



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). 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.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: see	Height: attached	Frontage:	Overlay(s):
Proposed zoning base district: see	Height: attached	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map 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: 3/12/2026	Date amended (1):	Date amended (2):
Property address: 767 S Saunders Street		
Property PIN: 1703452877		
Deed reference (book/page): 019542/00904		
Nearest intersection: S. Saunders and Dorothea Drive		Property size (acres): 0.5
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: South Saunders Properties, LLC; 3614 Bellevue Road, Raleigh		
Property owner email:		
Property owner phone:		
Applicant name and address: Amy C. Crout, (150 Fayetteville Street, Ste 2800, Raleigh, NC 27601) on behalf of Property Owner		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED]		
Applicant signature(s): <i>James Sears, Manager of South Saunders Properties LLC</i>		
Additional email(s): F57B66AD6551464...		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 3/12/2026	OFFICE USE ONLY Rezoning case #
Existing zoning: see attached	Proposed zoning: see attached	

Narrative of Zoning Conditions Offered

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX-District shall be prohibited: (1) dormitory, fraternity, sorority, (2) boarding house; (3) school, public or private (K-12); (4) telecommunication tower (<250 ft); (5) telecommunication tower (≥250 ft); (6) outdoor sports or entertainment facility (≤ 250 seats); and (7) outdoor sports or entertainment facility (≥250 seats).

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.

Signed by:
 Property Owner(s) Signature: James Sears, Manager of South Saunders Properties LLC
F57B66AD6551464...

Printed Name: James Sears, Manager of South Saunders Properties LLC

Rezoning Application and Checklist
Existing and Proposed Base Zoning District

767 S Saunders (PIN: 1703452877)

- Existing Zoning: NX-3-UL w/ TOD and R-10
- Proposed Zoning: RX-4-UL w/TOD

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
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.	
<p>1. The property is designated Neighborhood Mixed Use and Public Parks and Open Space on the Future Land Use Map. The RX-4 zoning designation is consistent with the Neighborhood Mixed Use category, as the Property is located in a Frequent Transit Area and is in walking distance of a Transit Station Area and Rapid Bus Transit area. This designation encourages residential uses while still allowing for complementary commercial uses. Although a portion of the Property is within the Public Parks and Open Space designation on the Future Land Use Map, development on this portion of the Property is limited due to riparian buffers. The rezoning to RX-4 will retain the parks and open space characteristics while enabling development of the the rest of the parcel.</p> <p>2. The Urban Form Map shows that the Property is in Downtown and in a Frequent Transit Area. Increasing the residential density of the Property in this area, while still maintaining neighborhood character and zoning consistency, expands access to transit opportunities for more residents. The request also maintains the requirements for an urban frontage along South Saunders Street.</p> <p>3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 (Conditional Use District Consistency); LU 2.1 (Placemaking); LU 2.2 (Compact Development); LU 4.19 (Missing Middle); LU 4.2 (Transportation in Support of Walkable Communities); LU 4.4 (Reducing vehicle miles through mixed use); LU 4.7 (Capitalizing on Transit Access); LU 5.1 (Reinforcing the Urban Pattern); LU 6.2 (Urban Vitality); LU 7.1 (Encouraging Nodal Development); LU 7.6 (Pedestrian Friendly Development); LU 8.1 (Housing Variety); LU 8.10 (Infill Development); H 1.5 (Scattered Site Infill); and H 1.8 (Zoning for Housing).</p> <p>4. The proposed zoning is consistent with the following Saunders North Redevelopment Plan policies: AP-DW-17 (Neighborhood Commercial Center) which calls for medium density residential development in the subject area. Redevelopment plans exist under state statute for the purpose of acquisition and redevelopment of blighted or underdeveloped areas, which this development will contribute towards.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>This rezoning request makes the Property's zoning consistent with the RX-zoning of several of the properties to the east and north. The request would provide greater housing choice and increase supply. The request will permit additional housing to be built in a transit supportive area of the City, which will allow more people to live in a part of the City with convenient access to jobs, educational, and recreational amenities.</p> <p>Additionally, the rezoning will retain the open space that is within 50' riparian buffer of the creek to the west of the Property. This land will not be developed and will provide additional natural buffering between the proposed development and existing homes.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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 Rezoning Checklist 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 checked="" 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 Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" 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 checked="" 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 checked="" 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"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on February 25, 2026 (date) to discuss a potential rezoning located at 767 S Saunders Street (property address). The neighborhood meeting was held at Roberts Park Community Center, 1300 East Martin Street (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Timeline for development.
Anticipated housing type and layout.
Support for infill development in this area and status of nearby projects.
Impact of the riparian buffer and greenway easement on development of the Property.

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
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P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

February 13, 2026

Re: Notice of neighborhood meeting to discuss proposed rezoning of parcel located at 767 S. Saunders St., Raleigh, NC 27603 (PIN: 1703452877)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning for the land located at 767 S. Saunders St., Raleigh, NC 27603 (PIN: 1703452877) (the "Property").

The neighborhood meeting will be held on February 25, 2026 from 6:30 p.m. to 7:30 p.m. in the Roberts Park Community Center located at 1300 E Martin Street, Raleigh, North Carolina 27610.

