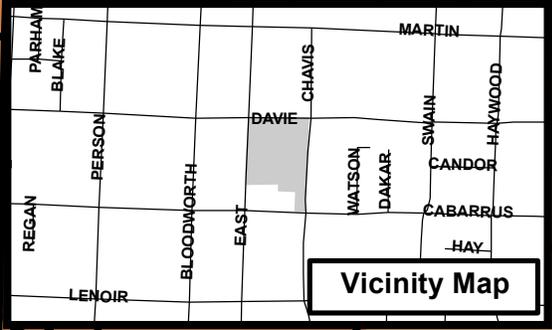


**Existing Zoning Map**  
**Case Name: Z-16-13**



**RB**

**EAST**

**CHAVIS**  
**BUS**

**DAVIE**

**PDD**

**NB**

**PDD**

**RB**

**O&I-2**

**R-20**

**WATSON**

**CABARRUS**



**Request:**

-  **PDD to be removed**
-  **2.02 ac to add PDD**

City of Raleigh Public Hearing  
February 5, 2013



# Certified Recommendation

Raleigh Planning Commission

CR# 11526

## Case Information – Z-16-13 / MP-1-13 E. Davie Street

<i>Location</i>	500 Block of E. Davie Street, south side, and extending south along S. East Street and Chavis Way
<i>Request</i>	Rezone property from Neighborhood Business, Residential Business & Residential-20 partially with Planned Development District to new Planned Development District; underlying districts unchanged
<i>Area of Request</i>	2.02 acres
<i>Property Owner</i>	City of Raleigh
<i>Applicant</i>	Vann Joines, Join LLC, (504) 410-6250; Rex Todd, Landmark Group, (919) 621-3563
<i>Citizens Advisory Council</i>	South Central: Daniel Coleman, Chairperson; (919) 524-1655
<i>PC Recommendation Deadline</i>	June 4, 2013

## Comprehensive Plan Consistency

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

## Future Land Use Map Consistency

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

## Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Neighborhood Mixed Use
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use Consistency Policy LU 2.2 – Compact Development Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 5.4 – Density Transitions Policy LU 5.5 – Transitional and Buffer Zone Districts Policy LU 5.6 – Buffering Requirements Policy LU 7.6 – Pedestrian Friendly Development Policy LU 8.2 – Neighborhood Revitalization Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.4 – Rehabilitation Before Demolition Policy LU 8.9 – Open Space in New Development Policy T 5.5 – Sidewalk Requirements Policy T 6.4 – Shared Parking Policy EP 8.1 Light Pollution Policy EP 8.4 – Noise and Light Impacts Policy EP 8.12 – Mitigating Stormwater impacts Policy H 2.9 – Housing on Public Sites

	Policy UD 1.4 – Maintaining Façade Lines Policy UD 2.1 – Building Orientation Policy UD 2.7 – Public Open Space Policy UD 3.7 – Parking Lot Placement Policy UD 4.5 – Improving the Street Environment Policy UD 5.1 – Contextual Design Policy UD 5.4 – Neighborhood Character and Identity Policy UD 6.2 – Enhancing Pedestrian Comfort and Convenience Policy UD 7.3 – Urban Design Guidelines Policy HP 1.2 - Cultural and Historic Resource Preservation Policy HP 3.1 – Adaptive Reuse Policy HP 3.3 – Adaptive Reuse and Parking Policy HP 3.4 – Context Sensitive Design Policy AP-OER 2 – Olde East Raleigh Infill Policy AP-OER 4 – Olde East Raleigh Western Edge Policy AP-OER 5 – Olde East Raleigh at East and Davie Streets
<b>INCONSISTENT Policies</b>	(None)

### Summary of Proposed Condition

- |                                                                                             |
|---------------------------------------------------------------------------------------------|
| 1. Site development is to be in general accordance with provisions of proposed Master Plan. |
|---------------------------------------------------------------------------------------------|

### Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
1-10-13	2-5-13		3/26/13 (recommended approval)

**Valid Statutory Protest Petition**

Attachment

- Staff Report

### Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission finds that this case is consistent with the Comprehensive Plan and should be approved in accordance with the Master Plan and zoning condition as amended March 26, 2013.
<i>Findings &amp; Reasons</i>	<ol style="list-style-type: none"> <li>The proposal is consistent with the Future Land Use Map and applicable Comprehensive Plan policies. The Future Land Use Map designates this area as being appropriate for Neighborhood Mixed Use. Medium-density residential development, as provided by the Master Plan, is consistent with that designation.</li> <li>The proposal is reasonable and in the public interest. Vacant and deteriorated properties, including the National Register-designated Carolina Coach building, would be rehabilitated for active use. The supply of affordable housing will be increased in close proximity to downtown services, employment, and cultural opportunities.</li> <li>The proposal is compatible with the surrounding area. The Master Plan includes numerous provisions to help mitigate potential impacts on existing development.</li> </ol>

<i>Motion and Vote</i>	Motion: Haq Second: Fleming In Favor: Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Schuster, Sterling Lewis and Terando
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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.

	Date		Date
Planning Director		Planning Commission Chairperson	3/26/13

Staff Coordinators: Elizabeth Alley: [Elizabeth.Alley@raleighnc.gov](mailto:Elizabeth.Alley@raleighnc.gov)  
 Doug Hill: [Doug.Hill@raleighnc.gov](mailto:Doug.Hill@raleighnc.gov)  
 Carter Pettibone: [Carter.Pettibone@raleighnc.gov](mailto:Carter.Pettibone@raleighnc.gov)



# Zoning Staff Report

## Case Z-16-13 – MP-1-13

### Conditional Use District

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## Case Summary

### Overview

The proposal seeks to create a mixed-use Master Plan for redevelopment of three parcels, located just east of the Downtown Overlay District. The properties include three contiguous buildings, which form a continuous street edge on the south side of E. Davie Street. Under the proposal, the buildings would be rehabilitated (in part with new vertical additions) to include up to 49 dwelling units and 5,918 square feet of office space. (Without rezoning, the maximum amount of non-residential square footage could be far higher, but the number of dwelling units could only be 15.)

The westernmost and center building share a lot (500 E. Davie Street). The center building, traditionally known as Stone's Warehouse, is listed on the National Register of Historic Places. Both of those structures are currently vacant. The easternmost building, which stands on its own lot (512 E. Davie Street), is partially occupied by a senior healthcare facility. The third parcel (419 S. East Street), which is south of the western/ center tract, is a vacant lot. The remaining properties on the larger block front E. Cabarrus Street, and are each occupied by single-family residences. The transition between the two ends of the block currently is accomplished by open space and parking for the healthcare facility.

The City of Raleigh owns the subject parcels and much of the surrounding area. Many properties have been (or are intended to be) redeveloped as new housing stock. Chavis Way itself is a creation of previous area redevelopment that also resulted in the Chavis Way greenway, a paved, tree-lined, multi-purpose path which runs the full length of the east side of that street, opposite the subject site. To the west, per the area redevelopment plan, the block across S. East Street was redeveloped seven years ago as a multi-family affordable housing community, known as Carlton Place. That block forms the heart of the Block A-21 Planned Development District, of which the vacant parcel and easternmost tract of the subject site currently are a part. Much of the remainder of that existing Block A-21 PDD remains to be redeveloped.

### Outstanding Issues

<i>Outstanding Issues</i>	(None.)	<i>Suggested Mitigation</i>	(None.)
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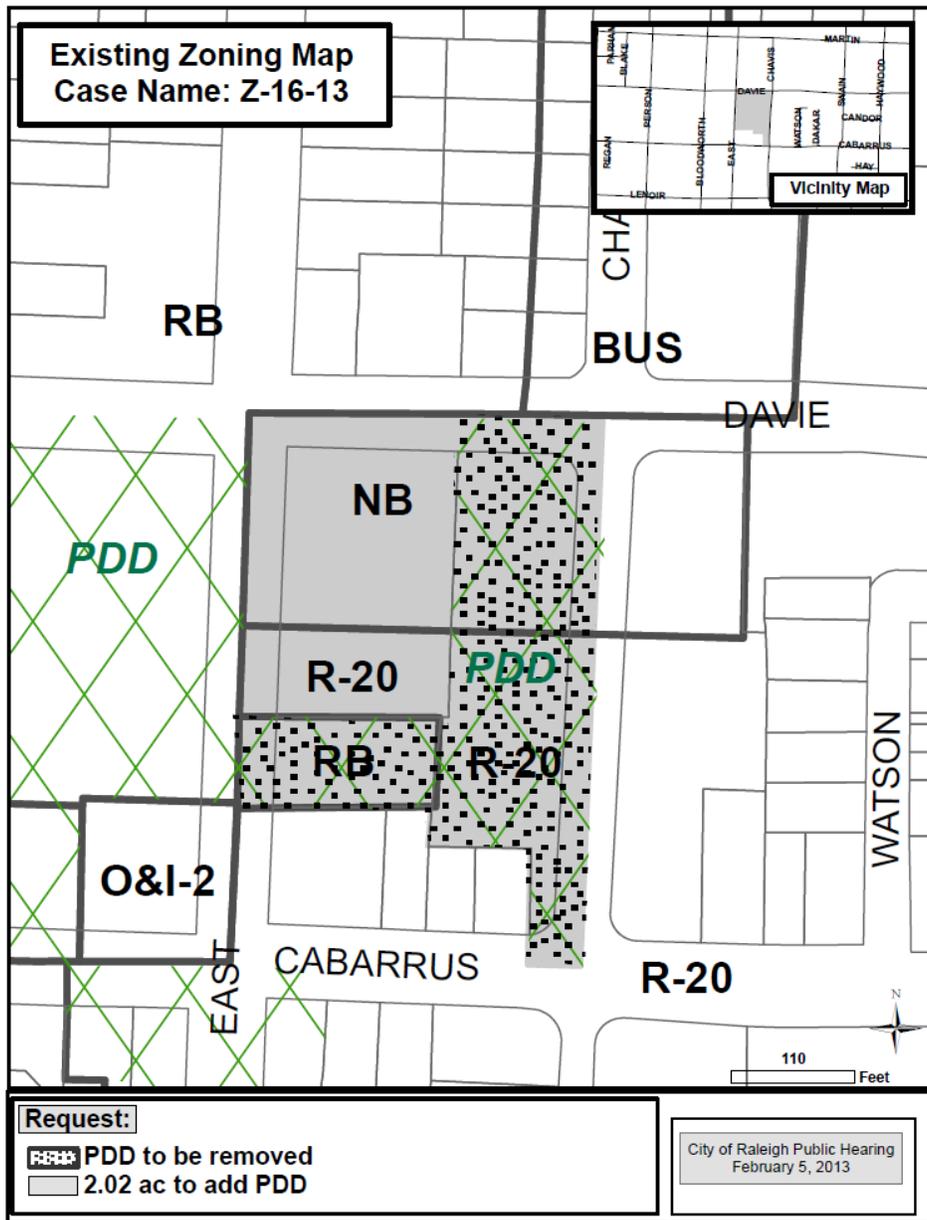


# Zoning Staff Report

## Case Z-16-13 – MP-1-13

### Conditional Use District

## Zoning Request





# Zoning Staff Report

## Case Z-16-13 – MP-1-13

### Conditional Use District

## Rezoning Case Evaluation

### 1. Compatibility Analysis

#### 1.1 Surrounding Area Land Use/ Zoning Summary

	<i>Subject Property</i>	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Existing Zoning</i>	NB, R-20, RB	RB, BUS	R-20	NB, R-20	RB
<i>Additional Overlay</i>	PDD (partially)	None	None	None	PDD
<i>Future Land Use</i>	Neighborhood Mixed Use (NMU)	NMU	NMU, Moderate Density Residential	Public Parks and Open Space	Central Business District (CBD)
<i>Current Land Use</i>	Medical office, Vacant	Commercial, Multi-family, Single-family residential	Two-family, Single-family residential	Greenway	Mixed-use (commercial and multi-family residential)

#### 1.2 Current vs. Proposed Zoning Summary

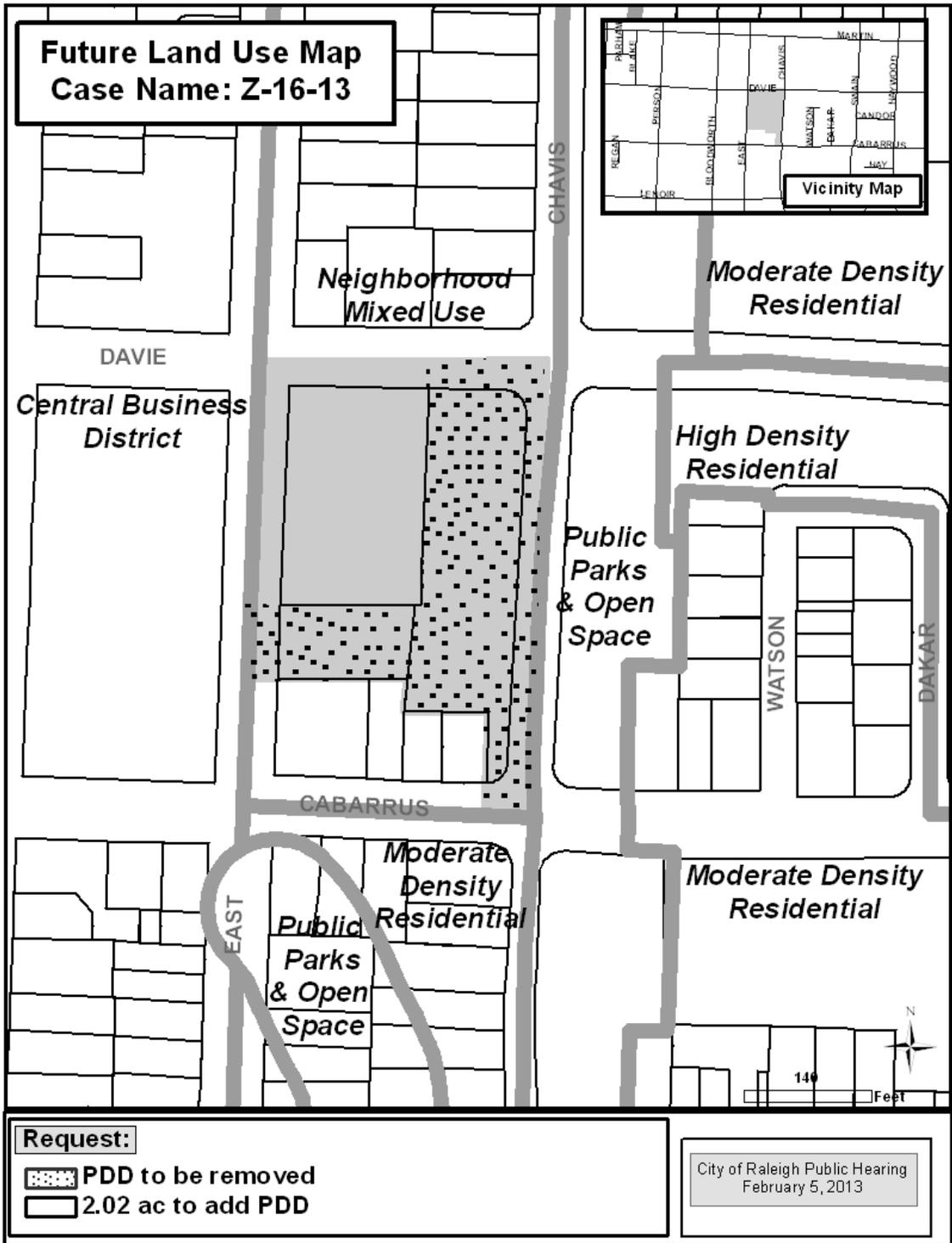
	<i>Existing Zoning</i>	<i>Proposed Zoning</i>
<i>Residential Density:</i>	NB (10 units/ acre) – 5.6 max.; PDD (Area F) – 4 max.; R-20 (20 units/acre) – 5.4 max.; 15 units total	49 units total (per Master Plan)
<i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	R-20 – 20', RB – 0', NB – 30' R-20 – 5', RB – 0', NB – 0' R-20 – 20', RB – 0', NB – 0'	0' 0' 90' (from south lot lines)
<i>Retail &amp; Office Intensity Permitted:</i>	NB – No intensity restriction; PDD – 12,750 sq. ft. max.; R-20 – Not permitted	5,918 sq. ft. (uses limited)

The proposed rezoning is:

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

**Incompatible.**

Analysis of Incompatibility: N/ A



## 2. Comprehensive Plan Consistency Analysis

### 2.1 Future Land Use

Future Land Use designation: **Neighborhood Mixed Use**

The rezoning request is:

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

**Inconsistent**

Analysis of Inconsistency: N/A

### 2.2 Policy Guidance

The rezoning request is **consistent** with the applicable policies of the Comprehensive Plan.

