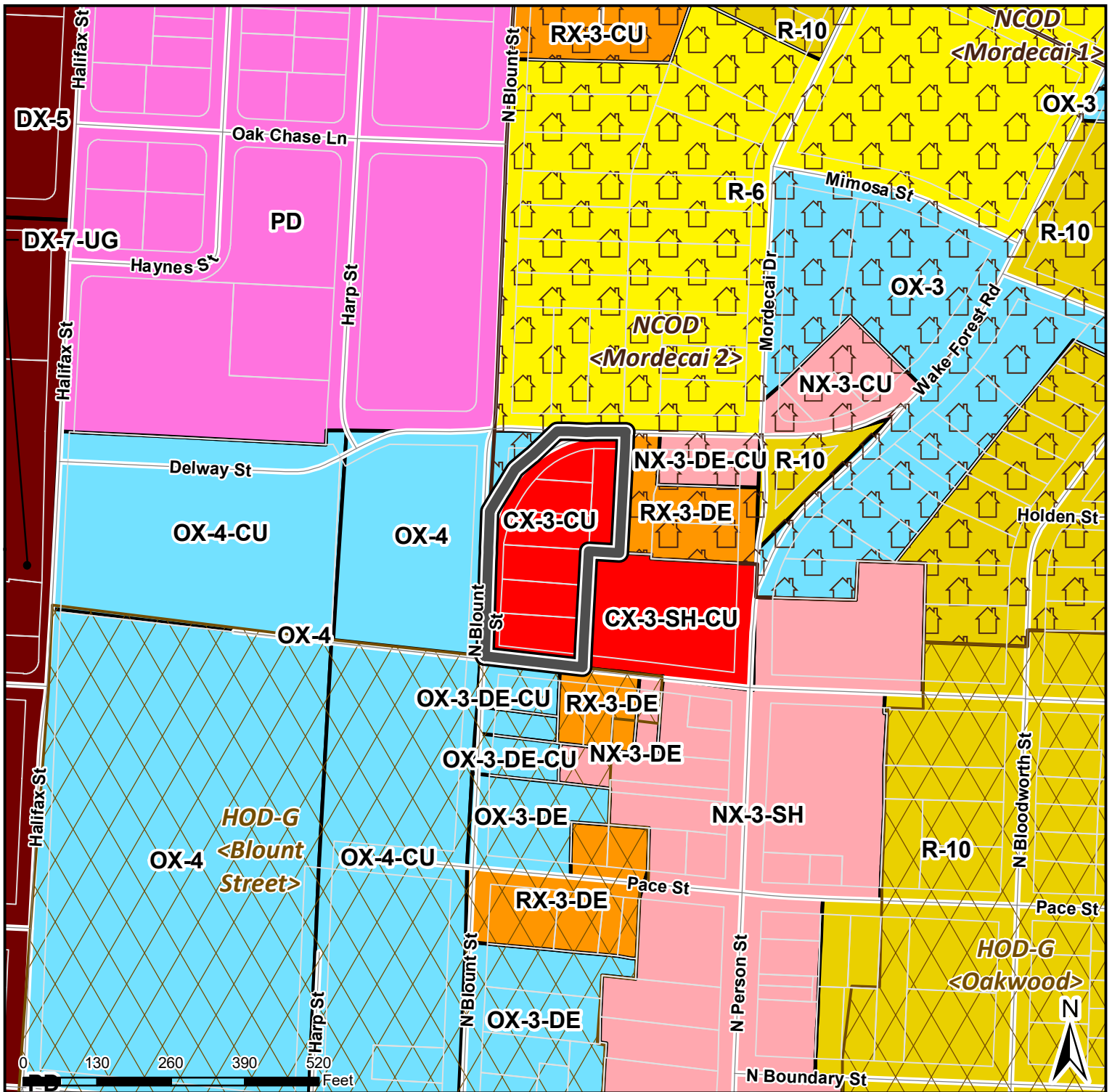
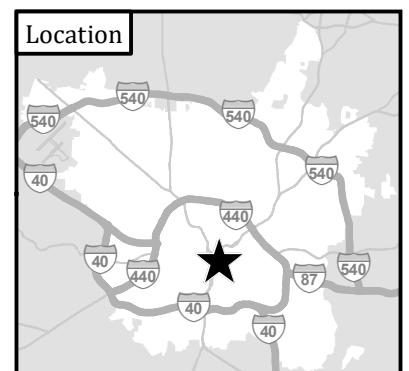


Existing Zoning

TCZ-1-2021



Property	800-820 N Blount St; 206 Delway St
Size	1.31 acres
Existing Zoning	CX-3-CU (Z-11-2011)
Requested Zoning	CX-3-CU (Amend Zoning Conditions)



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	July 30, 2021
Subject	City Council agenda item for August 17, 2021 – Z-15-21 (TCZ-1-21) N. Blount St and Delway St

On July 6, 2021, the City Council rescheduled the public hearing for the following item:

Z-15-21 (TCZ-1-21) N. Blount Street and Delway Street, approximately 1.31 acres located at [800, 802, 804, 806, 808, 820 N. Blount Street and 206 Delway Street](#).

Signed zoning conditions provided on June 11, 2021 would remove retail sales, shopping center, eating establishment, and bar/nightclub/tavern/lounge from the list of prohibited uses and add new conditions that would permit up to 2,750 square feet of these uses, require them to locate within the southern 50 feet of 206 Delway Street, establish operating hours between 7 AM and 10 PM, and require a landscaped buffer along a portion of the shared boundary with 208 Delway Street and along the southern boundary of 206 Delway Street. The proposed conditions also require a fence be established along at least 100 feet of the eastern boundary of 206 Delway Street and along the southern boundary, allow string lights no higher than 12 feet, prohibit wood burning fires not in the existing masonry fireplace or a similar structure, remove requirements for a public plaza on the site, and remove mention of a Unity of Development Plan.

Current Zoning: Commercial Mixed Use - 3 Stories - Conditional Use (CX-3-CU)

Requested Zoning: Commercial Mixed Use - 3 Stories - Conditional Use (CX-3-CU), amended conditions

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

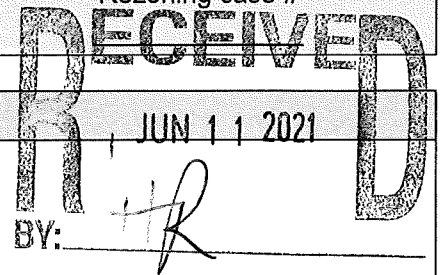
The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (7-0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Petition for Rezoning, and Neighborhood Meeting Reports.

Conditional Use District Zoning Conditions		
Zoning case #: Z-15-21	Date submitted: Amended June 11, 2021	Office Use Only Rezoning case #
Existing zoning: OX-4 & CX-3CU	Proposed zoning: CX-3 with Zoning Conditions Z-11-11	

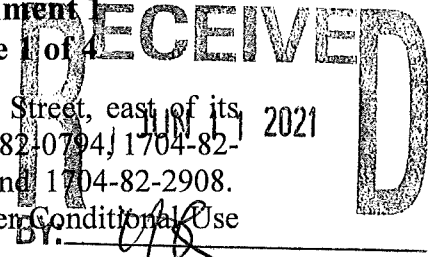
Narrative of Zoning Conditions Offered
<p>See Attachment 1</p>



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.

Property Owner Signature: J.T. Hobby & Son, INC., a North Carolina corporation

By:
John F. Holmes, Jr., President



Z-11-11 Franklin Street – is located on the north side of Franklin Street, east of its intersection with North Blount Street, being Wake County PINs, 1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-83-1928, 1704-83-1043, and 1704-82-2908. Approximately 1.34 acres are to rezone property from Shopping Center Conditional Use to Shopping Center Conditional Use with amended conditions.

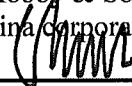
Conditions Dated: 8/1/11

Narrative of conditions being requested:

A. The following uses shall be prohibited:

- Forestry
- Wildlife Sanctuary
- Commercial Indoor Recreation Use
- Riding Stable
- Outdoor Stadium, Theater, Amphitheater, or Racetrack
- Residential Institutions
- Guest House
- Rest Home
- Emergency Shelters
- Cemetery
- Correctional or Penal Facility
- Crematory
- Funeral Home
- Government Building
- Hospital
- Monastery or Convent
- Orphanage
- Veterinary Hospital
- Adult Establishment
- Bank
- Beauty, Nail and Manicure, Cosmetic Art, Barber Shop
- Radio and Television Studio
- Dish Antenna (except antennas one meter (39.37 inches) or less in diameter)
- Telecommunications Tower
- Telegraph Office
- Dance, Recording, Music Studio,
- Exterminating Service
- Retail Food Store
- Hotel and Motel
- Kennel and Cattery
- Movie Theater

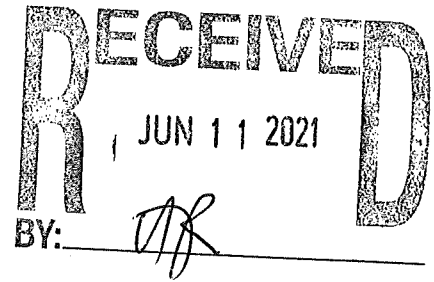
J.T. Hobby & Son, INC. a North
Carolina corporation


John F. Holmes, Jr., President

TCZ-1-21
Z-15-21

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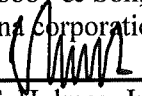
Post Office
Manufacturing — All Kinds
Mini Warehouse Storage Facility
Reservoir and Water Control Structures
Landfill
Airfield, Landing Strip, and Heliport
Transit Station (except bus stops)
Taxicab Stand and Dispatch Stand
Power Plant
Utility Services (except roads, sidewalks, meters, pipes, hydrants, traffic control, cablevision, and telephone and their appurtenances as well as any existing railroad tracks, transmission lines, transformers, and distribution lines)
Automotive Service and Repair Facilities
Car Washes



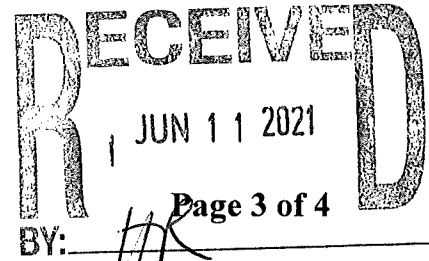
B. The following conditions shall be applicable to all permitted uses and development, except for (i) General Agriculture, (ii) Restricted Agriculture, (iii) Fish Hatchery and Fish Farm, (iv) Research Farm, (v) Camp, (vi) Christmas Tree, Greens, Ornamental Outdoor Display Area Sales, and (vii) Plant Nursery, Fruit and Vegetable Stand:

1. Number of Dwelling Units shall not exceed 26.
2. Buildings will be limited to a maximum height of 50 feet.
3. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures. String lights which shall not exceed twelve (12) feet in height may be used in the Village Green (as hereinafter defined) area.
4. Buildings shall be located within twenty-five (25) feet of the back-of-curb.
5. All surface parking and loading for the site shall be located to the side or rear of the buildings.
6. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.