The Property is currently zoned Residential-10 (R-10) and Neighborhood Mixed Use-3-UL with Transit Overlay District (NX-3 w/ TOD) and is proposed to be rezoned to Residential Mixed Use-4-UL with Transit Overlay District (RX-4-UL w/ TOD). The enclosed maps show the location and current base zoning of the Property and surrounding parcels.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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, please contact:

Matt McGregor
Raleigh Planning & Development
919-996-4637
matthew.mcgregor@raleighnc.gov

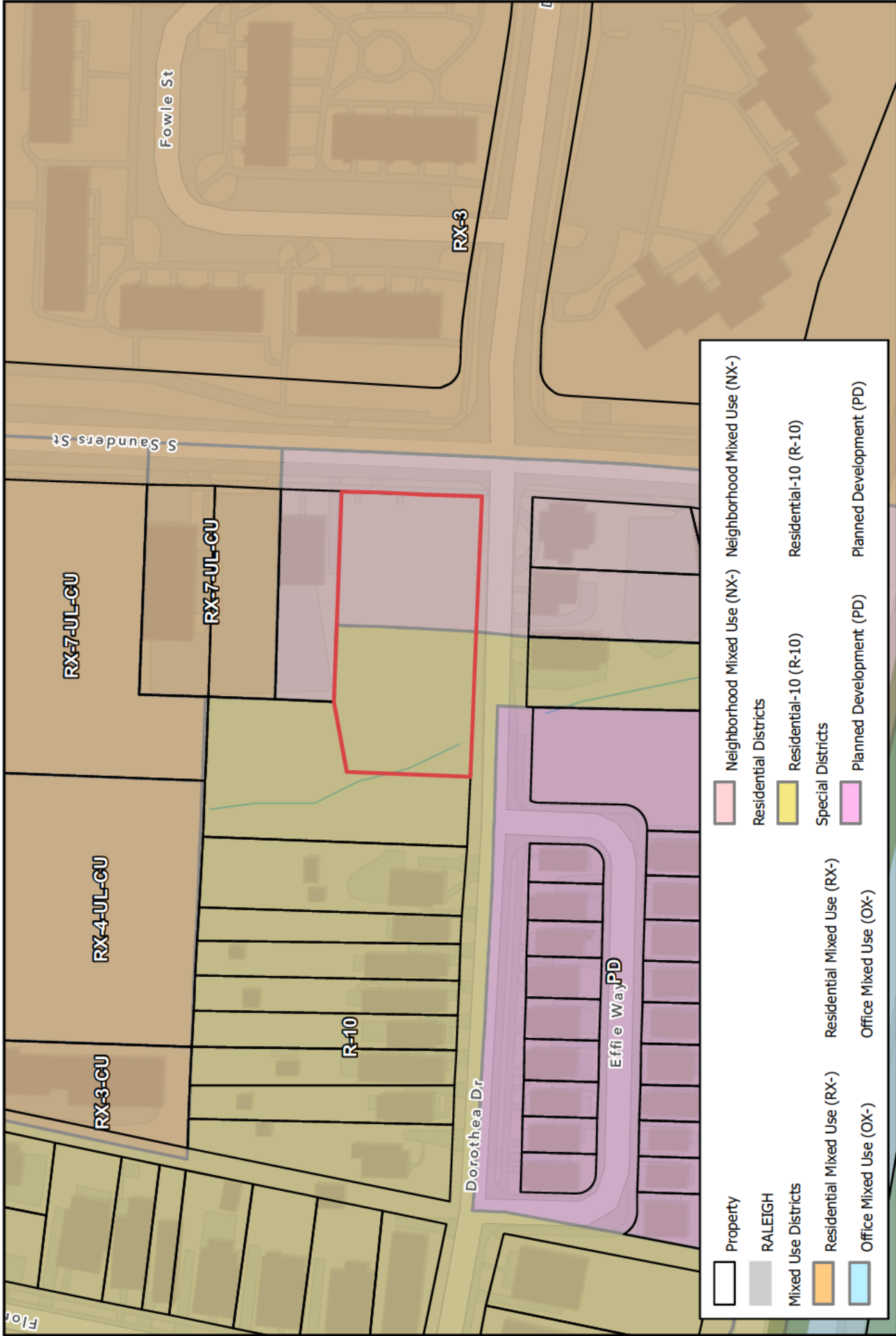
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at acrout@smithlaw.com.

Sincerely,

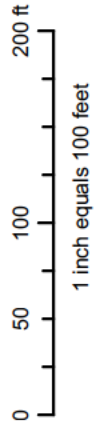


Amy C. Crout

enclosures



	Property		Neighborhood Mixed Use (NX-)		Neighborhood Mixed Use (NX-)
	RALEIGH		Residential Districts		Residential-10 (R-10)
	Mixed Use Districts		Residential Mixed Use (RX-)		Special Districts
	Residential Mixed Use (RX-)		Office Mixed Use (OX-)		Planned Development (PD)

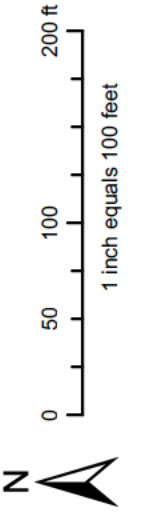


767 S. Saunders Street

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