### 2.3 Area Plan Policy Guidance

The rezoning request is **consistent** with the applicable policies of the Olde East Raleigh Area Plan.

## 3. Public Benefit and Reasonableness Analysis

### 3.1 Public Benefits of the Proposed Rezoning

- Consistent with Future Land Use Map designation
- Provides for the preservation and adaptive use of historic Stone's Warehouse
- Provides for rehabilitation of adjacent blighted and vacant buildings
- Provides the opportunity for additional housing and office space in the area

### 3.2 Detriments of the Proposed Rezoning

- No known detriments

## 4. Impact Analysis

### 4.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2011 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast</u>			
E Davie Street	Minor Thoroughfare	N/A	5,830			
Chavis Way	Collector	N/A	3,633			
S East Street	Minor Thoroughfare	3,000	3,800			
<u>Street Conditions</u>						
<u>E Davie Street</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	36'	Back-to-back curb and gutter section	66'	5' sidewalks on both sides	None
City Standard	2	53'	Back-to-back curb and gutter section	80'	minimum 5' sidewalks on both sides	None
<b>Meets City Standard?</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<u>Chavis Way</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	25'	Back-to-back curb and gutter section	50'	Existing sidewalk/sidepath on one side	Existing sidewalk/sidepath on one side
City Standard	2	41'	Back-to-back curb and gutter section	60'	Minimum 5' sidewalks on both sides	Existing sidewalk/sidepath on one side
<b>Meets City Standard?</b>	<b>Yes</b>	<b>No</b>	<b>YES</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
<u>S East Street</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	41'	Back-to-back curb and gutter section	66'	4' sidewalk on the west side and 3.5' sidewalk on the east side	None
City Standard	2	53'	Back-to-back curb and gutter section	80'	minimum 5' sidewalks on both sides	Striped bicycle lanes on both sides and Sharrows
<b>Meets City Standard?</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>
<u>Expected Traffic Generation [vph]</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	12	41	<b>29</b>			
PM PEAK	20	53	<b>33</b>			
<b>Suggested Conditions/ Impact Mitigation:</b>	<p>Traffic Study Determination: Staff has reviewed a Traffic Impact Analysis (TIA) report for this case. Staff concludes that traffic impacts associated with Z-16-13 will not result in excessive delays or reductions in travel speeds for motorist during the AM and PM Peak periods. The resultant LOS for pedestrians at the unsignalized intersections within the study area are currently unknown and the resultant LOS for pedestrians and cyclists at the signalized intersection of E. Davie Street and S. East Street will not degrade due to forecasted traffic patterns. There is the possibility of queuing at the signalized intersection that would block the southern driveway of Smith Temple Freewill Baptist Church if traffic volumes grow by more than 50% in the coming years.</p>					

<b>Additional Information:</b>	The City has a Two-Way Conversion project on Lenoir street and South street scheduled for FY 2013 within the vicinity of this project. The City has no plans to widen East Street or Davie Street to meet the current minor thoroughfare standard. These streets will be reclassified based on a new street typology with the proposed Unified Development Ordinance.
--------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Impact Identified:** None.

#### 4.2 Transit

Current transit options abound, with CAT routes operating on Martin, East, Lenoir and Person Streets and Moore Square Transit Station a short walk away. Both the CAT Short Range Transit Plan and the Wake County 2035 Transit Plan call for a continued high level of transit service in this area. However, no routes operate contiguous to the property nor does the CAT Short Range Transit Plan or the Wake County 2035 Transit Plan call for them to do so, thus no transit easement is requested.

**Impact Identified:** This development could increase transit demand in this area; however, current capacity should be sufficient to meet demand.

#### 4.3 Hydrology

<i>Floodplain</i>	No
<i>Drainage Basin</i>	Walnut Creek
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

**Impact Identified:** Any increase in impervious from existing/ permitted conditions must be addressed with regard to Part 10, Chapter 9 Stormwater Regulations. It appears the closest existing storm system within the right of way is at the intersection of S. East St. and E. Cabarrus St.

#### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>	<i>Estimated Remaining Capacity</i>
<i>Water</i>	16,912 gpd	9,320 gpd	
<i>Waste Water</i>	16,912 gpd	9,320 gpd	

There are currently six (6") inch water mains within the E. Davie Street, E. Cabarrus Street, S. East Street, and Chavis Way rights-of-way at the property. There is a ten (10") inch sanitary sewer main within the E. Davie Street and S. East Street, an eight (8") inch sanitary sewer main within E. Cabarrus Street, and a six (6") inch sanitary sewer main within Chavis Way rights-of-way at the property. The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required.

**Impact Identified:** The proposed rezoning would not impact the wastewater collection or water distribution systems of the City.

**4.5 Parks and Recreation**

The property is adjacent to the Chavis Way Greenway. It is desirable to provide east/ west connectivity from Chavis Way to the Fayetteville Street Plaza. An adequate sidewalk along E. Davie Street is desirable to encourage this pedestrian traffic pattern.

<i>Proximity to Greenway</i>	<i>Proximity to Park</i>	<i>Level of Service Impact</i>
Immediately adjacent (across Chavis Way)	None	None

**Impact Identified:** None.

**4.6 Urban Forestry**

The wording under the Tree Conservation heading (section E. 13.) needs to state, “All lots are currently less than 2 acres in size and will remain less than 2 acres in size for this development. No tree conservation is provided, in accordance with City Code.” The lot layout will also need to be provided.

**Impact Identified:** No tree conservation areas are proposed or needed if the above language is provided.

**4.7 Designated Historic Resources**

Historic resources are located within, adjacent, and near the subject site. The residential properties along the site’s southern boundary are part of the East Raleigh/ South Park National Historic District. The eastern edge of the Prince Hall Local Historic District is located one block to the west of the site. The Stone’s Warehouse building, which forms the site’s core, is listed on the National Register of Historic Places (as the “Carolina Coach Garage and Shops”). The Master Plan seeks historic rehabilitation and adaptation of the structure as a central component of site redevelopment. On March 5, 2010, the Raleigh Historic Development Commission was provided a courtesy review of the proposal; the commission has subsequently offered a written summary of comments.

**Impact Identified:** No negative impacts on the City’s historic resources are expected from this proposal.

**4.8 Community Development**

The properties are located within the Hunter Thompson Stage 2 Redevelopment Area. The site was acquired by the Community Development Department with a mix of city and federal funds to address blight and to create additional long-term affordable housing opportunities. The proposed development will address the blighted conditions of the site and provide long-term affordable rental housing for low- and moderate-income residents of the city.

**Impact Identified:** No impact to the City’s Community Development initiatives, plans, or resources is anticipated from this rezoning.

**4.9 Appearance Commission**

As this zoning case involves a PDD, it is subject to Appearance Commission review. The case was heard by the Commission at its January 24, 2013, meeting. Below are the Commission’s comments on the proposal, as presented on that date:

1. The Commission supports the creation of a unified streetscape package for the project including additional street trees and furniture. The Commission also supports the

- inclusion of public art and murals and, if murals are included, flexibility for street tree placement to compliment art and architectural features.
2. The Commission recommends that façade improvements should be cohesive and include the façade of the portion of the site currently leased to Rex Healthcare. These façade improvements should include public art and/ or fenestration.
  3. Due to maintenance concerns, the Commission suggests that the upper story additions should not be comprised exclusively of hardiplank/ hardipanel siding, but should incorporate brick, metal, stone or a precast material.
  4. The Commission recommends the use of a substantial material of an industrial character for any canopies and awnings.
  5. The Commission suggests rooftop activity and access should be included for all one story portions of buildings.
  6. The Commission recommends consolidating utility lines and removing unused utility poles.
  7. The Commission suggests adding a connection to the greenway from the common open space on site.

#### **4.10 Impacts Summary**

- None.

#### **4.11 Mitigation of Impacts**

- N/A

## **5. Conclusions**

The proposed rezoning is consistent with the Comprehensive Plan's Future Land Use Map, which designates the site for Neighborhood Mixed Use. Site redevelopment, as conditioned in accordance with the associated Master Plan, should also be consistent with applicable policies of the Comprehensive Plan.



# DRAFT



## Certified Recommendation of the City of Raleigh Planning Commission

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

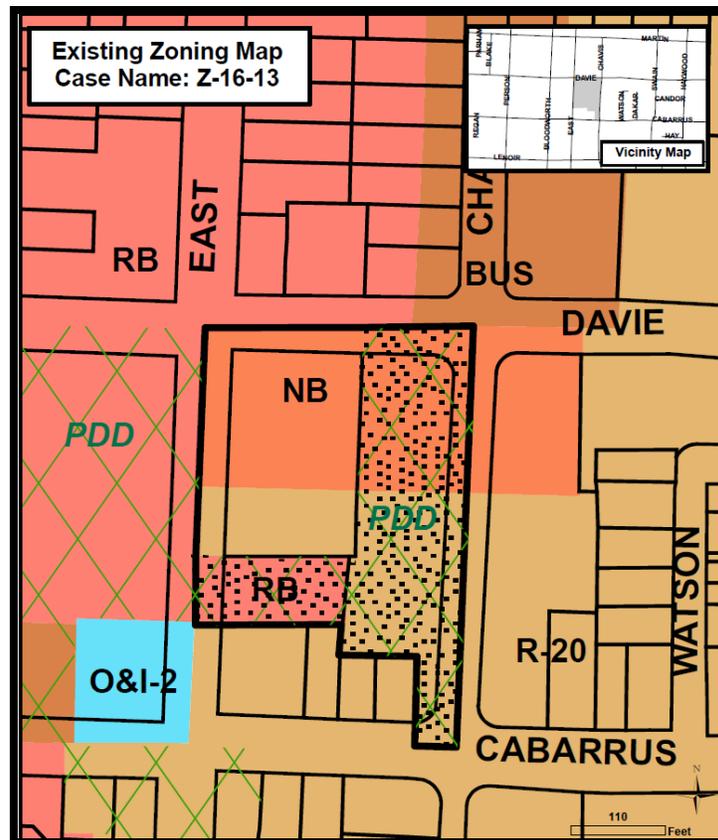
**Case File / Name:** MP-1-13 / Stone's Warehouse Area

**General Location:** This site is located on the south side of Davie Street between its intersections with Chavis Way and S. East Street.

**CAC:** South Central

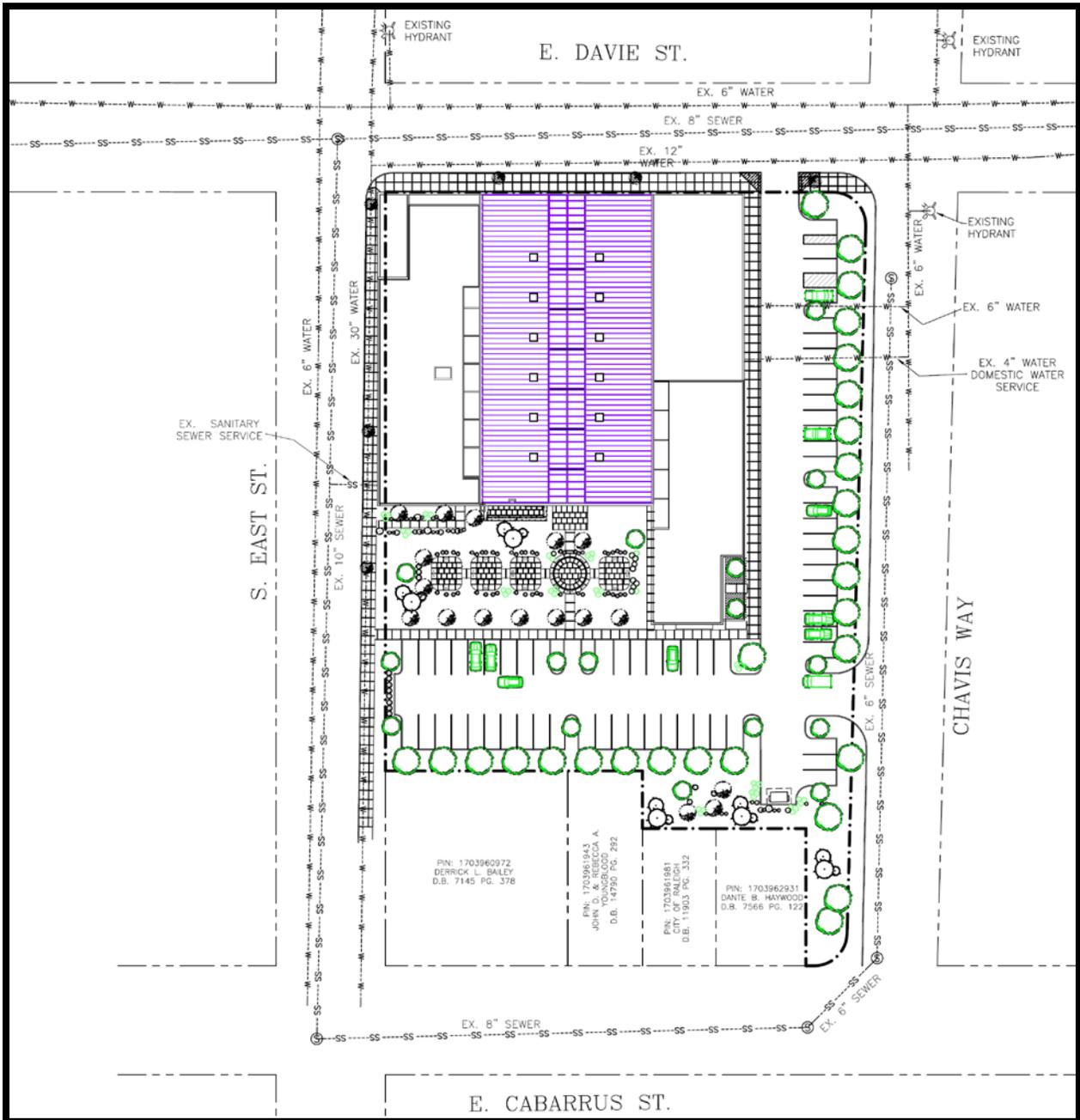
**Nature of Case:** Master Plan associated with request for the rezoning of a 2.02 acre property currently zoned Neighborhood Business, Residential Business and Residential-20 approximately half of which is also zoned Planned Development Overlay District so that the entirety of the property encompasses a singular Planned Development Overlay District. The Master Plan allows for 49 multi-family residential units (comprised of 58,336 square feet) and 5,918 square feet of non-residential uses to include the following: Recreational uses: not-for-profit, governmental, Art galleries, Churches, synagogues, religious education buildings, Civic clubs, Day care facilities, Offices (all types), Beauty, nails & manicure, cosmetic art & barbershops, Personal services and Supportive housing residences.