J.T. Hobby & Son, INC. a North
Carolina Corporation

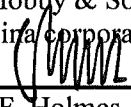

John F. Holmes, Jr., President

TCZ-1-21
Z-15-21



7. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy. Pedestrian accesses shall be constructed with a material comparable to either the sidewalk or a public plaza.
8. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.
9. In the event any or all of (a) Bar, Nightclub, Tavern, Lounge; (b) Eating Establishment; (c) Retail Sales; or (d) Shopping Center uses are undertaken on the property, such uses shall be limited as follows:
 - (i) Such uses shall be restricted to an outdoor area of two thousand seven hundred fifty (2,750) aggregate square feet on the southern fifty (50) feet of 206 Delway Street (PIN 1704822908; Deed Book 10860, Page 1473) as shown on Exhibit A (the "Village Green"), and shall be permitted to accommodate the sale, service and consumption of food drink and products from the adjacent Person Street Plaza;
 - (ii) Operating hours shall be limited to between 7:00 AM and 10:00 PM each day;
 - (iii) A landscape buffer shall be provided along the east property line of the Village Green along the shared property line with the property located at 208 Delway Street (PIN 1704822957; DB7269/Page687), and the following criteria shall apply:
 - a) A landscape buffer yard of no less than seven feet (7') in width shall be provided for a distance of fifty feet (50'), starting at the SW corner of the 208 Delway Street property, extending north toward Delway Street.
 - b) A solid wood fence, averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be constructed in the buffer.
 - c) Six (6) evergreen trees shall be planted in the buffer. The tree(s) shall be or be similar to Nellie Stevens Holly, Japanese Cryptomeria, and similar species. The trees shall be at least ten feet (10') in height at time of installation.

J.T. Hobby & Son, INC. a North
Carolina corporation


John F. Holmes, Jr., President

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- d) The existing brick retaining wall located adjacent to or in the buffer may remain. The proposed fence may be constructed on the retaining wall, but the wall shall not count toward meeting the height requirement of the fence in section (b) above.

(iv) A solid wood fence averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be installed along the rear line of the Village Green between the east property line and the west property line of 206 Delway Street. and at least six (6) evergreen trees shall be planted adjacent to such fence. The tree(s) shall be or be similar to Nellie Stevens Holly, Japanese Cryptomeria, and similar species. The trees shall be at least ten feet (10') in height at time of installation.

(v) A solid wood fence averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be installed to extend at least 100 linear feet along the common line of 206 and 208 Delway from the northeast corner of the Village Green to a point which aligns approximately with the front corner of the house located at 208 Delway.

(vi) No wood burning fires shall be permitted on the Village Green except for fires in the existing masonry fireplace or a similar replacement which has a chimney which extends at least four (4) feet above the firebox and at least ten (10) feet from the ground.

J.T. Hobby & Son, INC. a North
Carolina corporation

John F. Holmes, Jr.
John F. Holmes, Jr., President



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13027

CASE INFORMATION: Z-15-21 (TCZ-1-21) N. BLOUNT ST AND DELWAY ST

Location	Southeast of the intersection of N. Blount Street and Delway Street Address: 800, 802, 804, 806, 808, 820 N. Blount Street, 206 Delway Street PINs: 1704820794, 1704821800, 1704821806, 1704821902, 1704821928, 1704831043, 1704822908 iMaps , Google Maps , Directions from City Hall
Current Zoning	CX-3-CU
Requested Zoning	CX-3-CU (amended conditions)
Area of Request	1.31 acres
Corporate Limits	The subject site is inside Raleigh corporate limits.
Property Owner	J T Hobby & Sons Inc
Applicant	Isabel Mattox
Council District	District C
PC Recommendation Deadline	August 23, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Not applicable – Proposal to amend existing conditions (Z-11-11) See page 23.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	Transit Emphasis Corridor
Consistent Policies	Policy LU 1.2 Future Land Use and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 5.2 Managing Commercial Development Impacts Policy LU 5.6 Buffering Requirements Policy LU 10.3 Ancillary Retail Uses Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 5.4 Density Transitions
Inconsistent Policies	None identified.

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
March 16, 2021; 18 attendees	N/A	5/25/21; 6/8/21	6/15/21

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is consistent with Comprehensive Plan policies concerning Future Land Use Map consistency, managing commercial impacts, design guidelines, and reinforcing the urban pattern.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommends approval of Z-15-21/TCZ-1-21.
Motion and Vote	Motion: O'Haver Second: Lampman In Favor: Bennett, Elder, Fox, Lampman, Mann, O'Haver and Rains Opposed: None
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: June 8, 2021

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE Z-15-21

Conditional Use District

OVERVIEW

The request is to amend the zoning conditions associated with Z-11-11. The amended conditions would permit up to 2,750 square feet of retail, restaurant, shopping center, and bar/tavern/nightclub/lounge uses, and would only allow these uses to locate in the southern 50 feet of 206 Delway Street. The conditions would also require a buffer to be located along the eastern boundary of 206 Delway, including a 7.5-foot wooden fence and a seven-foot-deep landscaped buffer. Other proposed changes remove requirements for a public plaza on the site and remove an outdated reference to Unity of Development plans.

The subject site is seven properties located at the intersection of Delway Street and N. Blount Street that currently contain Raleigh City Farm. The zoning for these properties is CX-3-CU. The site is located adjacent to a shopping center zoned CX-3-SH-CU to the east. Also to the east, behind the shopping center, are residential properties zoned RX-3-DE. There are several mixed-use districts to the south, including OX-3-DE and RX-3-DE, that contain a mix of residential and commercial uses. To the west is Peace College, zoned OX-3. To the north are detached homes zoned R-6. Properties to the north and east have the Mordecai NCOD and properties to the south are in the Blount Street HOD-G.

There is an active zoning violation complaint case for the subject site for outdoor dining activity that is not currently permitted on the site. The case was initiated in October 2020. The amended zoning conditions would remove several uses – including eating establishments and bar, nightclub, lounge, tavern – from the list of prohibited uses and specify the amount and location of these uses that are permitted, as well as the buffering required with adjacent properties. The proposed changes also remove an outdated reference to a Unity of Development plan and requirements for a public plaza on the site. The UDO requires amenity area for most development in a mixed-use district. The request would retain conditions prohibiting many uses normally permitted in CX-, limiting residential uses to 26 dwelling units, and requiring development be located near the street and parking to be located behind the building.

The subject site is designated as Office & Residential Mixed Use on the Future Land Use Map. This matches properties to the east and south. Property to the east is also designated Neighborhood Mixed Use. Peace College to the west is designated Central Business District, and residential areas to the north area designated Low Density Residential.

Delway Street and N. Blount Street are designated as a Transit Emphasis Corridor on the Urban Form Map.

Update for June 8, 2021: Since being discussed on May 25, the applicant has revised the proposed conditions. The amended conditions indicate that string lights may not be more than 12 feet in height, add a planted buffer along the southern boundary of 206 Delway Street, and require a wooden fence for 100 feet of the eastern boundary of 206 Delway

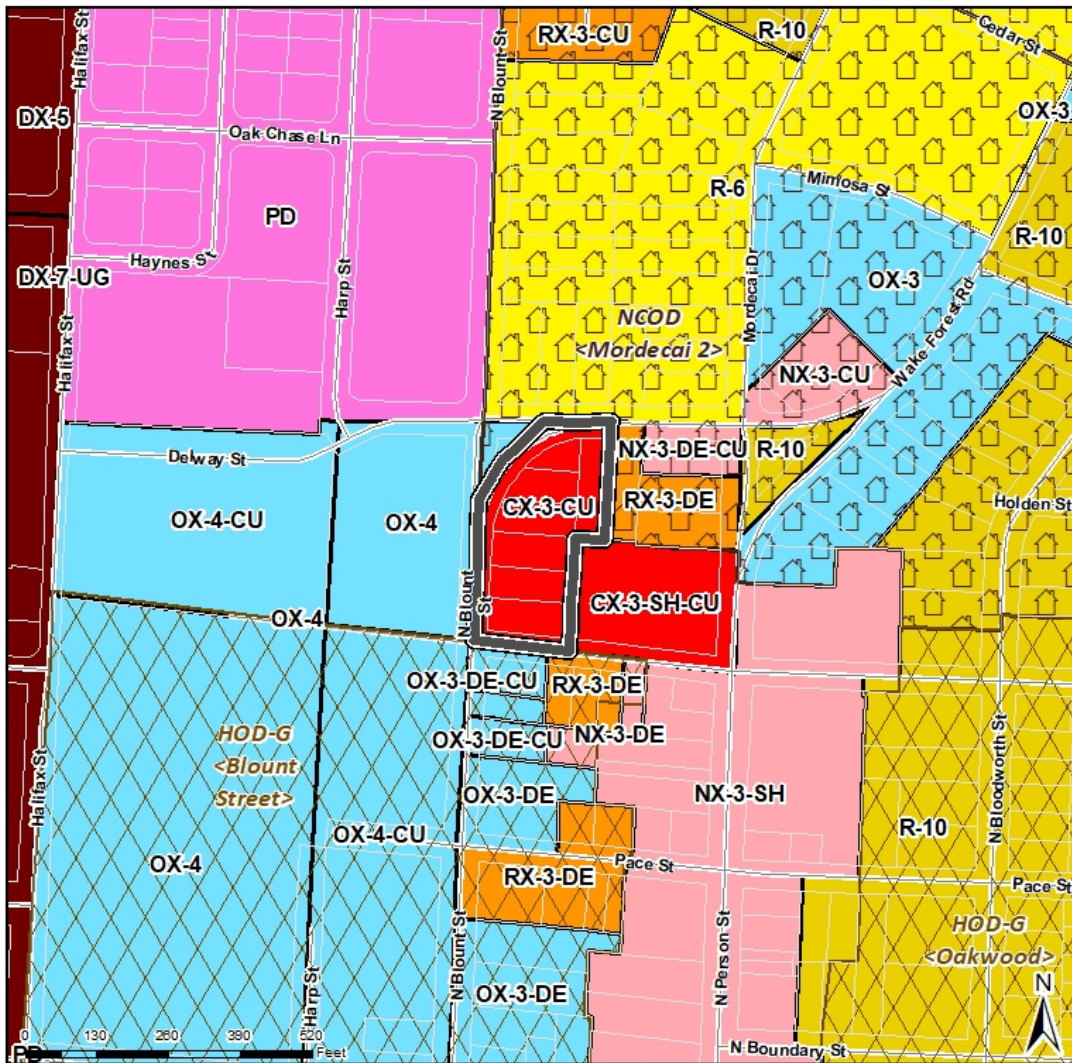
Street. The conditions also prohibit wood burning fires not contained in the existing masonry fireplace or a similar structure. These changes do not alter the consistency of any individual policy nor with the 2030 Comprehensive Plan overall.

