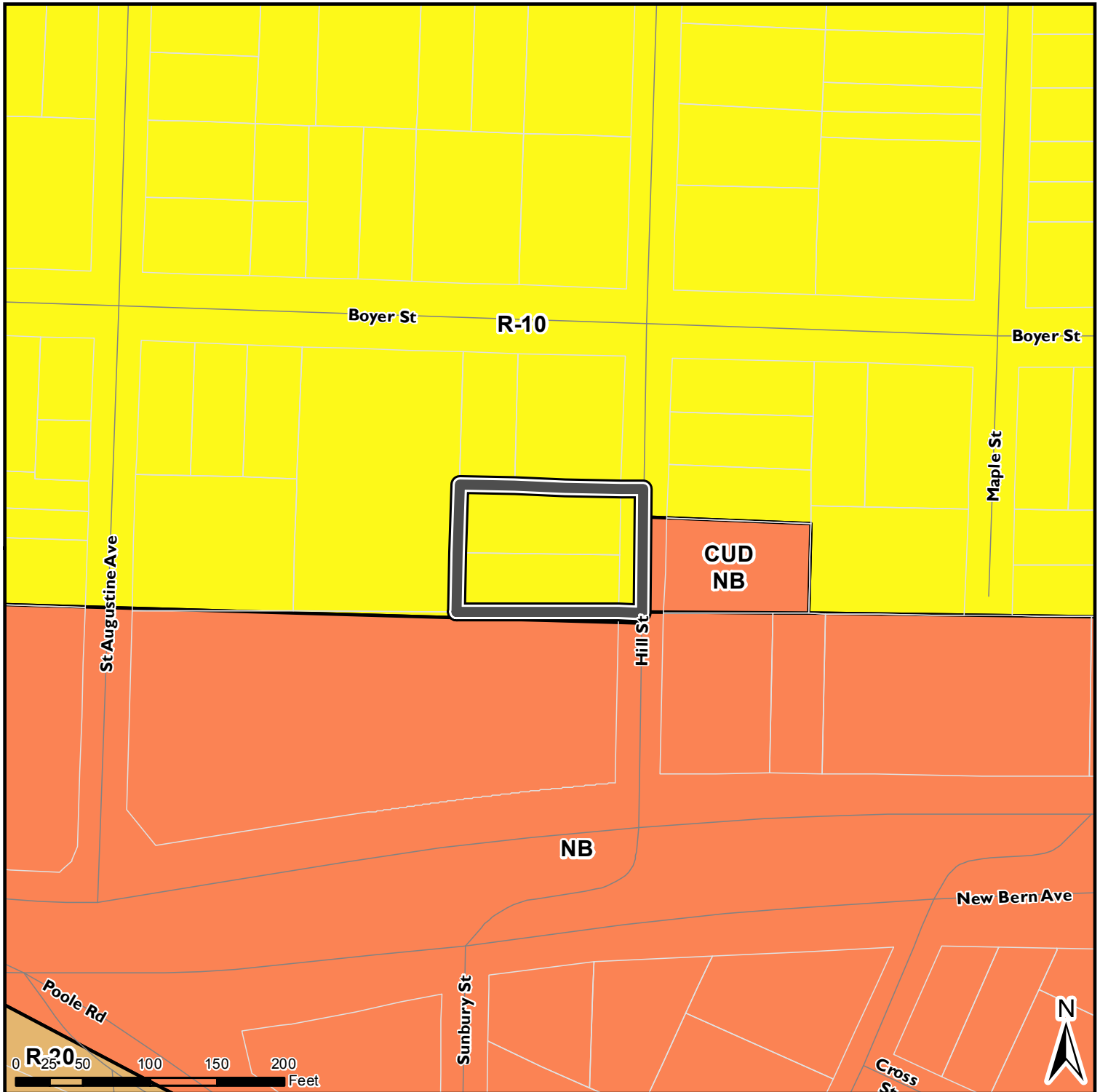


Existing Zoning Map

Z-11-2015

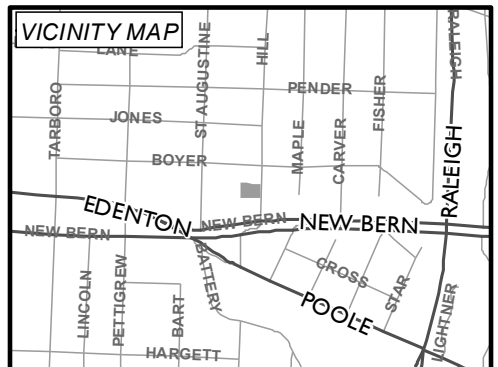


**Submittal
Date**

3/10/2015

Request:

**0.28 acres from
R-10
to OX-3**





Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

3/10/15
3:38 PM

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification R-10 Proposed Zoning Classification Base District <u>OX</u> Height <u>3</u> Frontage If the property has been previously rezoned, provide the rezoning case number. <u>Not Applicable</u> Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. <u>Pre-Application meeting occurred on 9/24/14</u>	Transaction Number <u>408187</u> <u>2-11-15</u>

GENERAL INFORMATION		
Property Address 5 and 7 Hill Street		Date February 26, 2015
Property PIN 1713393223 and 1713393228	Deed Reference (Book/Page) 14163 / 2431	
Nearest Intersection New Bern Avenue and Hill Street		Property size (in acres) .14 and .14
Property Owner/Address Nasir Dukes GNI Holding Company, LLC 4441 Six Forks Road, Suite 106-182 Raleigh, North Carolina 27609-5729	Phone (919) 637-7776	Fax
	Email ndukes@dukesproperties.com	
Project Contact Person/Address Andre L. Johnson, AIA, NCARB Andre Johnson Architect, PLLC PO Box 14637 Raleigh, North Carolina 27620	Phone (919) 631-6935	Fax (919) 662-2589
	Email andre@andrejohnsonarchitect.com	
Owner/Agent Signature	Email 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.



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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
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.	Transaction Number Zoning Case Number <i>2-11-15</i>

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

S. Caroway

17 Hill Street