**Contact:** Vann Joines & Rex Todd



MP-1-13 / Stone's Warehouse Area – Site Location Map

# DRAFT



## MP-1-13 Stone's Warehouse Area – Master Plan

**SUBJECT:** MP-1-13 / Stone's Warehouse Area Master Plan

**CROSS-REFERENCE:** Z-6-13, MP-1-99, Z-5-88

# DRAFT

**LOCATION:** This site is located on the south side of Davie Street between its intersections with Chavis Way and S. East Street inside the City Limits.

**REQUEST:** This request is to consider a preliminary Master Plan request in accordance with 10-2057(f). The Master Plan associated with request for the rezoning of a 2.02 acre property currently zoned Neighborhood Business, Residential Business and Residential-20 approximately have of which is also zoned Planned Development Overlay District so that the entirety of the property encompasses a singular Planned Development Overlay District. The Master Plan allows for 49 multi-family residential units (comprised of 58,336 square feet) and 5,918 square feet of non-residential uses to include the following: Recreational uses: not-for-profit, governmental, Art galleries, Churches, synagogues, religious education buildings, Civic clubs, Day care facilities, Offices (all types), Beauty, nails & manicure, cosmetic art & barbershops, Personal services and Supportive housing residences. The text of the Master Plan is dated 3/21/13 and the accompanying plan is dated 3/26/13. The property currently houses three warehouse buildings, two vacant and blighted and one 5,000 square foot office facility (currently housing a senior health care clinic). The existing buildings on-site total 37,652 square feet.

**PROPOSED  
ALTERNATE  
STANDARDS:**

The following are a list of the proposed alternates for this plan which must be approved by the City Council:

- **Off Street Parking Requirements** – The Master Plan provides one parking space per apartment and no additional parking space for units which may contain a home occupation permit. Parking for non-residential uses shall be provided in conformance with the City Code. A parking study has been prepared to support the reduction in residential parking requirements and is attached for reference.
- **Transitional Protective Yards** – As allowed by 10-2082.9(g)(1)d, the proposed plan shows a 10' wide planted to a Type C Transitional Protective Yard along the south boundary of the property in conjunction with a 6' high closed fence.
- **Street Tree Plantings** – Subject to City Council approval of an encroachment agreement, on Davie and East streets, the required street trees may be planted within the right-of-way within tree grates as is typical of developments in the downtown area, a minimum of 30' and a maximum of 60' on center.
- **Open Space** - 6% of the site is being reserved for open space rather than the 15% usually required in Planned Development Districts. The developer is requesting the alternate because of the urban nature of the area and the immediate adjacency of the Chavis Greenway area across the street and the proximity to nearby Chavis Park.
- **Sidewalk on Chavis Way** – Per the accompanying master plan which includes a pedestrian access plan, no new sidewalk is proposed along the right-of-way on the west side of Chavis Way so that existing streetyard trees and shrubs there may remain.

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**OFFICIAL ACTION:** Approval with conditions

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# DRAFT

**CONDITIONS OF APPROVAL:** As noted on the Staff Report, attached

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**FINDINGS:** The Planning Commission finds that this request with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2023, 10-2032, 10-2042, 10-2075, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on Master Plan Documents dated 3/25/13 (text) and 3/26/13 (plan) submitted by The City of Raleigh, Preservation North Carolina and Raleigh Arts Village, LLC.

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# DRAFT

**To PC:** 3/26/13

**Case History:** PC: 1/8/13 PDD Termination proceeding

**To CC:**

**City Council Status:**

**Staff Coordinator:** Eric Hodge, AICP

**Motion:** Haq  
**Second:** Fleming  
**In Favor:** Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Schuster, Sterling  
Lewis and Terando  
**Opposed:**  
**Excused:**

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 Staff Report attached.

**Signatures:** (Planning Dir.) (PC Chair)

\_\_\_\_\_

date: \_\_\_\_\_ date: 3/26/13 \_\_\_\_\_

# DRAFT



## Staff Report

**RECOMMENDED ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:** City Council Actions:

- (1) That the City Council approves alternate parking standards as set forth in the Master Plan per Code Section 10-2057(f)(4)h.;
- (2) That the City Council approves alternate Transitional Protective Yards as set forth in the Master Plan as allowed by Code Section 10-2082.9(g)(1)d;
- (3) That the City Council approves a variation in the minimum open space provided within the Master Plan reducing it to 6% of the site area as allowed by Code Section 10-2057(f)(4)c;
- (4) That the City Council approves an alternate Street Protective Yards as shown in the Master Plan as allowed by Code Section 10-2082.4;
- (5) That the City Council approves the non-construction of sidewalks on Chavis Way per City Code section 10-2057 (f) (4) j. 3.

**Administrative Actions:**

***Prior to issuance of a construction drawings or site review, whichever occurs first;***

- (6) That Construction Drawings must be approved by the Public Works Department prior to issuance of any permits or recording of any plat for this development.
- (7) That if stormwater controls are needed to comply with the City Code, a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9;

***Prior to Planning Department authorization to record lots or building permit issuance, whichever occurs first:***

- (8) That right of way along S. East Street and E. Davie Street, if needed, is dedicated in conformance with the City's Thoroughfare Plan, or equivalent, in place at the time of lot recordation or building permit application. Design exceptions may also be needed from the Public Works Director where existing buildings are to remain if any right-of-way is required;
- (9) That construction plans be approved by the Public Works Department;

# DRAFT

- (10) That a recombination plat of the three lots into two lots is recorded;
- (11) That the City's form declaration city code covenant is executed and recorded in the Wake County Register of Deeds Office for the PDD open space, and that a recorded copy is provided to the Planning Department within 14 days of recording the recombination plat;
- (12) That a homeowner's association covenant is prepared in accordance with Chapter 47F of the North Carolina General Statutes and Raleigh City Code Section 10-2057 (f) (4) c for the maintenance of PDD open space and this covenant provided to the Planning Department within 14 days of recording the recombination within 14 days of recording the recombination plat;
- (13) That unity of development guidelines and unified sign criteria that conform to Code section 10-2090 for this entire development are established and approved by the Planning Director. No building permit will be issued that is inconsistent to the approved unity of development and sign criteria;
- (14) That a security (letter of credit) in the amount of 1.5 times the cost of improvements will be provided to the City for all public improvements prior to building permit issuance;
- (15) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association";
- (16) That if stormwater controls are needed to comply with the City Code and if those facilities are shared between the two recombined lots, then the following legal documents are required:
  - a. Execution and recordation of the City's form declaration of covenant for maintenance of Stormwater facilities;
  - b. Execution and recordation of the City's form declaration of city code covenants;
  - c. A drainage easement among the two recombined lots is recorded
  - d. Establishment of a homeowners association to maintain the stormwater control facilities. The same HOA established for the open space in condition number 12 above may be used for the stormwater facilities.
- (17) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on future development plans;

***Prior to issuance of a building permit:***

- (18) That prior to issuance of a building permit for redevelopment of the property, downstream sewer capacity must be demonstrated if the project is intended to be served by a connection to the sewer system in Chavis way. If the lines are found to be inadequate to support the increase in

# DRAFT

capacity, the necessary improvements must be shown on the Infrastructure Construction Drawings associated with the development plan;

- (19) That the City Council approve an encroachment agreement for the installation of street trees in the right-of-way, and that the Urban forester approves the planting plan;
- (20) That a cross access and parking declaration is recorded in the Wake County Register of Deeds Office, and a recorded copy is provided to the Planning Department.
- (21) That the legal documents recorded in the last two paragraphs of Code Section 10-2081(c) (3) are provided to the Inspections Department for the off-site parking areas

***Prior to issuance of a Certificate of Occupancy by the Inspections Department:***

- (22) That all associated public improvements are accepted by the Public Works Department;

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## ZONING

### ZONING DISTRICTS:

The current zoning is Neighborhood Business, Residential Business and Residential-20 approximately have of which is also zoned Planned Development Overlay District known as the Block A-21 Master Plan (MP-1-99). The proposed rezoning removes MP-1-99 and establishes a PDD (MP-1-13) over the property. The Existing MP-1-99 read as follows:

July 6, 1999

## **Block A-21 Planned Development Conditional Use Overlay District Master Plan Narrative**

### **Description of A-21PDD Area**

The property included within the boundaries of the proposed Block A-21 Planned Development District, ( A-21 PDD ) is city owned and currently vacant. The PDD Master Plan prescribes the requirements for the future development of that property.

The development concept for Block A-21 and the PDD is one of mixed use, emphasizing residential land use while allowing office / commercial land uses in specific areas.

Of the property which makes up A-21 PDD, The block A-21 is the largest continuous property assemblage. Other than the SE corner of the block, this block lies entirely within the PDD.

Other properties include; .14 acres on the west side of Bloodworth, .46 acres at the SW corner of the intersection of Cabarrus and S. East Street, .55 acres at the SE corner of the same intersection, a .27 acre lot midblock on S. East Street between Cabarrus and Davie Street, and .82 acres of property which fronts on Chavis Way and includes the Rex Senior Health Center.

Currently the site is zoned Business and Residential Business

Most of the PDD area is also within the Downtown Residential Housing Overlay Zoning District. Only areas E and F are outside this district. It is not within the Open Space Exemption zone or the Downtown Off Street Parking Exemption zone

Approval of the PDD will permit additional density within this part of the overall DRHOZD.

The site does not display any environmental or archeological significant areas. Nor does the site include any areas which could be classified floodway or floodfringe

A preliminary circulation plan is part of the overall master plan. Indicated are driveway cuts, an access to parking areas, and private alleys.

Traffic Impact Analysis has been completed for the Block A-21PDD reflecting the maximum buildout condition described further in this narrative. This information is presented under separate cover.

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## Prohibited Land Uses

Locations and quantities of land use are illustrated on the Master Plan. The following is a detailed list of land uses that shall not be permitted within the A-21 PDD:

Wholesale laundry, dyeing, and dry cleaning	Warehousing / Wholesaling
Utility services	Kennels
Transportation facilities as shown on 10-2071	Correctional facilities
Parking lots as a principle use	Automotive service and repair
Boarding houses	Crematory
Manufacturing and Industrial uses	Mobile / Modular Homes
Bars, nightclubs, taverns, and lounges	Rifle range
Adult entertainment establishments	Exterminating services
Public telephones	Riding stable
Cemetery	Agricultural as shown in 10-2071
Single Family detached on Block A-21	

## Acceptable Land Uses

Proposed land use categories include the following:

### *Residential*

The residential category includes all dwelling and congregate care uses and permits everything from attached multifamily housing to duplex / triplex detached housing, and single family development in one specific area of area A.

Other requirements call for:

- 45' Ht. limitation
- Setbacks in compliance with DRHOD requirements with a maximum of a 10' front yard setback
- minimum 4000 sf lots for duplexes / triplexes

### *Retail / Office / Other Commercial*

This category permits commercial and office uses not specifically prohibited. Buildings in this area can also be mixed use coupling commercial or office with residential. However, these proposed land uses must conform to overall regulations of the PDD as well as the city's.

Other requirements call for:

- 45' Ht. limitation
- No front yard setback / buildings to be just outside RAW
- Rear yard setback of 0'
- Residential uses are restricted to condominiums or apartment houses
- 650 sf / unit minimum

## Development Requirements

The overall PDD area is subdivided into 6 areas. These areas are described and development requirements are prescribed for them as follows:

### **Area A**

*Property within Area A includes the Bloodworth Street blockface of block A-21 (.77 acres ) and 2 lots across Bloodworth (.14 acres ).*

These properties are restricted to residential land use only with one minor exception. The spectrum of residential dwelling types and density permitted in this area ranges from attached housing with a maximum density of 45 units per acre, ( which would allow 35 units on the east side of Bloodworth ), to duplex / triplex detached housing at a minimum density equivalent to R-20, ( which will result in 16 units on the east side of Bloodworth ). This is based on an average unit size of 1200 square feet per unit.

One exception is the west side of Bloodworth where single family dwelling units will be permitted.

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The city owns 2 lots on the west side of Bloodworth and 2 additional lots are designated for acquisition. Only the 2 lots, which are city owned, are included in Area A and the PDD.

The NW corner of Block A-21 is afforded the option of a first floor commercial or office use. Parking would be permitted below grade in the instance of attached housing

## **Area B**

*Area B includes property on Block A-21 which fronts S. East Street except the SE corner of Block A-21. (.81 acres)*

This property is designated for buildings with a singular or mixed use. Buildings can range from 100% residential to 1/3 commercial / office and 2/3 residential. No single floor may be occupied by different uses.

Provisions must be made for a mid block drive in Area B or between Areas B and C.

## **Areas C**

*Area C is the SE corner of Block A-21.*

Area C is not included in the PDD. At such time as the existing land uses are no longer in existence, this area shall carry the same requirements for development as Area B. Existing land uses are permitted to remain as long as required.

## **Area D**

*Area D is the SW corner at the intersection of Cabarrus and East Streets.*

Development of this .46 acre property can range from attached housing at a R-20 density to single family detached housing on a minimum lot size of 4,000sf ( 5 lots ). Building height is limited to 2 story 30'

## **Area E**

*Area E is the SE corner at the intersection of Cabarrus and East Streets.*

This property contributes .35 acres or 9.0% of the total area in the PDD. Existing storm water outfall and sewer easements make this area undevelopable.

## **Area F**

*The property comprising Area F includes the entire block face of Chavis Way between East Davie Street and Cabarrus Street including the building housing the Rex Senior Health Center and parking areas, .82 acres as well as a .27 acre lot midblock on S. East Street.*

This property is restricted to the development requirements specified for Area B, except that building height is limited to 2 story 30' and that 50% must be residential.

At such time as the existing parking function is removed and the property developed, parking facilities in the same quantity shall also be supplied

## **Amendments**

Land uses may be expanded or contracted in area by 15% without approval by city council.

## **Phasing**

Phasing of development is designated as phase 1 and phase 2. Phase 1 of development includes areas A and D. The development prescription for these 2 phases is residential totaling 1.37 acres or 35% of the total PDD area. Streetscape improvements will coincide with building

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construction. Each development will be responsible for streetscape improvements for the length of street they front.

### Streetscape Improvements / Landscaping

Streetscape improvements shall include street trees at a minimum of 30' on center and in accordance with the Raleigh streetscape Master Plan. Also provided by the developer shall be sidewalks in accordance with city standards including accessible ramps at corners. This shall apply to the entire street frontage associated with the parcel being developed.

Required landscaping shall also comply with the vehicle surface standards section of the ordinance.

### Open Space

Open space is provided by area E. This area is equivalent to .35 acres or 9% of the total A-21 PDD area. Because of the urban nature of this area and the immediate adjacency of the Chavis Greenway area and the recreation areas proposed by the future Museums Magnet School it is felt that the requirement of 15% open space is not necessary. The designation of this property as open space will allow for the designation of a Nuese River riparian buffer here.

### Water / Sewer Service

Water and sewer service to development within the A-21 PDD will be from existing service lines along the surrounding streets. No extensions will be required.

### Yards and Heights

The setbacks and height requirements for construction within the Block A-21 PDD are as follows

Building Height /	45 feet maximum ( reference requirements for specific areas )		
Setbacks	/	Residential: 10' front yard maximum. Single Family / Duplex / Triplex 10' side yard aggregate / 5' min. single family 20' rear yard for residential	Office / Commercial: 0' front yard 0' side yard 0' rear yard

Setbacks can not reduce those required by the North Carolina Building Code.

### Maximum Build Out

If the maximum densities identified for the PDD were realized the following building inventory would be added to this area of Southeast Raleigh.