OUTSTANDING ISSUES

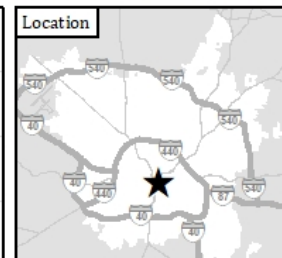
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

TCZ-1-2021



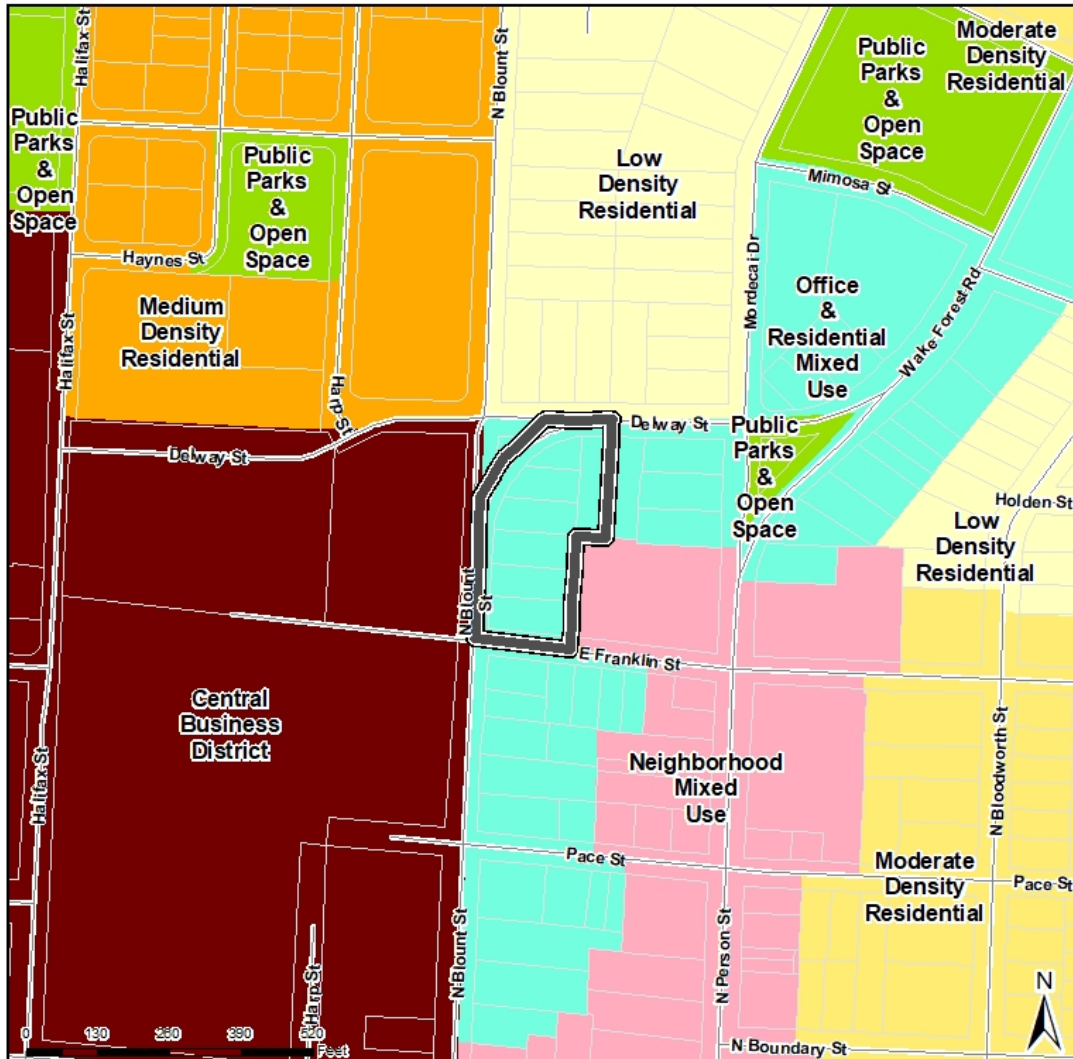
Property	800-820 N Blount St; 206 Delway St
Size	1.31 acres
Existing Zoning	CX-3-CU (Z-11-2011)
Requested Zoning	CX-3-CU (Amend Zoning Conditions)



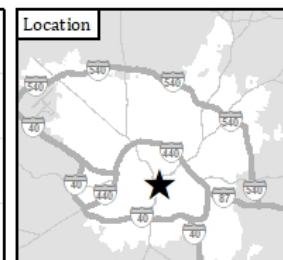
Map by Raleigh Department of City Planning (mansolf); 4/8/2021

Future Land Use

TCZ-1-2021



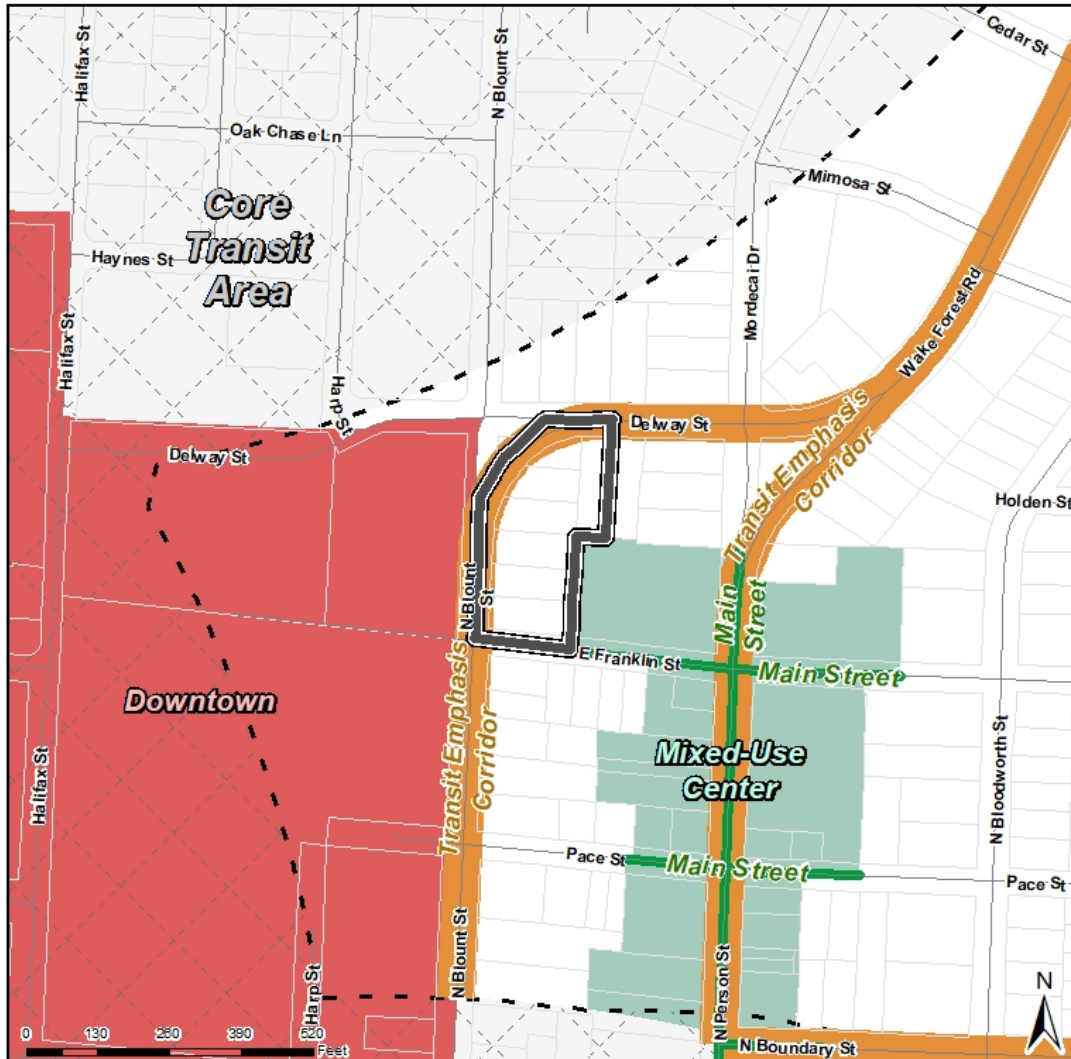
Property	800-820 N Blount St; 206 Delway St
Size	1.31 acres
Existing Zoning	CX-3-CU (Z-11-2011)
Requested Zoning	CX-3-CU (Amend Zoning Conditions)



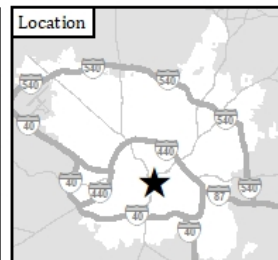
Map by Raleigh Department of City Planning (mansell); 4/8/2021

Urban Form

TCZ-1-2021



Property	800-820 N Blount St; 206 Delway St
Size	1.31 acres
Existing Zoning	CX-3-CU (Z-11-2011)
Requested Zoning	CX-3-CU (Amend Zoning Conditions)



Map by Raleigh Department of City Planning (mansolf); 4/8/2021

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the proposal is consistent with the vision, themes, and policies contained in the Comprehensive Plan, including the Future Land Use Map and the vision theme Managing Our Growth. The request would allow a small amount of commercial uses in an area where they already exist. The request would require these uses be buffered from adjacent residential uses.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

The uses being considered are envisioned on the Future Land Use Map only if ancillary to office and residential uses.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

While the request would permit some commercial uses on the site, the proposed conditions would limit them to 2,750 square feet and a location that is adjacent to an existing shopping center. This limitation, in combination with the required screening to the east and south, indicates the uses may be established without adversely altering the recommended land use and character of the area.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, the community facilities and street appear able to serve the proposed use.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

Office & Residential Mixed Use is generally applied to frontage properties where residential is no longer deemed appropriate. The designation envisions office and residential uses, with ancillary commercial uses. The request would permit commercial uses like retail sales, restaurant, and shopping center as free-standing uses. While this designation does not envision free-standing commercial uses, the

conditions limit the total size of these uses significantly and would only permit them in a small portion of the site, such that they would not be established as a main use. Given that the site is adjacent to an existing shopping center, the proposal is in line with the intent of limiting commercial uses in Office & Residential Mixed Use areas for the purposes of locating them in more appropriate areas. In addition, other conditions regarding buffering help to reduce the impacts on surrounding areas.

Urban Form

Urban Form designation: Transit Emphasis Corridor

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Overview: Transit Emphasis Corridors recommend a hybrid frontage approach. Surrounding properties have either no frontage (especially in residential areas to the north) or have detached frontages. The request does not include a frontage but does include conditions that require buildings to be located no more than 25 feet from the street and parking be located behind on side or rear of buildings.

Impact: While the request does not include a frontage, the conditions retained from Z-11-11 mimic several of the key features of an urban or hybrid frontage, including requiring the building to be located near the street and parking to locate behind the building.

Compatibility: Surrounding development has similar setbacks to what the existing conditions require. The largest surface parking area is the adjacent shopping center, which has two bays of parking between the building and the street.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The proposed amended conditions would permit a small amount of development that is similar to surrounding uses, including the shopping center to the east. The conditions require buffering between any potential retail, shopping center, bar or restaurant uses and the adjacent residential uses. The request could be more compatible if the new commercial entitlement were also located farther south or west on the site, away from adjacent residential uses.

Public Benefits of the Proposed Rezoning

- The proposed conditions allow additional commercial uses to locate on a site adjacent to an existing shopping center, possibly increasing the ability of that commercial center to provide services to the surrounding neighborhoods.

Detriments of the Proposed Rezoning

- None identified.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy LU 1.2 Future Land Use and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

Policy LU 1.3 Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- The rezoning request is consistent with the Future Land Use Map and other Comprehensive Plan policies.

Policy LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

Policy LU 5.6 Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

- The requested amendments to the zoning conditions would require buffering, in the form of plantings and a fence, between any new retail, restaurant, bar, or shopping center use and the adjacent residential development. The conditions would also minimize the traffic impact of these uses by restricting the total amount to 2,750 square feet.

Policy LU 10.3 Ancillary Retail Uses

Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and

Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.

- The requested amendments to the zoning conditions would allow a small amount of retail and other commercial uses on the site. While these uses would not be limited to a multi-tenant building, they are limited in total size and location on the site that they would be ancillary to the principal use on the site.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

- The request would permit a small amount of commercial uses on a site that is adjacent to an existing shopping center. Other existing zoning conditions would require buildings to be located near the street and parking to be in the rear or side of the building. This is similar to the setbacks of surrounding development.

Policy LU 5.4 Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

- The zoning conditions currently applied to the site restrict uses and development such that the zoning district permits mainly residential, office, and other low-impact uses. While the requested amendments would permit some commercial uses on the site, they are limited in total size and required to be buffered such that they add to a transition in intensity of development between the shopping center to the east and lower density residential and civic uses to the north and west.

*The rezoning request is **inconsistent** with the following policies:*

None identified.

Area Plan Policy Guidance

- The rezoning site is located along the Blount Person Corridor Plan, however there is no area-specific guidance for the site.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	52	Higher transit access
Walk Score	30	70	Very walkable
Bike Score	41	55	Some nearby bike infrastructure
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	81	
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Neither	The request does not change the possible number of housing units.
Is naturally occurring affordable housing present on the site?	No	There are no housing units on the site.
Does it include any subsidized units?	No	

Does it permit a variety of housing types beyond detached houses?	Yes	Variety of housing types would not change with request.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	22	36
People of Color Population (%)	22	46
Low Income Population (%)	20	30
Linguistically Isolated Population (%)	3	3
Population with Less Than High School Education (%)	4	9
Population under Age 5 (%)	4	6
Population over Age 64 (%)	9	11
% change in median rent since 2015	-1.7	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	78.4	
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There are no industrially zoned areas nearby. Seaboard Station is located to the west.
Are there hazardous waste facilities are located within one kilometer?	Yes	Reaves Spic & Span; Roy's Drive in Cleaning; One Hour Martinizing
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	

Is this area considered a food desert by the USDA?	Yes/no	
--	--------	--

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	Annexed in 1986
Has the area around the site ever been the subject of an urban renewal program?*	No	No record of urban renewal program found.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No record of restrictive covenants found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No record of restrictive covenants found.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: The request increases the amount of commercial uses that can be located on the site by a small amount and does not change the housing options on the site. The request has minimal impact on the ability to provide equitable access to housing, employment, and transportation options.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The rezoning site is located in an area with higher than average access to jobs and lower than average cost of transportation. The request would not

change the potential housing types and would still permit energy efficient housing types.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs have stayed relatively the same, at least according to US Census data for 2-bedroom rental units.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: The rezoning request would add to the existing uses and would have minimal impacts on the access to economic opportunity, public services or housing.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The rezoning site is near several former sites of industrial uses but does not have high exposure to environmental hazards. The site is not located in a food desert and the life expectancy is similar to the average.

IMPACT ANALYSIS

Historic Resources

The site is not located within Raleigh Historic Overlay District or a National Register Historic District. The site is adjacent to the Mordecai Place National Register Historic District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Mordecai Historic Park (0.2 miles) and Halifax Park (0.2 miles). Nearest existing greenway trail access is provided by the Martin St. Connector Greenway Trail (1.0 mile). Current park access level of service in this area is graded an A letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	150	21,634	21,409
Waste Water	150	21,634	21,409

Impact Identified:

1. The proposed rezoning would add approximately 46 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Stormwater

Floodplain	None
Drainage Basin	Pigeon
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. No Neuse Buffers identified. No impacts identified.

Transportation

Site Location and Context

Location

The Z-15-21 site is north of Downtown Raleigh at the northeast corner of the intersection of North Blount Street and Franklin Street.

Area Plans

The Z-15-21 site is located within the study area of the Blount Street – Person Street Corridor Study. This plan proposes three sets of improvements to the streets:

1. Completion of missing sidewalk segments and installation of streetscape improvements such as curb extensions and medians. While this site already has contiguous sidewalks, there is no currently a programmed project to install streetscape improvements near this site. It would be consistent with the Blount Street – Person Street Corridor Study to install curb extensions at the corners of the block.
2. Installation of a a bicycle lane and a consistent two-lane street cross section in a one-way configuration. This project was recently completed through a City of Raleigh Capital Improvement Program Project.
3. The third improvement is conversion of Blount and Person Streets to two-way operations. This project was funded by the 2017 Transportation Bond and is in the design phase as a City of Raleigh Capital Improvement Program Project.

Existing and Planned Infrastructure

Streets

The site is located on Blount Street where it transitions from Delway Street. These streets are NCDOT maintained and are specified as a 4-lane avenue, parallel parking in Map T-1 of the Comprehensive Plan (the street plan). This street typology includes two general travel lanes and a bicycle lane in each direction alongside a parallel parking lane and divided by a landscaped median. It is the City of Raleigh's practice to designate two halves of a one-way pair system together as a median divided street section, thus, each

street includes two lanes, a bicycle lane, and parallel parking. Franklin Street is not designated in the street plan and is maintained by the City of Raleigh.

In accordance with UDO section 8.3.2, the maximum block perimeter for a CX-3 zoning district is 3,000 feet. The existing block perimeter is approximately 1,500 feet.

Pedestrian Facilities

Sidewalks are complete on all public streets near the Z-15-21 site.

Bicycle Facilities

There are existing bicycle lanes on Blount Street and Person Street in this area. Along with Wake Forest Road, the north-south bikeway runs a length of approximately 2.9 miles from Hoke Street to Old Louisburg Road.

The Z-15-21 site is within the bikeshare service area. The nearest station is approximately 620 feet away at the intersection of Pace and Person Streets. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles. If the applicants wish to explore this option, Transportation Staff can help the applicant craft a condition requiring installation of bikeshare infrastructure.

Transit

Nearby transit includes GoRaleigh Route 1 and GoRaleigh Route 3. Route 1 provides frequent service from downtown and along Capitol Boulevard to north Raleigh. Route 3 runs from Downtown through the Woodcrest neighborhood and back to downtown; this route runs every 30 minutes during peak times and hourly during off-peak times. The nearest inbound stop is at on Blount Street at Franklin Street. The nearest outbound stop is on Person Street at Franklin Street.

Access

Access to the subject property is the public streets around the site, considering the constraints of driveway spacing regulations in the Raleigh Street Design Manual as well as the sight distance constraints created by the curve at the north of the site.

Other Projects in the Area

The City of Raleigh has a project to convert this section of Blount and Person Streets to two-way operations. This project will include installation of a roundabout at the intersection of Delway Street, Person Street, and Wake Forest Road. The project is in design and the construction schedule is to be determined at this time.

TIA Determination

Based on the Envision results, approval of case Z-15-21 (TCZ-1-21) would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed change of zoning conditions is projected to generate no new

trips in the AM peak hour and 2 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-15-21 Existing Land Use	Daily	AM	PM
Farm	-	-	-
Z-15-21 Current Zoning Entitlements	Daily	AM	PM
Commercial Mixed Use	385	46	45
Z-15-21 Proposed Zoning Maximums	Daily	AM	PM
Commercial Mixed Use	405	46	48
Z-15-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	20	0	2

Impact Identified: None

Urban Forestry

Impact Identified: None

Impacts Summary

The request would have minimal impacts on the site.

Mitigation of Impacts

No mitigation needed for Z-15-21 at the rezoning stage.

CONCLUSION

Request Z-15-21/TCZ-1-21 is a text change to zoning conditions request for seven parcels located at the corner of N. Blount Street and Delway Street. The proposed changes to the zoning conditions would allow a small amount of retail, restaurant, shopping center, and bar/nightclub uses in the southern portion of 206 Delway Street. The proposed changes would also require a landscaped buffer with a fence along a portion of the boundary with the adjacent residential use.

While free standing commercial uses are not envisioned on the site in the Future Land Use Map, the request would permit a small amount with limited location that is generally in the spirit of the Office & Mixed Use designation on the site. The request is also consistent with policies regarding managing commercial impacts, buffering to surrounding properties, and reinforcing the urban pattern, as well as the vision theme of Managing Our Growth. Overall, the request is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
4/1/21	Application submitted	
4/23/21	Initial staff review provided	
5/25/21	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	CX-3-CU	R-6	OX-3-DE	CX-3-SH-CU; RX-3-DE	OX-4
Additional Overlay	-	NCOD	HOD-G	NCOD	-
Future Land Use	Office & Residential Mixed Use	Low Density Residential	Office & Residential Mixed Use	Neighborhood Mixed Use	Central Business District
Current Land Use	Farm	Residential	Residential	Shopping Center; Residential	College
Urban Form	Transit Emphasis Corridor	Transit Emphasis Corridor	-	Mixed Use Center	Downtown

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	CX-3-CU	CX-3-CU
Total Acreage	1.31	1.31
Setbacks:		
Front	5' – 25'	5' – 25'
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Residential Density:	19.85	19.85
Max. # of Residential Units	26	26
Max. Gross Building SF	52,568	52,309
Max. Gross Office SF	41,590	41,544
Max. Gross Retail SF	Not Permitted	2,750
Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R.	0.92	0.92

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

Ordinance: 940 ZC 662
Effective: 9-6-11

Z-11-11 Franklin Street – is located on the north side of Franklin Street, east of its intersection with North Blount Street, being Wake County PINs, 1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-83-1928, 1704-83-1043, and 1704-82-2908. Approximately 1.34 acres are to rezone property from Shopping Center Conditional Use to Shopping Center Conditional Use with amended conditions.