	Min Buildout (residential focus)	Max Buildout (max. c/o space)
Area A	8 residential units 10 units / acre	35 residential units 45 units / acre 6,000sf commercial / office
Area B	63 residential units	18,700sf commercial / office 42 residential units
Area C	existing shop	existing shop ( Not included in PDD )
Area D	5 units @ 4000sf lots	10 units/ 22 units per acre
Area E	open space	open space
Area F	existing office / 9,000sf existing parking / 28 spaces 26 parking spaces	existing office / 9,000sf existing parking / 28 spaces 3,750sf commercial / office

# DRAFT

## 4 residential units

The number of residential units per area is calculated using 900sf as an average unit size in the instance of apartments or other multifamily attached housing where density based on acreage is not used.

Maximum buildout results in 91 residential units and 37,450sf of commercial / office space

### Parking

The urban nature of the PDD area, existing parking facilities controlled by the city, and future parking facilities planned by the city combined, decrease the need for meeting the city's parking requirements. Per the city ordinance the parking requirement for maximum buildout would be 247 spaces. Of the total square footage ( 37,450 ), ½ is designated office and ½ is designated as retail. Residential development shall provide 1 parking space per unit and retail / office development shall provide 1 parking space per 400 sf of gross floor area. 25% of the parking required may be provided by on street parking

### PARKING

<u>Land use</u>		<u>Required</u>	<u>Proposed</u>
Residential	91 units	91 spaces	91 spaces
Office	18,725 sf	63 spaces	
Retail	18,725 sf	93 spaces	
Subtotal Office / Retail		156 spaces	94 spaces
Total		247 spaces	185 spaces

We are requesting a 40% reduction in the spaces required for the office / retail component of this maximum buildout scenario.

- 61 spaces are provided by the interior parking lot provided on Block A-21.
- 30 spaces are provided beneath attached housing on Bloodworth
- 28 spaces are existing in area F
- 20 spaces are provided by expanding the existing parking in area F
- 10 spaces are required off street in area D
- 36 spaces provided on street ( 19.5% of total )

On street parking should be permitted on both sides of Bloodworth Street and S. East Street and on the Block A-21 side of Davie and Cabarnus streets. Utilization of on street parking cannot exceed 42 spaces ( 25% of total ).

### SETBACKS / HEIGHT:

#### Setbacks

- 0' minimum & maximum from E. Davie Street right-of-way.
- 0' minimum & maximum from S. East Street right-of-way.
- 0' minimum & 100' maximum from Chavis Way right-of-way.
- 90' minimum from the southern property line

#### Height Maximums

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No building shall exceed three stories or fifty feet (50') in height as calculated by Section 10-2076 et seq. of the City Code.

**PARKING:** The Master Plan notes that residential uses for the project shall be calculated at a minimum of 1 spaces per dwelling unit and that all other uses shall be calculated according to the City Code requirements. Please see the attached letter from Kimley Horn detailing their analysis of parking needs.

**LANDSCAPING:** On Davie and East streets, the required street trees may be planted within the right-of-way within tree grates as is typical of developments in the downtown area, a minimum of 30' and a maximum of 60' on center.

As allowed by 10-2082.9(g)(1)d, the proposed plan shows a 10' wide Type C Transitional Protective Yard along the southern boundary of the property in conjunction with a 6' high closed fence.

**TREE CONSERVATION:** As the Planned Development District doesn't contain any lots greater than 2 acres in size nor proposes any lots in excess of two acres, tree conservation was not required in accordance with Section 10-2082.14.

**DEVELOPMENT INTENSITY:** Residential:  
A maximum of 49 multi-family dwelling units are proposed, in keeping with the 28 units to the acre maximum stated in the Master Plan.

Commercial:  
A maximum of 5,918 square feet of non-residential uses is proposed and includes the following uses: Recreational uses: not-for-profit, governmental, Art galleries, Churches, synagogues, religious education buildings, Civic clubs, Day care facilities, Offices (all types), Beauty, nails & manicure, cosmetic art & barbershops, Personal services and Supportive housing residences.

**PHASING:** There are no finalized phasing plans associated with this preliminary site plan. If the developer proposes to phase the project, a final phasing plan for infrastructure must be approved with the submittal of infrastructure construction drawings.

**UNITY OF DEVELOPMENT:** Unity of development and sign criteria is required in this development. A unity of development plan must be approved by the Director prior to the issuance of any permits on this tract.

**OPEN SPACE:** As this is a Planned Development District, it requires providing a minimum of 15% of the land area be devoted to open space. This open space may utilize the preservation and maintenance of natural features, spaces suitable for active and passive recreation and should provide an interconnected system within reasonable proximity to all properties which allows the opportunity for alternative pedestrian access and recreation to all parts of the development. As allowed by Code Section 10-2057(f)(4)c3, variation from this minimum amount may be approved by the City Council. The PDD proposes that 6% of the site be reserved for open space rather than the 15% usually required in Planned Development Districts. The developer is requesting the alternate because of the urban nature

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of the area and the immediate adjacency of the Chavis Greenway area across the street and the proximity to nearby Chavis Park.

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**COMPREHENSIVE**  
**PLAN:**

**GREENWAY:** There are no greenways planned for this tract. There is an existing greenway located across the street on the other side of Chavis Way.

**THOROUGHFARE**  
**/ COLLECTOR**  
**PLAN:**

East St and E Davie St are on the comprehensive plan as Minor Thoroughfares requiring 80' of right-of-way. This dedication should be provided where possible and a design exception will be required for the area where the building limits the ability to dedicate the right-of-way.

A TIA has been reviewed and approved by City Staff in conjunction with the Master Plan submittal. The City's Office of Transportation Planning has concluded that the proposed development would not cause a major impediment to traffic flow. It would not lead to excessive delay or significant reductions in travel speed for motorists. The impact to pedestrian levels-of-service at non-signalized intersections is not known, but pedestrian and bike levels-of-service at E. Davie Street and S. East Street are generally good and would not degrade due to expected increases in vehicular traffic. Queuing at E. Davie Street and S. East Street is predicted to temporarily block the southern driveway for the Smith Temple Freewill Baptist Church and the residential driveway at 509 E. Davie Street if traffic volume grows by more than 50% over the coming years.

**TRANSIT:** Capital Area Transit routes 5, 13 and 22 currently travel south on East St but do not operate directly adjacent to the property but are across the street. Neither the CAT Short Range Transit Plan nor the Wake County 2035 Transit Plan call for transit to operate directly adjacent to the property. Therefore, no transit access or easement is requested.

**COMPREHENSIVE**

**PLAN CONSISTENCY:** The site is located within the South Central CAC, in an area designated Neighborhood Mixed Use on the future land use map. This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood.

While this is primarily a commercial category, mixed-use projects with upper story housing are also supported by this designation. Most of the areas mapped with this designation are currently zoned NB (Neighborhood Business) or SC (Shopping Center). Where residential development complements commercial uses, it would generally be in the Moderate to Medium density range (less than 28 units per acre).

Multiple zoning districts could be developed for this category in the future, recognizing that some of the designated areas are established neighborhood "main streets" and others are suburban auto-oriented shopping plazas or strip centers. Although housing would be allowed in all cases, there could be greater

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incentives for “vertical mixed use” or higher density housing (up to about 40 units per acre) where these zones adjoin future transit stations, or are on traditional “walking” streets.

Comprehensive Plan consistency analysis is included in the zoning staff report.

## **HISTORIC RESOURCES:**

The site does not contain a designated Raleigh Historic Landmark nor is it located in or adjacent to a designated Local Historic District. However, the Stone’s Warehouse building is individually listed on the National Register of Historic Places (as the “Carolina Coach Garage and Shops”). Additionally, properties along the south boundary of the subject site are located within the East Raleigh/ South Park National Register Historic District. The Raleigh Historic Development Commission provided a courtesy review of the proposal on March 5, 2013, and subsequently issued a memorandum summarizing its comments.

## **APPEARANCE COMMISSION:**

The Appearance Commission made the following comments on January 12, 2013, regarding an earlier version of this preliminary plan. The Appearance Commission did not review the revised version of the plan, which responds to the previously-noted issues as follows:

1. The Commission supports the creation of a unified streetscape package for the project including additional street trees and furniture. The Commission also supports the inclusion of public art and murals and, if murals are included, flexibility for street tree placement to compliment art and architectural features.

**Applicant’s Response:** *See Section H.5.: “All street tree plantings shall meet the tree and landscape Development Specifications of the City of Raleigh, and shall be performed in consultation with the City Forester. Any tree grates shall be ADA-compliant. Shade trees shall be planted on E. Davie Street a minimum of 30 feet and maximum of 60 feet on center. On S. East Street, if existing overhead utility lines are removed, the same standards shall apply; if the overhead lines remain, understory and/or ornamental trees shall be installed a minimum of 30 feet on center, and maximum of 60 feet on center. Planting locations shall correspond with visual breaks in the respective building façade immediately behind; e.g., in front of blank vertical wall surfaces (i.e., larger spaces between window openings), or at downspouts, corners, parapet line changes, etc. No tree shall be located directly in front of a primary building entrance.”*

2. The Commission recommends that façade improvements should be cohesive and include the façade of the portion of the site currently leased to Rex Healthcare. These façade improvements should include public art and/or fenestration and painting of the exterior to match the upper stories additions. .

**Applicant’s Response:** *The City and the potential tenant do not agree which party should financially responsible for these exterior changes and when those changes should be made. This matter can be addressed in the master plan agreement between the parties.”*

3. Due to maintenance concerns, the Commission suggests that the upper story additions should not be comprised exclusively of hardiplank/ hardipanel siding, but should incorporate brick, metal, stone or a precast material.

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**Applicant's Response:** See Section E.7.: "Upper story additions may use the aforementioned materials as well as hardiplank or other cementitious siding or panels, provided that such cementitious materials do not cover more than 60% of any upper story façade. Additionally, a minimum of 20% of all upper story façades shall be covered in brick, stone, metal, or precast masonry."

4. The Commission recommends the use of a substantial material of an industrial character for any canopies and awnings.

**Applicant's Response:** See Section E.8.: "Awnings and canopies shall only be constructed of non-combustible, mildew-resistant and non-corrosive materials; vinyl and untreated/ uncoated canvas are prohibited."

5. The Commission suggests rooftop activity and access should be included for all one story portions of buildings.

**Applicant's Response:** See Section E.8.: "On open, flat rooftops adjacent to new upper floors, space may be designed and constructed to permit safe, active outdoor use by building tenants."

6. The Commission recommends consolidating utility lines and removing unused utility poles.

**Applicant's Response:** See Section E.15. While there are no immediate plans for undergrounding overhead utilities in the proposal area, the City will continue to explore such opportunities.

7. The Commission suggests adding a connection to the greenway from the common open space on site.

**Applicant's Response:** See "Land Use/ Open Space/ Circulation Plan" on plan sheet 2: A sidewalk connection will be provided along the southern and eastern walls of the 512 E. Davie Building to E. Davie Street and across Chavis Way ().

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## SUBDIVISION STANDARDS:

- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.
- PUBLIC UTILITIES:** City water and sewer services are available. Depending on the density of the development and if sewer connection will be made in Chavis Way, the existing 6" sewer line may not be adequate.
- SOLID WASTE:** Private contractor service is to be provided in accordance with the Solid Waste Manual.

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**CIRCULATION:** Any proposed street improvements shall conform to normal City construction standards.

**PEDESTRIAN:** Sidewalks shall be proposed as indicated in the master plan document. Sidewalks are provided along E. Davie Street and S. East Street as well as interior connections into the site. Per the accompanying plan which includes a pedestrian access plan, no new sidewalk is proposed along the right-of-way on the west side of Chavis Way so that existing streetyard trees and shrubs there may remain. A greenway runs along the other side of Chavis way to allow for east-west pedestrian circulation.

**FLOOD HAZARD:** There are no floodways or floodplains on the site.

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures will be in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Any increase in impervious from existing/permitted conditions must be addressed with regard to Part 10, Chapter 9 Stormwater Regulations. All stormwater management devices would need to be underground as there is no room on site to treat it above ground.

**WETLANDS / RIPARIAN BUFFERS:** There are no riparian buffers on the property.

**OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.



# RALEIGH APPEARANCE COMMISSION

Planning Department • PO Box 590 • Raleigh, North Carolina 27602

## MEMORANDUM

TO: City Council & Planning Commission  
FROM: Raleigh Appearance Commission  
RE: **Rezoning Case MP-1-13 Stone's Warehouse PPD**  
DATE: January 24, 2013  
CC: Mitchell Silver, Travis Crane, Doug Hill

As per the provisions of North Carolina General Statutes §160A-452 and City of Raleigh Code of Ordinances §10-1021 and §10-2055, on January 24, 2013 the Raleigh Appearance Commission reviewed rezoning proposal MP-1-13 (Stone's Warehouse PDD).

At the meeting, representatives of the case offered an overview of the proposal, with discussion following. At the conclusion of commission's discussion, the commission moved by acclamation that the applicants consider the inclusion of the following conditions:

- The Commission supports the creation of a unified streetscape package for the project including additional street trees and furniture. The Commission also supports the inclusion of public art and murals and, if murals are included, flexibility for street tree placement to compliment art and architectural features.
- The Commission recommends that façade improvements should be cohesive and include the façade of the portion of the site currently leased to Rex Healthcare. These façade improvements should include public art and/or fenestration.
- Due to maintenance concerns, the Commission suggests that the upper story additions should not be comprised exclusively of hardiplank/hardipanel siding, but should incorporate brick, metal, stone or a precast material.
- The Commission recommends the use of a substantial material of an industrial character for any canopies and awnings.
- The Commission suggests rooftop activity and access should be included for all one story portions of buildings.
- The Commission recommends consolidating utility lines and removing unused utility poles.
- The Commission suggests adding a connection to the greenway from the common open space on site.
- 

Thank you for the opportunity to provide these comments.

For the Raleigh Appearance Commission,

Elizabeth Byrd, Chair

# Review Comments for Stone's Warehouse

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March 13, 2013

The Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission (RHDC) reviewed the proposed alterations and additions associated with Rezoning Case MP-1-13 at 500 E Davie Street. After a presentation by Vann Joines, the committee members agreed that staff would draft a recommendation report summarizing the discussion for submittal to the Planning Commission.

The Bylaws and Rules of Procedures of the RHDC provide in Article X, Section 4 that the COA Committee is "responsible for performance for design review comments on projects located outside historic overlay districts..." Although not legally required or binding, review of the proposed project was made by the Committee in the manner of review of a COA application. The following items summarize the commission's comments regarding the congruity of the proposal with respect to the *Design Guidelines for Raleigh Historic Districts*:

- The Carolina Coach Garage & Shops building is listed in the National Register of Historic Places and has an industrial character.
- The stick frame construction with hardipanel and aluminum sheet panels seems below average in terms of quality and longevity. It would be a great improvement to improve the quality of the materials.
- Entrances to the street seem pretty mundane.
- The massing is a bit strange but understands there are limits as to where they can put stuff.
- There is a concern that it is going to look like they are economically built units on top of a substantial masonry and steel structure.
- There is a concern about flatness of west elevation. Suggests breaking it up a little bit.
- The transition from the work in the currently unused portion of warehouse to used section (Rex) seems abrupt.
- There is a concern that the project is not cohesive with the new additions competing with the historic warehouse in between. It was suggested that having different designs for each of the additions may be a better route. The existing is three sections of buildings; treat the new the same way.
- The current design of the additions is complicated. A simplification may help.
- It was also noted that there is an opportunity to be more industrial in design.