Conditions Dated: 8/1/11

Narrative of conditions being requested:

A. The following uses shall be prohibited:

Forestry
Wildlife Sanctuary
Commercial Indoor Recreation Use
Riding Stable
Outdoor Stadium, Theater, Amphitheater, or Racetrack
Residential Institutions
Guest House
Rest Home
Emergency Shelters
Cemetery
Correctional or Penal Facility
Crematory
Funeral Home
Government Building
Hospital
Monastery or Convent
Orphanage
Veterinary Hospital
Adult Establishment
Bank
~~Bar, Nightclub, Tavern, Lounge~~
Beauty, Nail and Manicure, Cosmetic Art, Barber Shop
Radio and Television Studio
Dish Antenna (except antennas one meter (39.37 inches) or less in diameter)
Telecommunications Tower
Telegraph Office
Dance, Recording, Music Studio-
~~Eating Establishments All~~
~~Kinds~~, Exterminating Service
Retail Food Store
Hotel and Motel
Kennel and Cattery
Movie Theater

IWM Redline 3-26-2021

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Ordinance (2011) 940ZC662
September 6, 2011

Post Office
~~Retail Sales — All Kinds~~
~~Shopping Area and Shopping Center~~
Manufacturing — All Kinds
Mini Warehouse Storage Facility
Reservoir and Water Control Structures
Landfill
Airfield, Landing Strip, and Heliport
Transit Station (except bus stops)
Taxicab Stand and Dispatch Stand
Power Plant
Utility Services (except roads, sidewalks, meters, pipes, hydrants, traffic control, cablevision, and telephone and their appurtenances as well as any existing railroad tracks, transmission lines, transformers, and distribution lines)
Automotive Service and Repair Facilities
Car Washes

B. The following conditions shall be applicable to all permitted uses and development, except for (i) General Agriculture, (ii) Restricted Agriculture, (iii) Fish Hatchery and Fish Farm, (iv) Research Farm, (v) Camp, (vi) Christmas Tree, Greens, Ornamental Outdoor Display Area Sales, and (vii) Plant Nursery, Fruit and Vegetable Stand:

- ~~1. Prior to final site plan approval or recording of a subdivision plat, whichever occurs first, a Unity of Development Plan approved by the City of Raleigh will be submitted to assure complementary signage, architectural style, and construction materials.~~
- ~~2.~~ 1. Number of Dwelling Units shall not exceed 26.
- ~~3.~~ 2. Buildings will be limited to a maximum height of 50 feet.
- ~~4.~~ 3. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures. **String lights which shall not exceed twelve (12) feet in height may be used in the Village Green (as hereinafter defined) area.**
- ~~5.~~ 4. Buildings shall be located within twenty-five (25) feet of the back-of-curb.
- ~~6.~~ 5. All surface parking and loading for the site shall be located to the side or rear of the buildings.
- ~~7.~~ 6. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.

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Ordinance (2011) 940ZC662

September 6, 2011

- ~~8. Development shall include a publicly accessible plaza of at least 300 square feet.~~
- ~~9. Public Plaza shall include a minimum of one bike rack, one bench (minimum length of sixty (60) inches), one trash receptacle, and two 2.5 inch caliper trees.~~
- ~~10. Public Plaza shall be located within 10 feet of buildings and connected to adjacent sidewalks.~~
- ~~11. Public Plazas shall be wrapped on at least 2 sides by a building facade.~~

~~12.~~ 7. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy. Pedestrian accesses shall be constructed with a material comparable to either the sidewalk or ~~Public Plaza~~ a public plaza.

8. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.

9. In the event any or all of (a) Bar, Nightclub, Tavern, Lounge; (b) Eating Establishment; (c) Retail Sales; or (d) Shopping Center uses are undertaken on the property, such uses shall be limited as follows:

(i) Such uses shall be restricted to an outdoor area of two thousand seven hundred fifty (2,750) aggregate square feet on the southern fifty (50) feet of 206 Delway Street (PIN 1704822908; Deed Book 10860, Page 1473) as shown on Exhibit A (the "Village Green"), and shall be permitted to accommodate the sale, service and consumption of food drink and products from the adjacent Person Street Plaza;

(ii) Operating hours shall be limited to between 7:00 AM and 10:00 PM each day;

(iii) A landscape buffer shall be provided along the east property line of the Village Green along the shared property line with the property located at 208 Delway Street (PIN 1704822957; DB7269/Page687), and the following criteria shall apply:

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Ordinance (2011) 940ZC662

September 6, 2011

- a) A landscape buffer yard of no less than seven feet (7') in width shall be provided for a distance of fifty feet (50'), starting at the SW corner of the 208 Delway Street property, extending north toward Delway Street.
- b) A solid wood fence, averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be constructed in the buffer.
- c) Six (6) evergreen trees shall be planted in the buffer. The tree(s) shall be or be similar to Nellie Stevens Holly, Japanese Cryptomeria, and similar species. The trees shall be at least ten feet (10') in height at time of installation.
- d) The existing brick retaining wall located adjacent to or in the buffer may remain. The proposed fence may be constructed on the retaining wall, but the wall shall not count toward meeting the height requirement of the fence in section (b) above.

(iv) A solid wood fence averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be installed along the rear line of the Village Green between the east property line and the west property line of 206 Delway Street, and at least six (6) evergreen trees shall be planted adjacent to such fence. The tree(s) shall be or be similar to Nellie Stevens Holly, Japanese Cryptomeria, and similar species. The trees shall be at least ten feet (10') in height at time of installation.

(v) A solid wood fence averaging seven and one-half feet (7.5') in height, with a maximum height of eight feet (8') shall be installed to extend at least 100 linear feet along the common line of 206 and 208 Delway from the northeast corner of the Village Green to a point which aligns approximately with the front corner of the house located at 208 Delway.

(vi) No wood burning fires shall be permitted on the Village Green except for fires in the existing masonry fireplace or a similar replacement which has a chimney which extends at least four (4) feet above the firebox and at least ten (10) feet from the ground.

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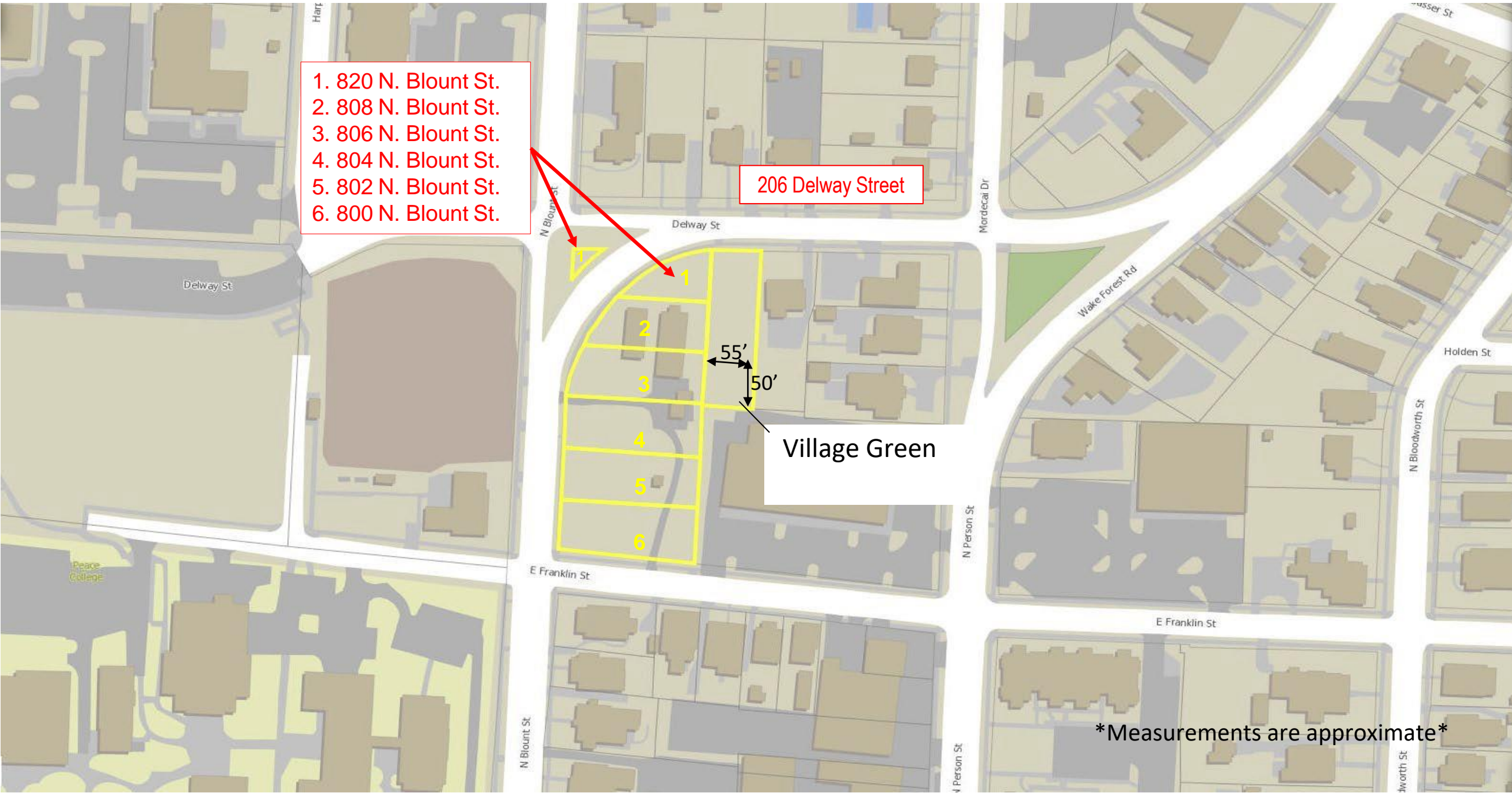
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Site Location – 206 Delway Street and 800, 802, 804, 806, 808 & 820 N. Blount Street



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 type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: *		Height:	Frontage:
Proposed zoning base district: **		Height:	Frontage:
			Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layer from *CX-3-CU and OX-4 w/NCOD Mordecai 2 to **CX-3 with Zoning Conditions Z-11-11 Franklin Street			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: March __, 2021	Date amended (1):	Date amended (2):
Property address: 800, 802, 804, 806, 808 & 820 N. Blount Street; and 206 Delway Street		
Property PIN: 1704820794; 1704821800; 1704821806; 1704821902; 1704821928; 1704831043; and 1704822908		
Deed reference (book/page): Book 11162, Page 2091; Book 11162, Page 2096; Book 11313, Page 163; and Book 10860, Page 1473		
Nearest intersection: N. Blount St., Delway St. & E. Franklin St.		Property size (acres): 21 + 20 + 21 + 20 + 16 + 10 + 23 = approx. 1.31 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: J.T. Hobby & Son, Inc.		
Property owner email: c/o Isabel Mattox at Isabel@mattoxlawfirm.com		
Property owner phone: c/o Isabel Mattox at (919) 828-7171		
Applicant name and address: Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): See below Property Owner signature		
Additional email(s):		

J. T. HOBBY & SON, INC., a North Carolina corporation


By: 
John F. Holmes, Jr., President

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: March ____, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: CX-3-CU & OX-4 w/NCOD Mordecai 2	Proposed zoning: CX-3 w/revised Zoning Conditions 2-11-11	

Narrative of Zoning Conditions Offered
See attached redline of proposed changes.

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.

Property Owner(s) Signature: J. T. HOBBY & SON, INC., a North Carolina corporation

By: 
John F. Holmes, Jr., President

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
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.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

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

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

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					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

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 Master Plan 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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					



Pre-Application Conference

Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 3/5/21	
Attendees: Ira Mabel, Don Belk, JP Mansolf, Kasey Evans, Charles Dillard, Isabel Mattox, James A Moss Jr.	
Site Address/PIN: New Bern – 1254, Bart St – 19, 23	
Current Zoning/Designation: R-10	
Proposed Zoning/Designation: CX-5	
City Council District: C (Corey.Branch@raleighnc.gov)	
<p>Notes: Goal of multi family development. Requesting CX-5 here. Site will be oriented away from the neighborhood. Would like to do some mixed use on the site. Biggest thing the applicant has heard is walkability. Want more amenities directly in this area. See this a great spot for smaller more affordable units.</p> <p>Mixed use request here would fit well here. FLUM recommends mixed use on the corner and moderate density residential on the southern two parcels. Mixed use request would have neighborhood transition requirements. We are starting a land use plan for New Bern Corridor which would likely come with FLUM changes. A transit stop at Tarboro st is likely. EDAT recommends that stop as a neighborhood center which would recommend 2-7 stories. A frontage would be consistent with policies. A TOD overlay is in process. Walkable pedestrian type development would be encouraged. The site would likely be in the overlay that would reduce parking or possibly eliminate it.</p> <p>Zoning districts are mapped to the centerline, which would mean the zoning would likely match whatever zoning the property is, but still needs to be determined.</p> <p>Het Patel (het.patel@raleighnc.gov, 919-996-5120) in transportation is a good contact for the specific design of New Bern.</p>	
Department & Staff	Notes
<p>Transportation</p> <p><input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166</p> <p><input type="checkbox"/> Anne Conlon Anne.Conlon@raleighnc.gov 919-996-2160</p> <p><input type="checkbox"/> Fontaine Burruss Fontaine.Burruss@raleighnc.gov 919-996-2165</p>	<p>With the MUP and BRT, ped/bike oriented is going to be important here.</p> <p>One option here would be the opportunity to partner with the City's bikeshare system and add a small set of docks here.</p> <p>There are several stations that are being added along New Bern as a part of BRT project, so it would tie into the system well.</p>

Historic Preservation <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	
Parks, Recreation, & Cultural Resources <input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079 <input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871	
Public Utilities <input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485 <input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484	
Urban Design Center <input type="checkbox"/> Charles Dillard Charles.Dillard@raleighnc.gov 919-996-4631 <input type="checkbox"/> Lee Stevens Lee.Stevens@raleighnc.gov 919-996-4629	TOD overlay is supposed to go to the Text Change portal in a couple of weeks. Its possible the overlay could be mapped prior to this rezoning being approved. Urban frontages would already offer a parking reduction.
Stormwater <input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517 <input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519	



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Current Planning	
<input type="checkbox"/> Kasey Evans Kasey.Evans@raleighnc.gov 919-996-2645	
<input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636	

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Notice of Violation and Appeal
Noise and smoke.
Crime in the neighborhood.
Use of farm property on N. Blount Street instead of 206 Delway Street property.
Additional landscaping.
Firepit.
Application of restrictions of eating establishment and bar issues.
Hours of operation. Limit amount of space and location on lot.

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

Matthew J. Carpenter
Matthew@mattoxlawfirm.com

March 5, 2021

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Potential Text Change Rezoning of:

206 Delway Street, Raleigh, NC 27604 (0.23 acres) (PIN 1704822908) Book 10860, Page 1473, owned by J. T. Hobby & Son, Inc., a North Carolina corporation;
800 N. Blount Street, Raleigh, NC 27604 (0.21 acres) (PIN 1704820794) Book 11162, Page 2091, owned by J. T. Hobby & Son, Inc., a North Carolina corporation;
802 N. Blount Street, Raleigh, NC 27604 (0.20 acres) (PIN 1704821800) Book 11162, Page 2096, owned by J. T. Hobby & Son, Inc., a North Carolina corporation;
804 N. Blount Street, Raleigh, NC 27604 (0.21 acres) (PIN 1704821806) Book 11162, Page 2096, owned by J. T. Hobby & Son, Inc., a North Carolina corporation;
806 N. Blount Street, Raleigh, NC 27604 (0.20 acres) (PIN 1704821902) Book 11162, Page 2096, owned by J. T. Hobby & Son, Inc., a North Carolina corporation;
808 N. Blount Street, Raleigh, NC 27604 (0.16 acres) (PIN 1704821928) Book 11162, Page 2096, owned by J. T. Hobby & Son, Inc., a North Carolina corporation; and
820 N. Blount Street, Raleigh, NC 27604 (0.10 acres) (PIN 1704831043) Book 11313, Page 0163, owned by J. T. Hobby & Son, Inc., a North Carolina corporation (collectively, the "Rezoning Property")

Dear Property Owners:

You are receiving this letter because you are the owner of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a text change rezoning application to rezone (1) the 206 Delway Street, and 800, 802, 804, 806, 808 and 820 N. Blount Street properties from CX-3 to CX-3 with zoning conditions Z-11-11 Franklin Street; and (2) a small portion of 820 N. Blount Street property from OX-4 with NCOD Mordecai 2 to CX-3 with zoning conditions Z-11-11 Franklin Street, to expand permitted uses and to facilitate mixed use development (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Tuesday, March 16, 2021 at 5:00 PM.**

All Addressees
March 5, 2021
Page 2 of 2

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser and enter the Passcode below:

<https://us02web.zoom.us/j/82123431459?pwd=Q20zaid0cmx0OGx3b2prT2tnYlZYdz09>

Meeting ID: 821 2343 1459

Passcode: **826398**

2. Email Matthew Carpenter at Matthew@mattoxlawfirm.com and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: 821 2343 1459 and passcode: **826398**.

To ensure that we are able to address as many questions as possible, please submit questions via email to Matthew@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, answers to submitted questions, followed by a general question and answer session. To aid in your participation in the meeting, please find attached a GIS aerial photograph of the Rezoning Property, a zoning map of the Rezoning Property, and a draft of the Rezoning Application.

Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or JP.Mansolf@raleighnc.gov. You can also contact me directly with any questions.

Yours very truly,

Isabel Mattox

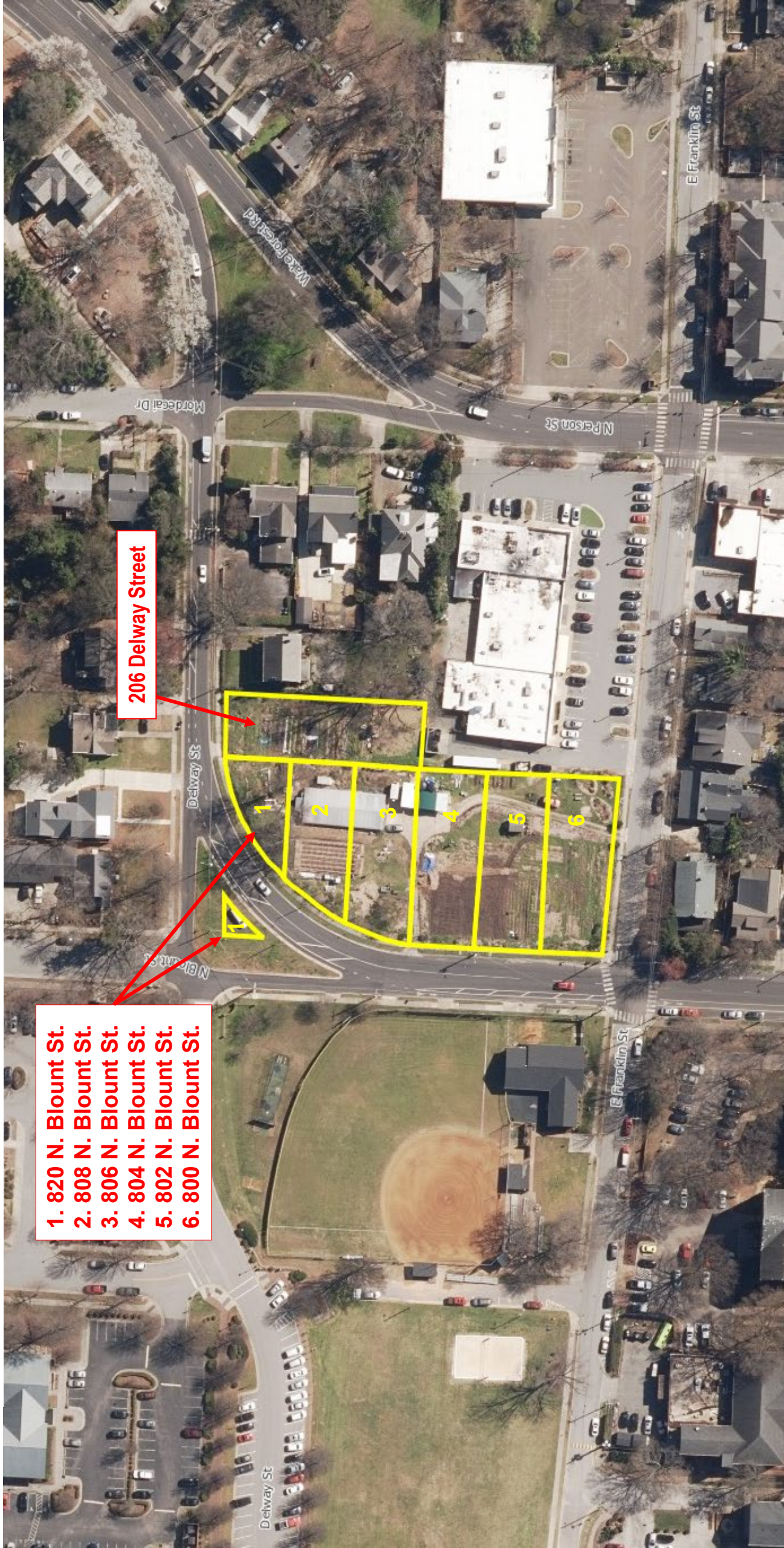
Isabel Worthy Mattox

Enclosures

cc: John F. Holmes, Jr. (via email johnh@hobbyproperties.com)