RALEIGH HISTORIC DEVELOPMENT COMMISSION

Scott Shackleton, Chair  
Certificate of Appropriateness Committee



# Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

## **Rezoning Application Submittal Package Checklist**

- Completed Rezoning Application which includes the following sections:**
  - Signatory Page**
  - Exhibit B**
  - Exhibit C (only for Conditional Use filing)**
  - Exhibit D**
  - Map showing adjacent property owner names with PIN's**
  
- Application Fee**
  - \$558 for General Use Cases**
  - \$1,115 for Conditional Use Cases**
  - \$2,788 for PDD Master Plans**
  
- Neighborhood Meeting Report (only for Conditional Use filing)**
  
- Receipt/ Verification for Meeting Notification Mail out**
  
- Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division**
  
- (General Use ONLY) if applicant is not the owner must provide proof of notification to the adjacent property owners per G.S. 160A-384**
  
- and provide proof of notification to the property owner before submitting Application**



# Petition to Amend the Official Zoning Map

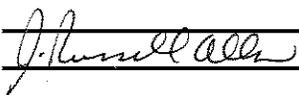
Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
  - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
  - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
  - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
  - a. to lessen congestion in the streets;
  - b. to provide adequate light and air;
  - c. to prevent the overcrowding of land;
  - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
  - e. to regulate in accordance with a comprehensive plan;
  - f. to avoid spot zoning; and
  - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)	Print Name	Date
	J. Russell Allen, City Manager	1/23/13
	R. Taylor Stanfield, Lessee, Vice President, LAS	

# EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

## Contact Information

	<b>Name(s)</b>	<b>Address</b>	<b>Telephone/Email</b>
Petitioner(s)	City of Raleigh	222 W. Hargett St., Ste.207 Raleigh, NC 27601	(919) 966-3070 Russell.Allen@raleighnc.gov
Property Owner(s)	City of Raleigh	222 W Hargett St. Ste.207 Raleigh, NC 27601	(919) 966-3070 Russell.Allen@raleighnc.gov
Contact Person(s)	Vann Joines JOIN, llc	659 Edwards Ridge Rd Chapel Hill, NC 27517	(504) 410-6250 vannjoines@gmail.com
	Rex Todd Landmark Group	132 Luxorwind Dr. Garner, NC 27529	(919) 621-3563 xerddot@yahoo.com

## Property information

<b>Property Description (Wake County PIN)</b>	a. 500 E Davie St. (1703971116) Deed Book 09881 Page 1321 b. 512 E Davie St. (1703972121) Deed Book 06114 Page 0257 c. 419 S East St. (1703971002) Deed Book 05574 Page 0321
Nearest Major Intersection	a. E. Davie St. & S. East St. b. E. Davie St. & Chavis Way c. S. East St. & E. Cabarrus St.
Area of Subject Property (in acres)	2.02
Current Zoning Districts (include all overlay districts)	a. Neighborhood Business & Residential-20 b. Neighborhood Business & Residential-20 with Planned Development Conditional Use Overlay District c. Residential Business with Planned Development Conditional Use Overlay District
Requested Zoning Districts (include all overlay districts)	a. Neighborhood Business & Residential-20 with Planned Development Conditional Use Overlay District b. Neighborhood Business & Residential-20 with Planned Development Conditional Use Overlay District (west of Chavis Way only) c. Residential Business with Planned Development Conditional Use Overlay District



# EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

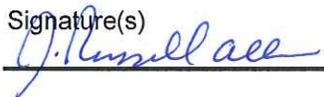
Conditional Use District requested: \_\_\_\_\_

Narrative of conditions being requested:

1. No development shall take place on the subject properties except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by **all property owners**.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)	Print Name	Date
	J. Russell Allen, City Manager	3/26/13
_____	R. Taylor Stanfield, Vice President, LAS	_____
_____	_____	_____
_____	_____	_____

# EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: \_\_\_\_\_

Narrative of conditions being requested:

1. No development shall take place on the subject properties except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

**ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS**

Signature(s)	Print Name	Date
	J. Russell Allen, City Manager	
	R. Taylor Stanfield, President Landmark Asset Services, Inc.	03/27/2013

# EXHIBIT D. Request for Zoning Change

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This section is reserved for the applicant to state factual information in support of the rezoning request.

## **Required items of discussion:** *on the form below.*

III. The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address (I) the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), (II) the compatibility of the proposed rezoning with the *property* and surrounding area, and (III) the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community *and* (IV) *any significant benefit which is not available to the surrounding properties and the characteristics of the subject property that support the proposed map amendment as reasonable and in the public interest. Also address (VI) other arguments on behalf of the map amendment requested.*

## **Recommended items of discussion (where applicable):** *Response under part “V” below.*

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

## **PETITIONER’S STATEMENT:**

### **Introduction**

The Petitioner respectfully requests approval of rezoning 2.02 acres comprised of three (3) parcels containing the former Stone’s Warehouse buildings at 500 and 512 E. Davie St. and a vacant lot addressed as 419 W. East St. into a unified Planned Development Conditional Use Overlay District (PDD).

Owned by the City of Raleigh, the property is currently split-zoned as Neighborhood Business (NB), Residential Business (RB), and Residential-20 (R-20), with only two of the three parcels positioned for redevelopment in the A-21 Block PDD, in a horse-shoe shape shown as “Area F” on the following map.

Although the existing zoning provides a pro-active parking ratio, it (1) creates a “dead redevelopment zone” by omitting the warehouses at 510 and 512 E. Davie St, (particularly 510 E. Davie St. which is on the National Register of Historic Places), and (2) overly restricts redevelopment potential by restraining height and number of residential units.

This zoning request is reasonable because it unifies this disjunctive zoning geography and puts in place a unifying PDD which will provide ultimate flex-zoning under its companion “Stone’s Warehouse Area Master Plan” by allowing a full range from 100% residential use to 100% commercial/office use, or some appropriate blend of these categories, with residential uses governed by the minimum lot area of 1,500 square feet per unit, a height of three stories with a maximum of forty-four (44) feet, and parking allowed at one parking space per unit. Commercial / office development is governed by the Neighborhood Business (NB) standards, while meeting other development standards defined in the Master Plan.

# EXHIBIT D. Request for Zoning Change

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This rezoning request is reasonable because there is unused development capacity within the Block A-21 PDD / Master Plan even without Area F. If Area F is recombined with a more unified PDD/Master Plan, the potential of reaching its highest and best use is significantly enhanced.

In support of this request, the petitioner provides the following additional information:

**I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).**

**A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:**

The 2030 Comprehensive Plan for the City of Raleigh, page 429, shows the aforementioned property as being within the western boundary of Area Plan 15: Olde East Raleigh Plan.

The recommended land uses of this property as shown on the Future Land Use Map are those permitted in the “Downtown Transition Zone”. Further, Policy AP-OER 5 regarding “Olde East Raleigh at East and Davie Streets”, ...”Encourage two or three story mixed-use development (small-scale Office, Retail, and/or Moderate-Density Residential) at the corner of East Street and Davie Street (known as the Stone Warehouse Site).”

The land uses proposed under this zoning are multifamily and/or commercial/office uses.

Along the traditional land use intensity continuum from high downtown core/industrial uses to low single family densities, the best transitional land uses available are medium density multifamily and commercial/office uses. The current underlying zone of R-20 begins mid-block, covering the existing Rex Health Care Facility, whereas it should begin on the east side of the Chavis Way Greenway. The investment in the Greenway would then be made more definitive since it would serve as a perfect “transition yard” between multi-family/ commercial/ office development and single family residential zoning.

Thus, the proposed uses are consistent with the Future Land Use Map (Comprehensive Plan) which designates it as a Mixed-Use Area.

**B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.**

The subject area is located within the Area Plan 15: Olde East Raleigh Plan and within the Downtown Transition Zone.

AP-OER 5 regarding “Olde East Raleigh at East and Davie Streets” is directly applicable: “Encourage two or three story mixed-use development (small-scale Office, Retail, and/or Moderate-Density Residential) at the corner of East Street and Davie Street (known as the Stone Warehouse Site)”.

**C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. “Connectivity”).**

# EXHIBIT D. Request for Zoning Change

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Yes, the proposed map amendment is consistent with the 2030 Comprehensive Plan as follows:

1. Area Plan:

The proposed map amendment is consistent with the Area Plan 15: Olde East Raleigh Plan of the 2030 Comprehensive Plan for the City of Raleigh, Policy AT-OER 5 as mentioned above.

2. Element K: Arts & Culture.

One of the primary thrusts of the proposed development (the other being affordable housing for families) is to utilize the arts and cultural economy as a community and economic development strategy. Element K indicates that by “incorporating artist studios and live/work housing will help the City achieve its goal of expanding housing choices for residents” (p. 281). The proposed change is consistent with the following policies:

AC 1.1, **Public Art and Neighborhood Identity:** While not included on the rendering, the proposed use intends to provide a venue, specifically the west side of the building facing S. East St., for a mural of the history of Southeast Raleigh to be created through a partnership between local artists, Universities, and community organizations, such as local churches and/or the African-American Cultural Festival. In addition, the aforementioned mural would be the first large mural project to be included in the South Park Heritage Walk, a vision created and driven by leaders of the Southeast Raleigh community.

AC 1-2, **Public Art in Public Spaces and Public Projects:** Public Art in publicly funded projects. The subject site has been heavily publicly funded to reposition it for redevelopment.

AC 3.5, **Encouraging Arts Clusters:** The location of this proposed development creates an opportunity for linkage between the arts and cultural organizations surrounding Moore Square (including but not limited to Artspace Raleigh, Moore Square Museums Magnet Middle School, the Marbles Museum), Shaw University, and the historic Chavis Park.

AC 3.7, **Public-Private Partnerships:** This project is envisioned as a public-private partnership that creates new and innovative cultural centers in Southeast Raleigh.

AC 3.9, **Live-Work Space:** This proposed development creates the opportunity for live-work space in an affordable housing development.

AC 4.3, **Partnership for Arts Development:** This project creates the possibility for synergistic partnerships among start-up organizations, educational institutions, and cultural organizations to enhance the greater arts and culture community.

3. Element D: Economic Development.

[The City has] “An important base of creative industries, including the areas...that should be expanded and enhanced”.

[The City should] “expand the City’s base of small businesses, particularly minority-owned businesses”.

[The City intends to] “expand housing options and grow successful neighborhoods”.

# EXHIBIT D. Request for Zoning Change

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- ED 1.2, **Mixed-Use Redevelopment:** This proposal fosters “mixed-use redevelopment” by allowing REX Senior Healthcare both to continue to operate in their current 5,000 square foot facility and to expand into 918 additional square feet, while proposing to develop 49 units of affordable housing which allows residents the opportunity to both live and work in their unit.
- ED 1.3 **Gateway Reinvestment:** Regarding Gateway Reinvestment itemizes Action Ed 1.2 promoting mixed-use zoning.
- ED 2.3 **Focusing Redevelopment:** Over the past ten years the City of Raleigh’s Community Development Department has made multiple investments in Southeast Raleigh, from housing development to revitalizing the historic Chavis Park. By allowing a private developer to enter into a 99 year lease for this site, the City will be leveraging its investment and allow the private sector to continue its redevelopment initiatives in Southeast Raleigh.
- ED 2.4 **Attracting Investment to Emerging Neighborhoods:** The City of Raleigh has attracted a private developer to invest in the emerging neighborhood of Southeast Raleigh by purchasing these 3 adjoining parcels, conducting environmental remediation on 510 E Davie Street, and individually listing 510 E. Davie Street on the National Register of Historic Places.
- ED 2.5 **Blight Abatement:** The three currently blighted buildings at 500, 510 and 512 E Davie Street and the vacant and the blighted parcel at 419 S East Street are proposed to be redeveloped. This will reverse the conditions of decline and deterioration that have affected the historic neighborhood of Southeast Raleigh, and will therefore allow for economic and equitable growth.
- ED 3.11 **Growth Industries:** This redevelopment proposes to create affordable live/work housing opportunities that cater towards participants in the Arts and Cultural Economy. Page 280 of the 2030 Comprehensive Plan notes that the Arts and Cultural Economy is “the second fastest growing industry in Raleigh”.

### 3. Historic Preservation.

While this section focuses on Moore Square with potential for S. Person St. and S. Blount St., those areas are very close to East Davie Street. In addition, 510 E. Davie Street, commonly referred to as the Stone’s Warehouse, is included in this site and will be preserved as per the Secretary of the Interior’s Standards for Historic Preservation. The proposal is consistent with the following related policies:

- HP 3.1 **Adaptive Use:** The proposed development will adaptively reuse the historic Stone’s Warehouse.
- HP 3.2 **Retention over Replacement:** The proposed development will retain the historic Stone’s Warehouse.
- HP 3.4 **Context Sensitive Design:** The proposed development will use the existing architectural and historical character within the area as a guide for new construction.

# EXHIBIT D. Request for Zoning Change

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HP 3.7 **Demolition:** This project discourages the City’s need to speculatively demolish the historic landmark on the Property.

## **II. Compatibility of the proposed map amendment with the property and the surrounding area.**

### **A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):**

Existing land uses within the surrounding area are as follows:

Northwest: Institutional (church)  
North: Commercial, townhouse, and single family residential  
Northeast: Greenway  
East: Greenway  
Southeast: Greenway  
South: Single Family Residential  
West: Multi-Family Residential

E. Davie St. and S. East St. are classified as Minor Thoroughfares.  
Chavis Way and E. Cabarrus St. are classified as Collector Streets.

Regarding transit, there is a bus stop in the middle of the 500 block of E. Davie St., right in front of Stone’s Warehouse, the center of the proposed zoning map change.

The proposed map change is consistent with these land uses, streets and transit provisions.

### **B. Description of (1) existing Zoning patterns (zoning districts including overlay districts) and (2) existing built environment (densities, building heights, setbacks, tree cover, buffer yards):**

(1) Existing zoning is as follows:

Northwest: Residential Business (RB)  
North: Residential Business (RB)  
Northeast: Business  
East: Neighborhood Business (NB) and R-20  
Southeast: R-20  
South: R-20  
West: RB, Business and O&I-1 & -2, under PDD/ MP

This pattern indicates that the area is zoned to develop as an area of medium intensity in support of the more concentrated urban core that is within walking distance to the west on E. Davie Street.

(2) The existing built environment is largely compatible with the zoning in terms of densities, building heights, setbacks, tree cover and buffer yards. This is clearly a transition area between higher densities to the northwest and west, and lesser to the east and south east.

# EXHIBIT D. Request for Zoning Change

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## **C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:**

The proposed zoning map amendment is compatible with the suitability of the property for particular uses in that it proposed a spectrum of residential development at a density of not more than 1,500 sq. ft. of land are per unit (on 2.02 acres of land is a maximum of 58 units, or a density of 29 units per acre, with that limited by parking at one space per unit. The adjacent Carlton Place is 80 units on 2.07 acres, a density of 38 units per acre. The proposed zoning map change then represents a step-down in land use intensity as one moves east from the higher density CBD to the west. Thus the proposed zoning map amendment is compatible with the character of the surrounding neighborhood.

Under the proposed PDD zoning change with Master Plan, commercial/office development can be developed at the Neighborhood Business intensity, a prescription long standing in the area. That too is too limited by parking. Thus, the highest level of commercial/office development would be compatible with the surrounding neighborhood.

## **III. Benefits and detriments of the proposed map amendment.**

### **A. For the landowner(s): (i.e., the City of Raleigh)**

Repositioning of the historic Stone's Warehouse property for rehabilitation through adaptive reuse consistent with the Secretary of the Interior's Standards will be a benefit to the owner under the proposed zoning change since its Master Plan calls for adaptive reuse and not demolition. This will serve many City community development objective simultaneously. The property, which has been previously designate for gutting and turned into a historic façade with slab parking inside, can now have a real and sustainable economic lift. Now it remains idle, having been left out of the Block A-21 PDD.

Establishment under the Master Plan adopted with the Planned Development Conditional Use Overlay District (PDD) that sets forth intensity standards that allow the property to achieve its highest and best use flexibly, ranging from 100% multi-family development to 100% commercial/office development, or a mixture of such uses that meets the established standards.