AERIAL VIEW

206 Delway Street and 800, 802, 804, 806, 808 & 820 N. Blount Street

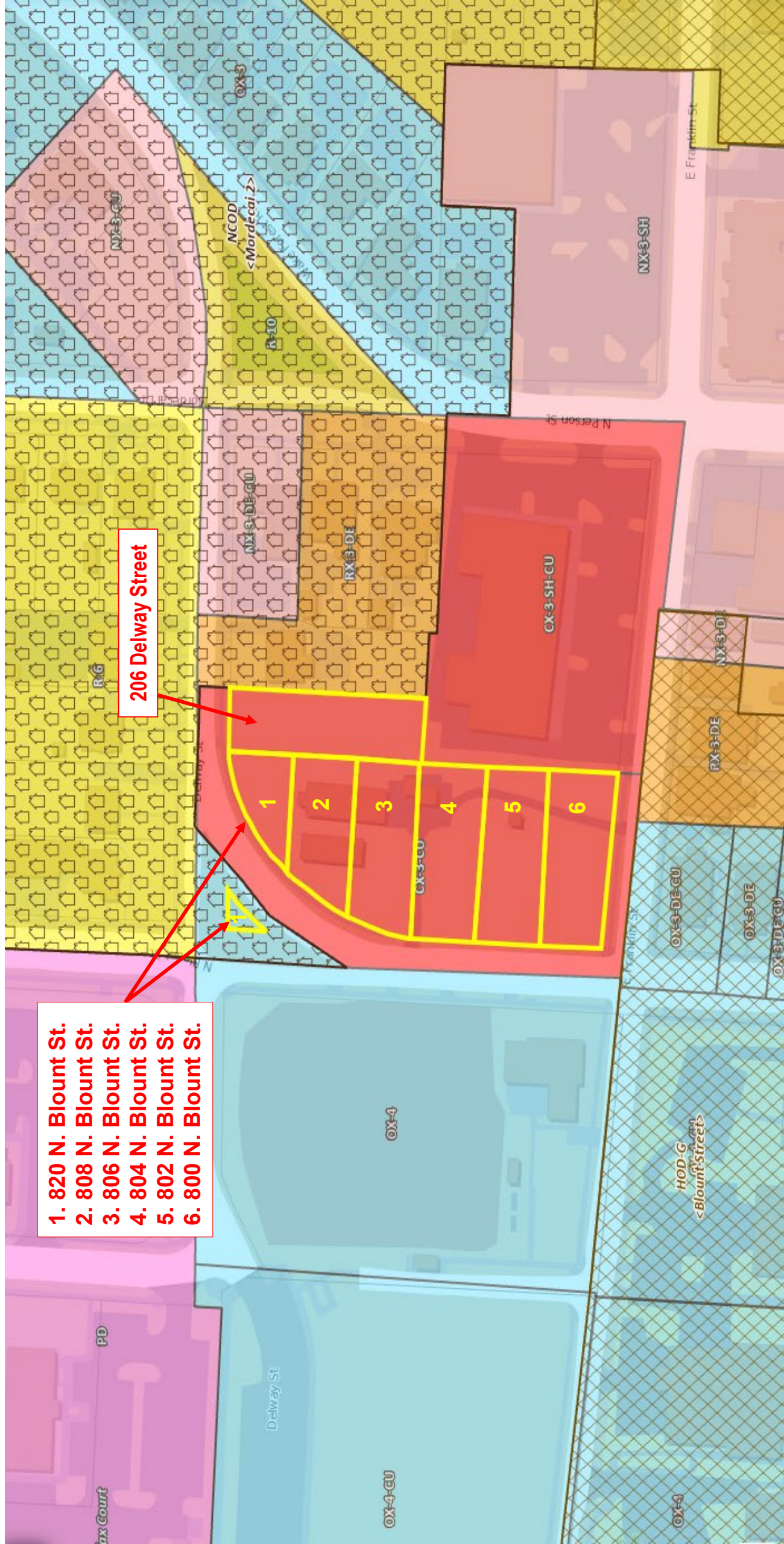


- 1. 820 N. Blount St.
- 2. 808 N. Blount St.
- 3. 806 N. Blount St.
- 4. 804 N. Blount St.
- 5. 802 N. Blount St.
- 6. 800 N. Blount St.

206 Delway Street

206 Delway Street and 800, 802, 804, 806, 808 & 820 N. Blount Street

- 206 Delway Street**



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.

***** DRAFT *****

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: *	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: **	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layer from *CX-3-CU and OX-4 w/NCOD Mordecai 2 to **CX-3 with zoning conditions Z-11-11 Franklin Street				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s): See below Property Owner signature		
Additional email(s):		

J. T. HOBBY & SON, INC., a North Carolina corporation

By: _____
John F. Holmes, Jr., President

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

OFFICE USE ONLY
Rezoning case #

Proposed zoning:

Narrative of Zoning Conditions Offered	

Property Owner(s) Signature: **J. T. HOBBY & SON, INC., a North Carolina corporation**