The removal of slum and blighting conditions that have persisted for 20 years is a benefit to the owner.

Capturing the potential of an eminent development that would provide 49 multi-family rental apartments designed as one- and two-bedroom units which could be used as artist live/work space or as traditional LIHTC tax credits units. This would provide sizable lease income to the City of Raleigh, putting program income into the coffers of its Community Development Department.

Economic development of south east Raleigh from the catalytic impact of this redevelopment, especially if it in occupied predominantly by income qualifying artists or would be artists.

Foremost, the proposed rezoning would allow Rex Healthcare to remain as the owner's tenant.

There are no detrimental impacts of the proposed rezoning.

# EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

## **B. For the immediate neighbors:**

The immediate neighbors will no longer drive by a deteriorating block of slum and blighting influence. Rather than a dark, deteriorating mass at night, neighbors will see lights on with the sounds of a renewed environment. The potential for vagrancy and other crimes should decline because investment spurred by pro-active and flexible zoning will incentivize development, since sufficient density will be allowed to make development cost effective, and sustainable. The level of investment required to rehabilitate Stone's Warehouse and its companion building will certainly help improve adjacent property values. People living in the immediate neighborhood will have a new attraction to visit, talk about, and participate in, if current plans for the redevelopment of the site come to fruition.

## **C. For the surrounding community:**

The surrounding community will no longer drive by a deteriorating block of slum and blighting influence. Rather than a dark, deteriorating mass at night, community will see lights on with the sounds of a renewed environment. The potential for vagrancy and other crimes should decline because investment spurred by pro-active and flexible zoning will incentivize development, since sufficient density will be allowed to make development cost effective, and sustainable. The level of investment required to rehabilitate Stone's Warehouse and its companion building will certainly help improve property values in the surrounding community. People living in the surrounding community will have a new attraction to visit, talk about, and participate in, if current plans for the redevelopment of the site come to fruition.

## **III. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:**

Yes. The poor condition of the property that is subject to this rezoning and its detrimental impact on adjoining properties (from some 20 years now) will be removed and the stage for multi-million dollar redevelopment will be set. The surrounding neighborhood, under current zoning, has no hope of attracting an accomplished developer. After rezoning, the site will have hope for redevelopment because intensity of use will be accommodated in a new unified PDD with Master Plan. Under the existing zoning pattern, this is little hope.

## **Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.**

The character of the subject property is historic, empty and deteriorating. The subject property deserves preserving due to its historic façade, compelling interior architectural features, and remains one of the two buildings in Raleigh connected to the intercity bussing system. It is reasonable to expect that if the property is repositioned for development that it can attract the level of investment necessary to achieve its potential. It is not reasonable to expect that a PDD which leaves out the prominent buildings on this site will produce sufficient interest to turn back the hands of time and give the property the new economic intensity will bring.

It is distinctly in the public interest to remove slum and blight, to gain a return on the public's considerable investment in the form of acquisition, safeguarding, and marketing. Lease payments or purchase under the new zoning will bring dollars to the Community Development Department under at least one of the proposal discussed. The underlying rationale of this rezoning is to put in place a use that will give people a safe, decent and affordable place to live with bus access near downtown and also provide the creative class a place to call home, or some mixture of the two.

# FILING ADDENDUM: Instructions for filing a petition to amend the official Zoning Map of the City of Raleigh, North Carolina

Jobs can spring from the rezoning. Reduced cost to the City to constantly maintain the property in marketable condition will also be a plus.

## V. Recommended items of discussion (where applicable).

### a. **An error by the City Council in establishing the current zoning classification of the property.**

Respectfully, not including the Stone's Warehouse in an earlier PDD with a Master Plan that permitted higher densities was probably not best for the property, neighbors or community. The underlying zoning and the PDD both look like left-over planning from a previous time. The current underlying inhibits the residential density achievable on the site; allows an R-20 parcel to be used as a medical office; and again, prohibits development through very low intensity permission.

### b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

N/A

### c. **The public need for additional land to be zoned to the classification requested.**

None anticipated. Folding in Stone's Warehouse with the existing buildings and vacant lot are sufficient.

### d. **The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.**

Discussion with the City of Raleigh DDS staff, Planning Staff and consulting engineers has indicated no adverse effects on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc. The zoning allows moderate infill development at a level on which possible impacts could be accommodated by all these systems.

The Traffic Impact Study by Kimley-Horn Associates indicates no significant impact and the stormwater/water quality/infrastructure assessment by Fleming Engineering, Inc. indicates that standard stormwater solutions are easily achievable.

### e. **How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.**

The most significant purpose of zoning legislation is the promotion and protection of health, safe and welfare of the general public. That can only be achieved if this valuable historic property is appropriately rehabilitated, and that will happen only with proper zoning. Proper use of public funds is another public purpose served by the zoning legislation. Orderly development with proper attention to needs of the neighbors and the city are also important. The proposed rezoning serves all those ends.

## VI. Other arguments on behalf of the map amendment requested.

**FILING ADDENDUM:** Instructions for filing a petition to amend the official Zoning Map of the City of Raleigh, North Carolina

(None.)

OK

✓ AME ZION CHURCH OF AMERICA  
558 E CABARRUS ST  
RALEIGH NC 27601-1962  
1703966668

BAILEY, DERRICK L  
936 CROSS LINK RD  
RALEIGH NC 27610-4733  
✓1703960972

✓BATCHELOR, FANNIE  
535 E CABARRUS ST  
RALEIGH NC 27601-1964  
1703964981

BULLOCK, EDNA M  
404 DAKAR ST  
RALEIGH NC 27601-1916  
✓1703976095

CANNADY, ROY MICHAEL & MILDRED H CANNADY, ROY MICHAEL & MILDRED H  
504 CHAVIS WAY  
RALEIGH NC 27601-1954  
✓1703962722

CARLTON PLACE DEVELOPMENT LLC  
113 S WILMINGTON ST  
RALEIGH NC 27601-1443  
✓1703878068

DEWBERRY, LURINE  
316 CHAVIS WAY  
RALEIGH NC 27601-1989  
✓1703972534

EVANS, SHELIA ANN  
408 DAKAR ST  
RALEIGH NC 27601-1916  
✓1703966987

FAISON, DEBRA A  
500 CHAVIS WAY  
RALEIGH NC 27601-1954  
✓1703962717

GADDY, SMITH & AMANDA  
420 WATSON ST  
RALEIGH NC 27601-1944  
✓1703975012

✓HAYWOOD, DANTE B  
2025 WATERS DR

✓ MIMS, VENNIE M & PAULINE M GRIFFIN  
328 CHAVIS WAY  
RALEIGH NC 27601-1989  
1703972440

✓ MONTAGUE, PAULA Y  
320 CHAVIS WAY  
RALEIGH NC 27601-1989  
1703972520

✓ NEUNABER, DENISE  
541 E CABARRUS ST  
RALEIGH NC 27601-1964  
1703965921

✓ OZARK INVESTMENTS LLC  
424 WATSON ST  
RALEIGH NC 27601-1944  
1703976022

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703960676

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703960745

✓ RALEIGH CITY OF  
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RALEIGH NC 27602-0590  
1703961701

✓ RALEIGH CITY OF  
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1703961981

✓ RALEIGH CITY OF  
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RALEIGH NC 27602-0590  
1703963673

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703964933

004

RALEIGH NC 27610-4838  
1703962931

✓ HEART OF CAROLINA HABITAT FOR HUMANITY INC  
2300 CAPITAL BLVD  
RALEIGH NC 27604-1424  
1703976036

✓ HINTON, JAMES ARTHUR  
508 CHAVIS WAY  
RALEIGH NC 27601-1954  
1703962627

✓ HINTON, JONATHAN M  
324 CHAVIS WAY  
RALEIGH NC 27601-1989  
1703972445

✓ HODGE, RODERICK E  
3209 BARWELL RD  
RALEIGH NC 27610-5405  
1703976024

✓ HOUSING AUTH CITY OF RALEIGH  
900 HAYNES ST  
RALEIGH NC 27604-1462  
1703976453

✓ HOUSING AUTHORITY  
900 HAYNES ST  
RALEIGH NC 27604-1462  
1703978115

✓ HUNTER, BESSIE J  
408 WATSON ST  
RALEIGH NC 27601-1944  
1703975117

✓ JEFFERS, WILLIAM G  
424 WATSON ST  
RALEIGH NC 27601-1944  
1703965918

✓ JONES, DEBRA ANN  
512 CHAVIS WAY  
RALEIGH NC 27601-1954  
1703962602

✓ KEA, PATRICIA ANN  
400 DAKAR ST  
RALEIGH NC 27601-1916  
1703976180

OK

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703971002

✓ RALEIGH CITY OF  
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RALEIGH NC 27602-0590  
1703971116

✓ RALEIGH CITY OF  
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RALEIGH NC 27602-0590  
1703971443

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703972121

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703974660

✓ RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590  
1703976134

✓ ROBINSON, MARVA LAVERNE  
412 DAKAR ST  
RALEIGH NC 27601-1916  
1703966889

✓ SANDERS, ODESSA Y HEIRS  
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# Design Guidelines for Mixed Use Areas

## RALEIGH COMPREHENSIVE PLAN

Since the site (500-512 E. Davie St., and 419 S. East St. in Southeast Raleigh) is within an area designated for Neighborhood Mixed Use on the Future Land Use Map of the Comprehensive Plan, this zoning application includes responses to the Design Guidelines for Mixed Use Areas, as provided below.

As background, it is important to note that the Stone's Warehouse Area PDD and Master Plan proposes flexibility within a range of uses, specifically multi-family housing and the commercial/office uses permitted in the City's Neighborhood Business (NB) zone (unless expressly prohibited in the zoning application).

### **Policy UD 7.3 – Design Guidelines**

The design guidelines in **Table UD-1** [listed below] shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications in mixed-use areas such as Pedestrian Business Overlay Districts and mixed-use designations on the Future Land Use Map, including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, and Conditional Use zoning petitions.

### **Elements of Mixed-Use Areas**

1. *All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office, and residential uses within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.*

**Response:** The proposed uses under the PDD are multi-family housing, with associated recreation space and parking, and medical offices with associated parking, but could also include other non-residential uses as permitted in the zoning application. Regardless of the final mixture of uses, since they are all located on the same site (and within the same city block), within the footprint of the existing structures, they will be arranged in a compact and pedestrian-friendly form.

### **Mixed-Use Areas /Transition to Surrounding Neighborhoods**

2. *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.*

Code Section 10-2042(d)(3):

"Buildings and structures, unless otherwise regulated by this Code, *may* be constructed to any height. Buildings and structures greater than forty (40) feet high, however, *shall* add one (1) foot additional width to each required district yard setback for each foot of height greater than forty (40) feet high."

**Response:** The height of the existing Carolina Coach (historic) building in the center of the block is 30 feet. While there is no maximum height restriction in the NB zone [Section 10-2042(d)(3)], due to lack of setbacks on the footprint of the existing buildings, the maximum height allowed for this site under the existing NB district would be 40 feet.

The maximum height permitted by the requested PDD is 50 feet. The maximum permitted height under the former PDD for Area F was 40 feet for the entire development. The single family development fronting on E. Cabarrus St. is will be screened with Type "C" landscaping and the vacant lot at 419 S. East St. (and parking continuing through to Chavis Way) will add sufficient distance to make the height, design, and massing of the buildings compatible.

### **Mixed-Use Areas /The Block, The Street and The Corridor**

3. *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.*

**Response:** The proposed development is an adaptive reuse-infill of deteriorated and vacant portions of an existing city block. The road network is city streets, connected directly into the neighborhood. The only path to and through the development is its own parking lots. No travel to the site will be along a major thoroughfare or arterial.

4. *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.*

**Response:** There are no streets within the development. Parking lots connect to city streets/adjacent development, at two existing connections, one on E. Davie St. and the other on Chavis Way.

5. *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.*

**Response:** The development comprises no new blocks and/or private streets. Sidewalks are existing on E. Davie St. and will be added where necessary to match existing city pattern, width and quality.

### **Site Design/Building Placement**

6. *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.*

**Response:** The development proposal calls for E. Davie St. and S. East St. to be lined by existing buildings, except along the width of the lot at 419 S. East St. where the street will be lined by landscaping to screen surface parking. Complete rehabilitation of the existing buildings, enhanced architectural features, and renewed economic life will make the city streets more interesting to pedestrians in the area.

The existing garage entrances on the historic Carolina Coach building will be rehabilitated as non-functional garage doors to give reverence to their historic purpose, while adapting for a present-day pedestrian use. Any loading areas will be located at the side or rear of the property, access from the parking lots.

*7. 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.*

**Response:** All development under the requested PDD will be within the existing buildings, which are located within 25 feet of the curb. Off-street parking will be behind and/or beside the buildings. The development is not located on a high volume corridor.

*8. If the site is located at a street intersection, the main building of a complex, or main part of a single building should be placed at the corner. Parking, loading or service should not be located at an intersection.*

**Response:** The site is located at the street intersection of E. Davie St. and S. East St. In the proposed redevelopment of the site, the primary use will be multi-family housing. The main building of this development will be located at the corner of S. East and E. Davie Streets. Parking, loading or services are not located at an intersection, but are in the rear of the development (parking lot).

### **Site Design/Urban Open Space**

*9. 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.*

**Response:** The urban open space will be located in the rear of the buildings between the buildings and the parking lot. The open space provided behind the buildings will be playground/recreation space dedicated to the residents of the multi-family development (if residential) and customers (if commercial/office). The site is adjacent to the Chavis Way Greenway and in other nearby public open space areas provided by adjoining PDD development (Area E of the A-21 Block PDD).

*10. 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.*

**Response:** The development fronts E. Davie St., S. East St., and Chavis Way. Its open space (playground/recreation space) will have direct (vehicular and pedestrian) access from those streets, from the adjacent sidewalks and from the building.

*11. 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.*

**Response:** Open space in this development includes the playground/recreation space between the buildings and the parking lot.

The perimeter of the internal playground/recreation space is the development itself, which is designed to provide a density of development (up to 1,500 sq. ft. of land area per unit) and a range of uses that includes multi-family or commercial/office uses (that could include restaurants) that will generate its own traffic.

One of the preferred uses of the space is live/work space for artists, a use which has a track record of generating pedestrian traffic for urban spaces in and around the development itself. This use, and other permitted in the Stone's Warehouse Area PDD/Master Plan will create pedestrian traffic for the Greenway and nearby reserved open space.

*12. A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*

**Response:** The interior urban playground/recreation space is visually enclosed by the fronting of buildings on two sides to create an outdoor "room" that is comfortable to users (residents, customers, visitors). As shown on the site plan, landscaping will be provided to provide a sense of enclosure and separation from the parking lot.

### **Site Design/Public Seating**

*13. New public spaces should provide seating opportunities.*

**Response:** Outdoor seating will be provided in three locations within the development, particularly related to the playground/recreation space serving the residential occupants of the development.

### **Site Design/Automobile Parking and Parking Structures**

*14. Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*

**Response:** Existing parking lines Chavis Way and new parking will be provided adjacent to S. East Street. The parking will be screened by existing planting areas and the new parking by planting areas or fence. An additional 10 feet of setback at the property line for right-of-way and another 5 feet as buffer is provided. Landscaping will be provided in the 5-foot area to screen the parking lot from S. East St. With these provisions, the parking lots will not dominate frontage of pedestrian-oriented streets or interrupt pedestrian routes, or negatively impact surrounding developments.

*15. 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.*

**Response:** Parking lots will be located behind the buildings that front E. Davie Street. The parking lot will occupy a distance of only 60 feet along S. East Street. The development is providing a buffer of 10 feet back from the property line for additional right-of-way reservation and an additional 5 feet before the parking lot starts. The 5-foot area will have landscaping to provide additional screening from S. East Street.

16. *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.*

**Response:** No parking structures, other than surface parking as illustrated on the site plan, will be provided.

### **Site Design/Transit Stops**

17. *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.*

**Response:** CAT routes 5, 13, & 22 run south on S. East Street with a stop in close proximity. The increased density of potential riders provided by Raleigh Arts Village should provide impetus for a bus stop to be initiated to serve the residential properties at the corner of E. Davie St. and S. East St.

18. *Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*

**Response:** The pedestrian circulation network provides sidewalks from the building entrances to the existing city sidewalks, which provide convenient comfortable pedestrian access between the transit stop and the building.

### **Site Design/Environmental Protection**

19. *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.*

**Response:** The development is within an already developed urban environment with no sensitive landscape area, steep slopes, watercourses or floodplains.

### **Street Design/General Street Design Principles**

20. *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.*

**Response:** N/A

21. *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.*

**Response:** Sidewalks of the development will be those existing, which reach from the building facades to the curb as they have for many years. No new construction will be provided to alter this. The Stone's Warehouse Area PDD and Master Plan call for the existing sidewalk width to remain as is, in satisfaction of this requirement.

*22. 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 6¼" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.*

**Response:** The proposed development is in a redevelopment area where the width of the sidewalks against existing buildings does not allow a landscape strip of the full 6 to 8 feet. Street trees will be at least 6¼" caliper and will be consistent with the City's landscaping, lighting and street sight distance requirements.

### **Street Design/Spatial Definition**

*23. 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.*

**Response:** The existing buildings define the streets spatially and since all development will occur within these buildings, this street delineation will continue.

### **Building Design/Facade Treatment**

*24. 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.*

**Response:** The primary entrance will be in 510 E. Davie St., the former Carolina Coach building which is on the National Register of Historic Places. Therefore, the primary entrance will be made architecturally and functionally to front E. Davie Street to the extent consistent with the Secretary of the Interior's Standards for Rehabilitation of historic structures. Appropriate signage will also help achieve prominence on the fronting façade.

*25. 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.*

**Response:** The primary use proposed under the Stone's Warehouse Area PDD / Master Plan is multifamily housing that could feature live/work space for artists. In accordance with the Master Plan, the units on the ground floor of E. Davie Street will have at least a minimum of 50% transparency (windows or doors) and the units on the first floor along S. East St. and Chavis Way will provide a transparency of at least 20%, as will the units on all second and third floors. Two

wall signs are proposed, one on 510 E. Davie Street over the main door and the other facing S. East St. near the intersection with S. East St.

**Building Design/Street Level Activity**

*26. The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

**Response:** Existing sidewalks are designed to convey that function. The addition of multi-family and/or commercial/office uses with main entrances fronting the public sidewalk through adaptive reuse will provide pedestrians reason to utilize these now vacant sidewalks as a principal place of movement and casual social interaction.

*Amended 1-18-13*

# NEIGHBORHOOD MEETING REPORT

## PROPOSED REZONING

### RALEIGH ARTS VILLAGE

SUBMITTED DATE: January 14<sup>th</sup>, 2013

In accordance with City Code Section 10-2165(b) (e), a Neighborhood Meeting was held regarding the proposed rezoning to Planned Development Conditional Use Overlay District (PDD) of three City-Owned parcels of property located at 500 E. Davie Street, 512 E. Davie Street, and 419 S. East Street.

This report addresses (1) persons and organizations invited, stating manner and date of contact; (2) date, time and location of the meeting; (3) a roster of persons in attendance; (4) a summary of issues discussed at the meeting, and (5) a description of any changes to the rezoning petition made by the petitioner following the meeting.

## 1. PERSONS CONTACTED ABOUT THE MEETING

a. Verbal Contacts: On December 11, Vann Joines met with the NORTH CENTRAL CAC regarding the "Raleigh Arts Village" concept. He verbally invited attendees of that meeting to attend the January 10<sup>th</sup> Neighborhood Meeting.

b. First Email Contacts: The following list of individuals and organizations were contacted about the Neighborhood Meeting via email sent of December 31<sup>st</sup>, 2012. The email also asked the CAC Community Specialists to include the announcement of the Neighbor Meeting in their Monthly CAC publications:

luis.olivieri-robert@raleighnc.gov,  
Kevin.smith@raleighnc.gov,  
Sheila.lynch@raleighnc.gov,  
Dwayne.patterson@raleighnc.gov,  
DeShele Sumpter <deshele.sumpter@raleighnc.gov>

cc

"Weeks, Eugene" <eugene.weeks@raleighnc.gov>,  
Danny Coleman <buildcon@bellsouth.net>,  
Sandra Cassidy <Sandracassidy@bellsouth.net>,  
Octavia Rainey <octavia\_rainey@yahoo.com>,  
Lonneta Williams <flonnettewms@bellsouth.net>,  
Bob Ricker <bob.ricker@uncpn.com>,  
"pam.michael@am.jll.com" <pam.michael@am.jll.com>,  
"Newman, Marc A." <manewman@st-aug.edu>,  
Rex Todd <xerddot@yahoo.com>,  
Doug Hill <doug.hill@raleighnc.gov>,  
martinstbaptist@nc.rr.com,  
Sig Hutchinson <sig@sighutchinson.com>,

Andre Leon Gray <eyegumbo@yahoo.com>,  
Michele Grant <Michele.Grant@raleighnc.gov>,  
"Silver, Mitchell" <Mitchell.Silver@raleighnc.gov>,  
"Leacock, Hillary" <Hillary.Leacock@raleighnc.gov>,  
"Olafson, Frank" <Frank.Olafson@raleighnc.gov>

c. Regular Mail Contacts: DeShele Sumpter, with the planning department at the City of Raleigh, identified the 37 property owners the own property within 100 feet of 500 E Davie, 512 E Davie and 419 S East Street. Letters were submitted to City Hall on December 31<sup>st</sup>, 2012 and mailed to those 37 property owners that day.

d. Second Email Contacts: The following list of individuals and organizations were contacted about the Neighbor's Meeting via email sent of January 3<sup>rd</sup>, 2013:

David Diaz <DavidDiaz@downtownraleigh.org>,  
Lisa Jones <ljones@carolinaballet.com>,  
Mary Poole <mpoole@artspacenc.org>,  
"Dubis, Melanie B." <melaniedubis@parkerpoe.com>,  
Sig Hutchinson <sig@sighutchinson.com>,  
Gordon Smith <gordonsmith333@gmail.com>,  
Michael Lowder <rmlowder@artsplosure.org>,  
"Bolas, Gerald" <Gerald.Bolas@raleighnc.gov>,  
"Loren S. Kennedy" <lkennedy@kennedyadvisors.net>,  
Eugene Weeks <eweeks1@bellsouth.net>,  
"Weeks, Eugene" <eugene.weeks@raleighnc.gov>,  
Richard Angino <Richard@landmarkdevelopment.biz>,  
Sarah Powers <sarah@visualartexchange.org>,  
"Olafson, Frank" <Frank.Olafson@raleighnc.gov>,  
Jason Craighead <jason@jasoncraighead.com>,  
Grant Meacci <grant.meacci@raleighnc.gov>,  
Rex Todd <xerddot@yahoo.com>,  
"Parker, Belva" <Belva.Parker@raleighnc.gov>,  
Andre Leon Gray <eyegumbo@yahoo.com>,  
Triangle ArtWorks <triangleartworks@gmail.com>,  
SHEREE VODICKA <SVODICKA@wakemed.org>,  
Jerome Davis <burning\_coal@ipass.net>,  
Charles Phaneuf <charles@raleighlittletheatre.org>,  
Myrick Howard <mhoward@presnc.org>,  
"Newman, Marc A." <manewman@st-aug.edu>,  
Michele Grant <Michele.Grant@raleighnc.gov>,

"Silver, Mitchell" <Mitchell.Silver@raleighnc.gov>,  
"Leacock, Hillary" <Hillary.Leacock@raleighnc.gov>,  
Doug Hill <doug.hill@raleighnc.gov>,  
Valerie Malloy <Valerie.Malloy@raleighnc.gov>,  
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Travis Crane <travis.crane@raleighnc.gov>,  
"Corrin, Sarah" <Sarah.Corrin@raleighnc.gov>,  
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bcc:

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Lonneta Williams <flonnetewms@bellsouth.net>,  
Danny Coleman <buildcon@bellsouth.net>,  
Octavia Rainey <octavia\_rainey@yahoo.com>,

e. Verbal Contacts to CCAC: Vann Joines verbally invited attendees of the January 7th CENTRAL CAC community meeting to the January 10<sup>th</sup> neighbor meeting.

## **2. ROSTER OF PERSONS IN ATTENDANCE AT THE MEETING**

Of 33 persons attending, approximately 27 were community members.

### ***Raleigh Arts Village Neighbor Meeting***

*7pm, January 10th, 2013*

Johnson Building at Martin Street Baptist Church

Name	Address	Email	Updates?
Ann Marie Lancaster	Community Development Department	City of Raleigh	Y
Eric Poole	303 Trinity Ct. Elon, NC 2601	<a href="mailto:eopool@st-aug.edu">eopool@st-aug.edu</a>	Y
Taylor Floyd	611 E Martin St, Raleigh, NC 27601	-	N
Michele Grant	Community Development Department	City of Raleigh	Y
Danny Coleman	-	<a href="mailto:buildcon@bellsouth.net">buildcon@bellsouth.net</a>	Y
Pat Dixon	313 S. Bloodworth St	<a href="mailto:dixoupa@bellsouth.net">dixoupa@bellsouth.net</a>	Y
Mary Poole	Artspace 201 E Davie St	<a href="mailto:mpoole@artspace.org">mpoole@artspace.org</a>	Y
Tim Gardiner	551 E Hargett St	<a href="mailto:tgardiner@nc.rr.com">tgardiner@nc.rr.com</a>	Y
HB Pickett	1604 E Davie St		
Jeanne Tedrow	712 Johnson St	<a href="mailto:jtedrow@passagehome.org">jtedrow@passagehome.org</a>	Y
James West	Wake County Commissioners		Y
Charles Phaneuf	Raleigh Little Theatre	<a href="mailto:charles@raleighlittletheatre.org">charles@raleighlittletheatre.org</a>	Y
F Lonnette Williams	802 S. East Street	<a href="mailto:flonnettewms@bellsouth.net">flonnettewms@bellsouth.net</a>	Y
Kaye Celeste Evans	St Augustine's College	<a href="mailto:kcevans@st-aug.edu">kcevans@st-aug.edu</a>	Y
Kimberly Siran	537 E Martin St	<a href="mailto:kimberly@coalydesign.com">kimberly@coalydesign.com</a>	Y
Colin Campbell	News & Observer	<a href="mailto:ccampbell@newsobserver.com">ccampbell@newsobserver.com</a>	Y
Andre Leon Gray	613 E Lenoir St, Raleigh NC 27601	<a href="mailto:eyegumbo@yahoo.com">eyegumbo@yahoo.com</a>	Y
John & Becca Young	509 E Cabarrus St	<a href="mailto:jdyoungb@gmail.com">jdyoungb@gmail.com</a>	Y
Marc Newman	1315 Oakwood Ave	<a href="mailto:manewman@st-aug.edu">manewman@st-aug.edu</a>	Y
Jason Queen	-	<a href="mailto:jqueenone@gmail.com">jqueenone@gmail.com</a>	Y
Jenny Hauper	312 E Cabarrus St.	<a href="mailto:raleighharper@yahoo.com">raleighharper@yahoo.com</a>	Y
Yvette Holmes	3209 Mango Dr, 27610	<a href="mailto:ymango@aol.com">ymango@aol.com</a>	Y
Will Jeffers	424 Watson St	<a href="mailto:will_jeffers@yahoo.com">will_jeffers@yahoo.com</a>	Y
Frank Sydnor, Jr	-	<a href="mailto:fsydjr@gmail.com">fsydjr@gmail.com</a>	Y
Doug Hill	City of Raleigh- Planning Community Development Department	City of Raleigh	Y
George Adler	Department	City of Raleigh	Y
Wallace Green	RADA Inc	<a href="mailto:wallace.green@rada-nc.com">wallace.green@rada-nc.com</a>	Y
Courtney Crowder	PO Box 20094 Raleigh, NC 27611	<a href="mailto:Courtney@crowderconsultingllc.com">Courtney@crowderconsultingllc.com</a>	Y
Hillary Leacock	Community Development Department	City of Raleigh	Y
Rod Geer	-	<a href="mailto:geerman247@gmail.com">geerman247@gmail.com</a>	Y
Anthony Geer	-	<a href="mailto:geegsxr06@msn.com">geegsxr06@msn.com</a>	Y
Jessica Shore	412 Watson St	<a href="mailto:jessica.h.shore@gmail.com">jessica.h.shore@gmail.com</a>	Y

### **3. DATE, TIME & LOCATION OF MEETING**

This Neighborhood Meeting was held on January 10<sup>th</sup>, 2013 at 7pm in the Johnson Building of Martin Street Baptist Church, 1001 East Martin Street, Raleigh, NC 27601.

#### **4. SUMMARY OF ISSUES**

The topic of the meeting was the proposed \$6.6million adaptive reuse – rehabilitation of the Historic Stone’s Warehouse (510 E Davie Street), the adjacent annex building (500 E Davie St), the southern approximately 6,000 square feet of the existing building at 512 E Davie Street, and 419 East Street by the JOIN, llc / Landmark Development team into a 49 unit affordable housing -- live/work development named the Raleigh Arts Village.

The meeting opened with Deacon James West welcoming the attendees to Martin Street Baptist Church and offering an opening prayer.

Presentation: The development team (represented by Vann Joines of JOIN, llc and Rex Todd of The Landmark Group) then gave a 45-minute presentation on the proposed redevelopment scheme, providing background information concerning the permitted use of multi-family housing, including:

The proposal to us Low Income Housing Tax Credits through the North Carolina Housing Finance agency (NCHFA) for broad-based targeting in Southeast Raleigh of families earning up to 60% of Area Median Income (AMI), with 25% of the units serving those earning up to 30% of AMI;

Special design of the 49 one- and two-bedroom units that makes them considerably larger than those normally required, to accommodate any residents who choose to use them as live/work space, participating in the arts and cultural economy of Southeast Raleigh as a means of economic development;

Background about the development, design, and construction team for the proposed development;

An overview of adaptive-reuse and new construction affordable housing developments completed by the Landmark Group, particularly those similar in scale and style to that proposed;

The current and long-standing deteriorated and blighted conditions of the property.

Issues considered by the development team when conceptualizing the project, particularly paying special attention to retaining REX Healthcare in their current location and providing adequate lease compensation to the City of Raleigh based on appraised value.

Information on the proposed development scheme including massing, conceptual renderings, floor plans, uses, bedroom mix, parking, development costs, financing sources, rent and income restrictions, and marketing strategy, the community outreach strategy, and a proposed project timeline.