By: John F. Holmes, Jr., President

1704825488
STEWART, YVONNE
MANESS STEWART, DARRELL GRAY
1002 SMOKEWOOD DR
APEX NC 27502-6418

1704724954
RESIDENT/TENANT
101 E FRANKLIN ST
RALEIGH NC 27604

1704825488
MASELLI, MICHAEL
MASELLI, KIMBERLEE
101 WEXWOOD CT
CARY NC 27519-5846

1704825488
MCGEE, BENNIE G
MCGEE, LINDA M
1123 VILLAGE LANE
COROLLA NC 27927

1704825488
PATEL, VIPUL K
PATEL, SURABHI V
114 LOCHWOOD WEST DR
CARY NC 27518-9744

1704835123
GRIMWOOD LLC
1207 FRONT ST STE 100
RALEIGH NC 27609-7892

1704835186
GRIMWOOD LLC
1207 FRONT ST STE 100
RALEIGH NC 27609-7892

1704825488
URE, JAY A TRUSTEE
URE, BETHANY L TRUSTEE
132 ELMORE ST
PARK RIDGE IL 60068-3520

1704724264
PEACE COLLEGE OF RALEIGH INC
15 E PEACE ST
RALEIGH NC 27604-1176

1704724954
PEACE COLLEGE OF RALEIGH INC
15 E PEACE ST
RALEIGH NC 27604-1176

1704728105
PEACE COLLEGE OF RALEIGH
15 E PEACE ST
RALEIGH NC 27604-1176

1704728951
PEACE COLLEGE OF RALEIGH INC
15 E PEACE ST
RALEIGH NC 27604-1176

1704828920
MOORE, WILLIAM L JR
1520 SPRINGMOOR CIR
RALEIGH NC 27615-5704

1704825488
RYAN, BRIDGET KATHERINE
1528 SUNRISE AVE
RALEIGH NC 27608-2630

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 1
RALEIGH NC 27604

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 2
RALEIGH NC 27604

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 3
RALEIGH NC 27604

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 4
RALEIGH NC 27604

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 5
RALEIGH NC 27604

1704830273
RESIDENT/TENANT
201 DELWAY ST UNIT 6
RALEIGH NC 27604

1704831232
SIMON, ERIKA J
SIMON, HOWARD
203 DELWAY ST
RALEIGH NC 27604-1131

1704821640
RIDOLFI, STEPHEN EDWARD
204 E FRANKLIN ST
RALEIGH NC 27604-1202

1704832202
RESIDENT/TENANT
205 DELWAY ST
RALEIGH NC 27604

1704825884
HOUSE, TALMADGE W JR
HOUSE, JAN P
205 SIERRA RIDGE DR
ARCHER LODGE NC 27527-6253

1704826900
HOUSE, TALMADGE W JR
HOUSE, JAN P
205 SIERRA RIDGE DR
ARCHER LODGE NC 27527-6253

1704821690
SIBERT, JOHN W
SIBERT, LINA H
206 E FRANKLIN ST
RALEIGH NC 27604-1202

1704822957
KARCHNER, Q CAMERON
KARCHNER, JOHN WILLIAMS
208 DELWAY ST
RALEIGH NC 27604-1132

1704822539
RESIDENT/TENANT
208 E FRANKLIN ST
RALEIGH NC 27604

1704832271
HARWARD, BARRY ALEXANDER
209 DELWAY ST
RALEIGH NC 27604-1131

1704822579
RESIDENT/TENANT
210 E FRANKLIN ST
RALEIGH NC 27604

1704821253
REX, EDWARD M
REX, SARAH D
210 PACE ST
RALEIGH NC 27604-1207

1704823550
EVW INVESTMENTS LLC
213 WILEY OAKS DR
WENDELL NC 27591-9782

1704821377
FLIPPO, LINDA LEE
215 PACE ST
RALEIGH NC 27604-1206

1704822203
DISNEY, TASHA
216 PACE ST
RALEIGH NC 27604-1207

1704822346
HUTZLER, EMMA M
217 PACE ST
RALEIGH NC 27604-1206

1704822232
PAGE, BRET D
PAGE, MARY FLOYD
218 PACE ST
RALEIGH NC 27604-1207

1704823315
NOBLE, JASON J
NOBLE, SELENA S
223 PACE ST
RALEIGH NC 27604-1206

1704820562
LEWIS FARM HOLDINGS LLC
2602 LEWIS FARM RD
RALEIGH NC 27608-1914

1704822579
HAZOURI, MITCHELL J
2714 VANDERBILT AVE
RALEIGH NC 27607-7112

1704832202
STEALEY, MICHAEL J
3 HOMESTEAD CT
DURHAM NC 27713-7136

1704825488
MENDELL, STEFANIE
JOHNSON, RICHARD
3225 OAK GROVE CIR
RALEIGH NC 27607-6700

1704820494
724 NORTH BLOUNT LLC
324 S WILMINGTON ST # 419
RALEIGH NC 27601-1847

1704825488
SHONERD, DAVID
330 S WEST ST APT 301
ALEXANDRIA VA 22314-5928

1704825488
LONG, BEVERLY R
LONG, EVERETTE L
334 JIM MORTON RD
HURDLE MILLS NC 27541-7933

1704827919
MANN, CHRISTOPHER J
410 GLASCOCK ST
RALEIGH NC 27604-2043

1704837042
MANN, CHRISTOPHER J
410 GLASCOCK ST
RALEIGH NC 27604-2043

1704825488
PATERAL INVESTMENTS LLC
4705 16TH STREET DR NE
HICKORY NC 28601-7459

1704825488
EDWARDS, THOMAS J
SEGALLA, COLETTE
500 JOHN HAYWOOD WAY APT 101
RALEIGH NC 27604-1667

1704825488
SEROZI, REID
503 HOLDEN ST
RALEIGH NC 27604-1946

1704831345
KELLMAN, HARVEY
LAZINSK, JENNIFER
5105 LANDGUARD DR
RALEIGH NC 27613-1718

1704826735
J. T. HOBBY & SON INC.
515 N BLOUNT ST
RALEIGH NC 27604-1119

1704822539
HAYWOOD INVESTMENTS LP LTD PTNRP
515 OAKWOOD AVE
RALEIGH NC 27601-1157

1704825488
EISEN, DAVID S TRUSTEE
DAVID S EISEN TRUST
520 N ARDMORE AVE
MANHATTAN BEACH CA 90266-5832

1704825488
BLOUNT STREET ADVISORS LLC
525 N BLOODWORTH ST
RALEIGH NC 27604-1225

1704830273
PROPEL VENTURES LLC
5862 FARINGDON PL STE 1
RALEIGH NC 27609-4582

1704825488
ERICKSON, BARBARA G
600 BILYEU ST APT 135
RALEIGH NC 27606-5645

1704823402
RAM3 INVESTMENTS LLC
610 HEARTLAND FLYER DR
KNIGHTDALE NC 27545-6613

1704823426
RAM3 INVESTMENTS LLC
610 HEARTLAND FLYER DR
KNIGHTDALE NC 27545-6613

1704823136
RESIDENT/TENANT
619 N PERSON ST
RALEIGH NC 27604

1704823136
RESIDENT/TENANT
220 PACE ST
RALEIGH NC 27604

1704728105
RESIDENT/TENANT
621 N BLOUNT ST
RALEIGH NC 27604

1704837075
MANN MCGIBNEY & JORDAN PLLC
621 W JONES ST
RALEIGH NC 27603-1408

1704820244
THIEM, JAMES E III
THIEM, THYRA LYNNE
634 N BLOUNT ST
RALEIGH NC 27604-1122

1704823375
RESIDENT/TENANT
701 N PERSON ST
RALEIGH NC 27604

1704820349
ANGEL OAK INVESTMENTS LLC
702 N BLOUNT ST
RALEIGH NC 27604-1124

1704825313
RESIDENT/TENANT
702 N PERSON ST
RALEIGH NC 27604

1704823402
RESIDENT/TENANT
707 N PERSON ST
RALEIGH NC 27604

1704823426
RESIDENT/TENANT
709 N PERSON ST
RALEIGH NC 27604

1704825488
CAPLAN, STEPHANIE
710 106 N PERSON ST
RALEIGH NC 27604-1284

1704825488
HARRISON, DAVID E
HARRISON, LINDA
710 108 N PERSON ST
RALEIGH NC 27604-1284

1704825488
DAVIS, JEAN
DAVIS, JOHN
710 202 N PERSON ST
RALEIGH NC 27604-1276

1704825488
WILLIAMS, DREW
710 301 N PERSON ST
RALEIGH NC 27604-1276

1704825488
CANNON, RACHEL COLE
710 306 N PERSON ST
RALEIGH NC 27604-1284

1704825488
CASHDAN, TAYLOR L
710 N PERSON ST APT 102
RALEIGH NC 27604-1276

1704825488
WILLIAMSON, SHANNON
710 N PERSON ST APT 107
RALEIGH NC 27604-1284

1704825488
HAECK, MATTHEW
HAECK, DAVID
710 N PERSON ST APT 203
RALEIGH NC 27604-1276

1704825488
OWENS, SARAH MACLEOD
710 N PERSON ST APT 204
RALEIGH NC 27604-1276

1704825488
MULL, CARTER ALEXANDER
710 N PERSON ST APT 205
RALEIGH NC 27604-1284

1704825488
WARF, DOUGLAS C
710 N PERSON ST APT 206
RALEIGH NC 27604-1284

1704825488
KUCAB, BRIAN
710 N PERSON ST APT 302
RALEIGH NC 27604-1276

1704825488
ELLIS, RONALD
710 N PERSON ST APT 303
RALEIGH NC 27604-1276

1704823550
RESIDENT/TENANT
711 N PERSON ST STE A
RALEIGH NC 27604

1704823550
RESIDENT/TENANT
711 N PERSON ST STE B
RALEIGH NC 27604

1704823545
RESIDENT/TENANT
713 N PERSON ST
RALEIGH NC 27604

1704823545
RESIDENT/TENANT
713 N PERSON ST UNIT A
RALEIGH NC 27604

1704823545
RESIDENT/TENANT
715 N PERSON ST
RALEIGH NC 27604

1704823545
RESIDENT/TENANT
212 E FRANKLIN ST
RALEIGH NC 27604

1704825488
RESIDENT/TENANT
716 N PERSON ST
RALEIGH NC 27604

1704823680
RESIDENT/TENANT
719 N PERSON ST
RALEIGH NC 27604

1704825488
MCINTYRE, KENDAHL LEIGH
720 108 N PERSON ST
RALEIGH NC 27604-1287

1704825488
RYAN, BREE ELYSE
720 205 N PERSON ST
RALEIGH NC 27604-1287

1704825488
JANKOWSKI, ROBERT /TR
720 306 N PERSON ST
RALEIGH NC 27604-1287

1704825488
ARTHURS, JASON T
720 N PERSON ST APT 101
RALEIGH NC 27604-1268

1704825488
REA, CLARLA J
720 N PERSON ST APT 102
RALEIGH NC 27604-1268

1704825488
MERCER, JEREMY C
720 N PERSON ST APT 104
RALEIGH NC 27604-1268

1704825488
SHANKO, GEORGE III
720 N PERSON ST APT 105
RALEIGH NC 27604-1287

1704825488
STANLEY, SHIRLEY A
720 N PERSON ST APT 106
RALEIGH NC 27604-1287

1704825488
ALLEN, BETTY G
720 N PERSON ST APT 201
RALEIGH NC 27604-1268

1704825488
THOMPSON, MICHAEL M
720 N PERSON ST APT 202
RALEIGH NC 27604-1268

1704825488
GOLD, JEFFREY M
GOLD, LYNN C
720 N PERSON ST APT 204
RALEIGH NC 27604-1268

1704825488
PERALES, RICHARD
720 N PERSON ST APT 207
RALEIGH NC 27604-1287

1704825488
RAHN, MEGAN
720 N PERSON ST APT 208
RALEIGH NC 27604-1287

1704825488
WHEELER, DAN A
720 N PERSON ST APT 301
RALEIGH NC 27604-1268

1704825488
SMITH, ROSANNE SHARON
PARKER, KENNETH RYAN
720 N PERSON ST APT 302
RALEIGH NC 27604-1268

1704825488
NUCKOLLS, BRADLEY JAMES
720 N PERSON ST APT 307
RALEIGH NC 27604-1287

1704825488
ROGERS, TIMOTHY R
720 N PERSON ST APT 308
RALEIGH NC 27604-1287

1704823136
SANFORD, JO ANNE
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704820494
RESIDENT/TENANT
724 N BLOUNT ST
RALEIGH NC 27604

1704820562
RESIDENT/TENANT
726 N BLOUNT ST
RALEIGH NC 27604

1704820568
BIRKHOLZ, CHARLES RICHARD
728 N BLOUNT ST
RALEIGH NC 27604-1124

1704820663
CAPPS, JENNIFER CLAIRE
COOK, CHRISTOPHER
730 N BLOUNT ST
RALEIGH NC 27604-1124

1704728951
RESIDENT/TENANT
800 HARP ST
RALEIGH NC 27604

1704826735
RESIDENT/TENANT
800 N PERSON ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
805 N PERSON ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
205 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
207 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
209 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
211 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
213 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
215 110 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
215 120 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
215 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
217 E FRANKLIN ST
RALEIGH NC 27604

1704822777
RESIDENT/TENANT
219 E FRANKLIN ST
RALEIGH NC 27604

1704823960
HUME, G BALLENTRAE
807 MORDECAI DR
RALEIGH NC 27604-1254

1704823966
MASSEY, WILLIAM MADISON
809 MORDECAI DR
RALEIGH NC 27604-1254

1704828920
RESIDENT/TENANT
809 N BLOODWORTH ST
RALEIGH NC 27604

1704833063
RESIDENT/TENANT
811 MORDECAI DR
RALEIGH NC 27604

1704825884
RESIDENT/TENANT
812 N PERSON ST
RALEIGH NC 27604

1704826900
RESIDENT/TENANT
814 WAKE FOREST RD
RALEIGH NC 27604

1704826974
MANN, CHRISTOPHER JOHN
816 WAKE FOREST RD
RALEIGH NC 27604-1220

1704827919
RESIDENT/TENANT
818 WAKE FOREST RD UNIT 1
RALEIGH NC 27604

1704827919
RESIDENT/TENANT
818 WAKE FOREST RD UNIT 2
RALEIGH NC 27604

1704827919
RESIDENT/TENANT
818 WAKE FOREST RD UNIT 3
RALEIGH NC 27604

1704827919
RESIDENT/TENANT
818 WAKE FOREST RD UNIT 5
RALEIGH NC 27604

1704836232
GRIMWOOD LLC
821 WAKE FOREST RD
RALEIGH NC 27604-1219

1704837075
RESIDENT/TENANT
822 WAKE FOREST RD
RALEIGH NC 27604

1704837337
RESIDENT/TENANT
831 WAKE FOREST RD
RALEIGH NC 27604

1704837337
RESIDENT/TENANT
853 WAKE FOREST RD
RALEIGH NC 27604

1704734231
HOUSING AUTHORITY CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

1704736228
HOUSING AUTHORITY CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

1704736428
HOUSING AUTHORITY CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

1704738376
HALIFAX SENIOR HOUSING LLC
900 HAYNES ST
RALEIGH NC 27604-1462

1704831559
JORDAN, THOMAS BRYANT
900 MOSES CT APT E
RALEIGH NC 27604-1482

1704833175
ZIMMERMAN, CATHERINE A HAILEY, TOM
901 MORDECAI DR
RALEIGH NC 27604-1204

1704833271
OSULLIVAN, MICHAEL
OSULLIVAN, MARGARET
903 MORDECAI DR
RALEIGH NC 27604-1204

1704833278
TILLET, DEXTER
905 MORDECAI DR
RALEIGH NC 27604-1204

1704831345
RESIDENT/TENANT
906 N BLOUNT ST
RALEIGH NC 27604

1704833344
DEMARTINO, RODOLFO
SIMS, GREGORY
907 MORDECAI DR
RALEIGH NC 27604-1204

1704833446
DEMARTINO, RODOLFO
907 MORDECAI DR
RALEIGH NC 27604-1204

1704831450
LEE, BETTY TYNDALL
908 N BLOUNT ST
RALEIGH NC 27604-1128

1704833430
DENNING, EDWARD H
DENNING, SHEA R
909 MORDECAI DR
RALEIGH NC 27604-1204

1704831457
JOHNSON, GRAHAM JEROME JR TRUSTEE
MILLER, ROBERT W TRUSTEE
910 N BLOUNT ST
RALEIGH NC 27604-1128

1704833446
RESIDENT/TENANT
911 MORDECAI DR
RALEIGH NC 27604

1704738376
RESIDENT/TENANT
911 N BLOUNT ST
RALEIGH NC 27604

1704831552
BRAME, WALLACE G
912 N BLOUNT ST
RALEIGH NC 27604-1128

1704833552
RESIDENT/TENANT
913 MORDECAI DR
RALEIGH NC 27604

1704831559
RESIDENT/TENANT
914 N BLOUNT ST
RALEIGH NC 27604

1704833549
RESIDENT/TENANT
915 MORDECAI DR
RALEIGH NC 27604

1704736228
RESIDENT/TENANT
971 HARP ST
RALEIGH NC 27604

1704823680
PNN REAL ESTATE LLC
CAFE LUNA
136 E HARGETT ST
RALEIGH NC 27601-1440

1704825488
MOORE, JULIANA B BAILEY, DEAN A
MARIE WOODALL BAILEY
710 N PERSON ST APT 103
RALEIGH NC 27604-1276

1704825488
CLARK, REBECCA M
PO BOX 10834
RALEIGH NC 27605-0834

1704825488
FALLS ENTERPRISES LLC
PO BOX 11911
CHARLOTTE NC 28220-1911

1704823375
TOMEHALL LLC
PO BOX 12526
RALEIGH NC 27605-2526

1704822777
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704820794
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704821800
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704821806
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704821902
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704821928
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704822908
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704831043
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1704833063
UNICAT LLC
PO BOX 19001
RALEIGH NC 27619-9001

1704837337
LEE, PAUL ALEXANDER
S, MARY
PO BOX 24
GARNER NC 27529-0024

1704835378
LEE, PAUL ALEXANDER
S, MARY
PO BOX 24
GARNER NC 27529-0024

1704823545
TOWNSTONE LLC
PO BOX 5705
CARY NC 27512-5705

1704833549
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1704833552
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1704835033
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1704825313
WTT LLC
WRENN T TREVARTHEN
6008 DOMINION FAIRWAYS PL
GLEN ALLEN VA 23059-6918

1704825488
GOVERNOR'S SQUARE CONDOS
YOURK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606