Discussion: The presentation was followed by a 30-minute question and answer period in which attendees were asked to limit their initial comments to 2 minutes to give everyone an opportunity to participate; then the floor was opened for full discussion. It was clarified that one of the main purposes of the meetings was for the development team to receive input from the community regarding its preferences and desires into the rezoning application going before the City. The development team invited all comments, particularly those about size, texture, parking, uses, street trees, parking, and any other zoning or site plan issues;

Multiple questions were asked concerning the economic impact of the project on the community. Response indicated that during construction, the local economic impact is estimated at 2.5 times the labor portion of the construction contract, which on this budget is estimated at over \$7million; the residents such 49 units typically spend \$3,000 per household each year in the vicinity, totaling nearly \$150,000 each year. To the extent that units are occupied as liv/work space, creation of jobs in the local cultural arts economy and related spin-offs are anticipated;

Questions were asked about direct benefits to the neighbors, the most significant of which will be removal of 20 year of derelict blighting decay, replaced with catalytic investment that should increase adjacent property values and stimulate owners to fix up their property; that “lights on at night” from the occupied building will be a welcome and comforting sight on this block where darkness has resided for years; and that a mural is proposed for the wall of the development facing S. East Street, to be painted by members of the local artist community, adding a cultural asset;

In response to a question, it was re-emphasized that all of the proposed apartments would be available to all low and moderate income residents based on NCHFA income criteria, not just artists. Artists are not a protected class for affordable housing;

There was a question about whether there would be a negative impact from the number of apartments on parking in the neighborhood, at which the findings of the Kimley-Horn parking study was reported, indicating that only 33 spaces would be needed by the development, with 38 new spaces provided, plus a shared-parking arrangement in conjunction with REX Healthcare.

It was asked whether there would be any art-specific programming in the building. Response indicated that is certainly could be, given resident interest as expressed to the property manager. Landmark Property Management Company forms a residents’ council that advises management regarding activities. Landmark reaches out to all the community services agencies in the area to provide ha rich residential living experience in its properties.

It was asked why market-rate apartments were not considered as a part of the development scheme. The mission of the North Carolina Housing Finance Agency 9NCHFA) is to provide

affordable housing to low income persons and its competitive point system penalizes the involvement of market rate units.

It was asked how the residents would be different from those at the neighboring Carlton Place Apartments. Possibly, there could be no difference, except the Carlton Place has three-bedroom units whereas Raleigh Arts Village will have only one- and two-bedroom units.

In addition there were general comments from several individuals in support of the project, and their desire to stay informed and get involved. A few select individuals stated that they project was not in line with their vision for the property's redevelopment.

Comment Box: Following the meeting, attendees were provided a chance to place their comments in the comment box close to the door. There were there comments placed in the box as follows: "should be market rate condos," "should be denser," City should be responsible for re-connecting it to downtown (improved streetscape) & would love to see market rate."

## **5. DESCRIPTIONS OF ANY CHANGES TO REZONING PETITION**

Since there were no questions or discussion raised at the January 10<sup>th</sup> Neighborhood Meeting that suggested changing the nature, scale, design, or other impacts of the proposed rezoning, the development team will not be asking that any changes be made to the rezoning petition.

Respectfully Submitted,

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Principal, JOIN IIc  
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vannjoines@gmail.com

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132 Luxorwind Dr., Garner, NC 27529  
(p) [\(919\) 621-3563](tel:9196213563) (f) [\(919\) 882-1255](tel:9198821255)  
[www.landmarkdevelopment.biz](http://www.landmarkdevelopment.biz)

**MASTER PLAN for the Stone's Warehouse Area**  
**Planned Development Conditional Use Overlay District**

**Applicant &  
Property Owner**

City of Raleigh  
222 W. Hargett Street  
Raleigh, NC 27601

**Submitted:** December 31, 2012  
**Amended:** March 25, 2013

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## A. INTRODUCTION

### 1. Overview

This document and the accompanying exhibits referenced herein for the Stone's Warehouse Area Master Plan (the "Master Plan") have been prepared in conjunction with the zoning of this area as a Planned Development Conditional Use Overlay District ("PDD") for the unified redevelopment of three parcels 500/510 E Davie Street (DB 09881, PG 1321); 512 East Davie Street (DB 06114, PG 0257); and 419 South East Street (DB 05574, PG 0321), collectively known as the Stone's Warehouse Area (the "Property") containing a total acreage of 2.02 acres. The two East Davie parcels will be recombined into one parcel prior to any redevelopment of the Property.

The following development standards are intended to stimulate and direct the preservation and adaptive use of the historic Stone's Warehouse at 510 East Davie Street and to introduce new context-sensitive, infill development entirely within the footprint of the three existing buildings. The goal of this Master Plan is to create and implement a pedestrian-oriented, mixed-use Planned Development Conditional Use Overlay District (PDD) consistent with the policy directives outlined in the 2030 Comprehensive Plan.

### 2. Location and Context

The Property is within the half block area bounded by South East Street, East Davie Street, and Chavis Way. For a graphic depiction of the area to be rezoned, please refer to the existing conditions exhibit submitted with this Master Plan (the "Existing Conditions"). The Property is currently a site containing three warehouse buildings, two vacant and severely blighted and one blighted but currently in use totaling 37,652 square feet. The building in use is a 5,000 square foot office facility (currently a senior health care clinic).

The Property lies within Area Plan 15, Olde East Raleigh, of the 2030 Comprehensive Plan for the City of Raleigh, and was planned using Policy AP-OER 5: "Olde East Raleigh at East and Davie Streets: Encourage two to three story mixed-use development (small-scale Office, Retail, and/or Moderate-Density Residential) at the corner of East Street and Davie Street (known as the Stone Warehouse Site)." The Property also lies one block away from the Downtown Overlay District, giving credence to the urban context of this site. The historic Carolina Coach Garage and Shops (also known as "Stone's Warehouse"), located at 510 E Davie Street, is individually listed in the National Register of Historic Places. The Property is adjacent to the Chavis Way greenway which provides convenient, pedestrian connection between the Property and Chavis Park.

The Property is located within two blocks of the Moore Square Historic Overlay District, Prince Hall Historic Overlay District, and the East Raleigh-South Park National Register Historic District. The Property also lies within the "Southeast Raleigh Revitalization Focus Area". Finally, the Property lies directly within a "Cultural Enterprise Zone" consisting of numerous arts and cultural organizations and resources, from Artspace to the Chavis Park. This Master Plan is intended to recognize and incorporate policies, practices, and initiative associated with each of the above.

### 3. The Development Concept

The development concept is designed to promote and achieve the scale and mixture of land uses called for in the 2030 Comprehensive Plan for Area 15: Olde East Raleigh.

The centerpiece of the development will be the rehabilitation and adaptive use of the Stone's Warehouse building at 510 East Davie Street. The majority of the Property will be residential, proposed as 49 dwelling units. However, in accordance with Section I of this Master Plan, the actual number of units may vary.

The existing office space in a portion of 512 E. Davie Street will remain non-residential. The City of Raleigh is the current owner of the property, and the current tenant is Rex Senior Health Care. In order to accommodate such mixed-use, the Development will be served by two access points to on-grade parking. To accommodate urban intensity on the 2.02 acres, the PDD will allow shared parking, reduced open space, and an alternate transitional protective yard, consistent with the City of Raleigh Code, and waive the need for an extra parking space for residences which have a home occupation permit.

## **B. SUMMARY INFORMATION**

DEVELOPMENT NAME: Stone's Warehouse Area Master Plan

WAKE COUNTY PROPERTY IDENTIFICATION: PIN #, Deed Book #, and Deed Page #:

500/510 E Davie Street: 1703971116 000, 09881, 1321

512 E Davie Street: 1703972121 000, 06114, 0257

419 S East Street: 1703971002 000, 05574, 0321

EXISTING ZONING DISTRICTS: NB, RB, and R-20, partially with Planned Development Overlay District (PDD)

PROPOSED ZONING DISTRICTS: NB, RB, and R-20 with **Planned Development Conditional Use Overlay District (PDD)**

INSIDE CITY LIMITS? Yes

### **OWNER/ CLIENT:**

Owner: City of Raleigh  
Address: 222 W. Hargett St, Raleigh, NC 27601  
Telephone: (919) 996-3070  
E-Mail Address: [Russell.Allen@raleighnc.gov](mailto:Russell.Allen@raleighnc.gov)

**Initial (pass through) ground lease to:**

Address: Preservation North Carolina (PNC)  
c/o Myrick Howard  
PO Box 27644  
200 Fayetteville Street, Suite 200  
Raleigh, NC 27611-7644  
Telephone: (919) 832-3652  
Fax: (919) 832-1651  
E-mail: [info@presncorg](mailto:info@presncorg)  
Web: [www.PreservationNC.org](http://www.PreservationNC.org)

**Lessee(s):** Ground lease assigned from PNC to Landmark Asset Services, Inc.  
for NCHFA tax credit application, then to:  
Raleigh Arts Village, LLC (c/o R.Taylor Stanfield)  
Address: 406 E. Fourth Street  
Winston-Salem, NC 27101  
Telephone: (336) 722-9871  
FAX: (336) 722-3603  
E-mail: [Taylor@landmarkdevelopment.biz](mailto:Taylor@landmarkdevelopment.biz)  
Web: [www.landmarkdevelopment.biz](http://www.landmarkdevelopment.biz)

**CONSULTANTS** (Persons to contact regarding questions or revisions to the plan):

Name:	Vann Joines, MSRED, JOIN, llc	Rex H. Todd, AICP, EDFP
Address:	659 Edwards Ridge Road Chapel Hill, NC 27517	132 Luxorwind Drive Garner, NC 27529
Telephone:	(504) 410-6250	(919) 621-3563
FAX:	N/A	(919) 882-1255
E-Mail:	<a href="mailto:vannjoines@gmail.com">vannjoines@gmail.com</a>	<a href="mailto:xerddot@yahoo.com">xerddot@yahoo.com</a>

**TOTAL SITE ACREAGE: 2.02**

<b>RESIDENTIAL/NON-RESIDENTIAL ACRES: 1.74</b>	Total residential units: 49
	Multi-family units: 49
	Single-family lots: none
	Congregate Care equivalent dwelling units: none
	Maximum residential density: 28 units/acre

**NON-RESIDENTIAL** Building sq. ft.: **5,918**  
(5,000 existing + 918 reserved for expansion)

**OPEN SPACE ACRES: 0.21** (10.5% of site)

**OWNER'S SIGNATURE:**

*(Owner or authorized agent of all property within the Master Plan area)*

*In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed Master Plan as approved by the City.*

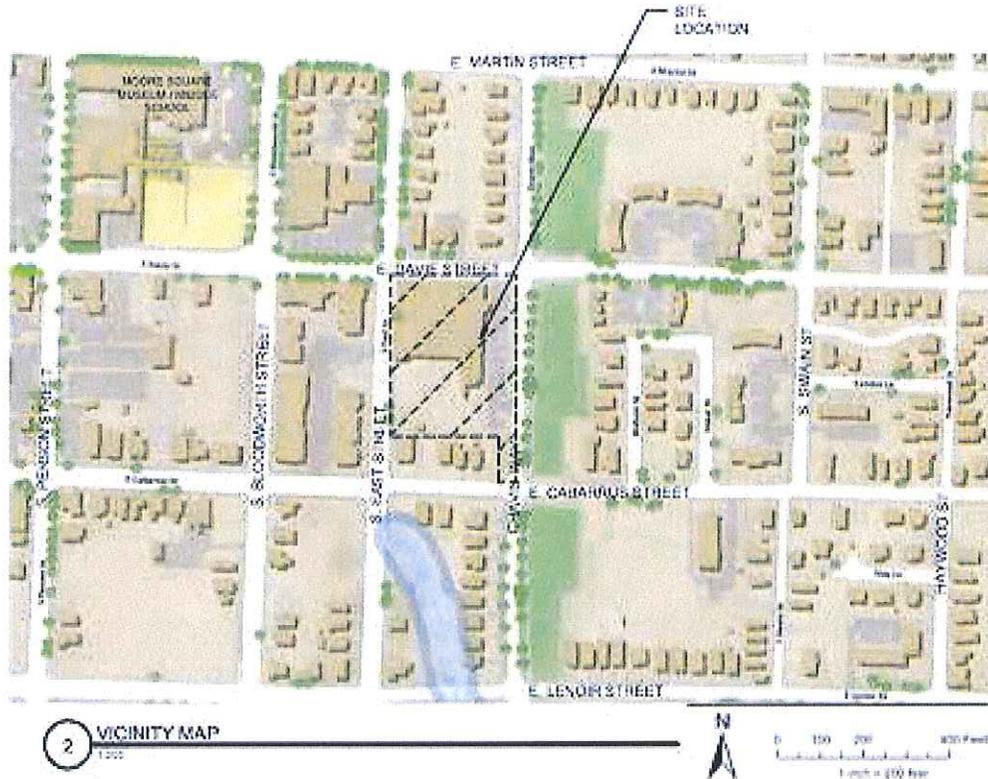
I hereby designate Michele Grant - Comm. Dev. Dir. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 3/26/13

Signed: J. Russell Allen

Printed Owner's name Russell Allen, City Manager

**C. VICINITY MAP**



## **D. PROPOSED USES**

### 1. Land Uses:

Only the following uses shall be permitted:

- A. Multi-family residential development
- B. Home occupations (including live/work)
- C. Recreational uses: non-governmental not-for-profit and governmental
- D. Art gallery
- E. Church, synagogue, religious education building
- F. Civic club
- G. Day care facility
- H. Office (all types)
- I. Beauty, nails & manicure, cosmetic art & barbershop
- J. Personal service (all types)
- K. Supportive Housing Residence (Americans with Disabilities Act)

Any permitted use shall be allowed so long as they do not generate traffic exceeding the maximums identified in the submitted Traffic Impact Analysis. Uses C. through K. are limited to combined total of 5,918 square feet, and any such uses shall meet the City's minimum parking standards.

### 2. Open Space:

Open space is provided by the area directly south of 500 and 510 E Davie Street, equivalent to 0.21 acres or 10.5% of the total PDD. Because of the urban nature of the area and the immediate adjacency of the Chavis Greenway area, and the recreation areas at the nearby Chavis Park, the City Council is being asked to vary the requirement of 15% open space in accordance with City Code Section 10-2057 (f) (4) c.

### 3. Vehicular Parking:

Given the urban, mixed-use, pedestrian friendly concept of the Development, the parking requirements applicable to this Master Plan shall be reduced in accordance with Section 10-2057 (f)(4) h to one space per residential dwelling unit, nighttime shared parking with the office use will be allowed, and no additional off-street parking shall be required for those who obtain home occupation permits. All other uses shall remain consistent with the required parking as set forth in the Code.

As shown in the accompanying parking study, these reductions are justified in part due to the close proximity of the Property to the numerous amenities of downtown Raleigh, including a public bus stop on the 500 block of East Davie Street.

## **E. LAND USE INTENSITY (Area, Density and Bulk)**

1. Minimum Net Lot Area: The net lot area for the proposed development is 2.02 acres or 87,991.2 square feet. At 43,560 square feet per acre, the net lot area for each of the 49 units is 1,795.74 square feet, satisfying the Code requirement of at least 1,500 square feet.

2. Maximum Net Density per Net Acre: The maximum net density per net acre proposed is 24.258 units per acre.

3. Floor Area: The Master Plan proposes 58,336 square feet of multi-family development and related community space and other tenant amenities developed inside the footprint of the three existing structures. The historic Stone's Warehouse at 510 E. Davie St. building will remain as is, and the additional density will be achieved by building two additional floors on the 500 E. Davie St. building (next to S. East St.) and by building two additional stories on the rear portion of the building occupied currently by Rex Health Care (the 512 E. Davie St. building). The existing 5,000 sf space of office space will remain, with 918 additional sf provided as a horizontal expansion within the existing rear portion of the building, under the proposed residential floors to be constructed above it. Built on 1.74 acres (75,794.4 square feet), the total floor area is 62,708, for a FAR of 0.8273.

4. Building Lot Coverage: The building footprint of the three existing buildings in which all development will take place totals 37,652 square feet, yielding a building lot coverage of 49.8.

5. Limitation on Impervious Area: The total impervious surface of the existing building rooftops is 37,652 and proposed parking is 23,563, for a total of 61,215 sf. Allowing 10% for sidewalks and paving inside the recreational playground area, the total impervious surface area is 67,336 sf. With a total development area of 87,991.2 sf, the Impervious Surface Ratio is 76.53%. To provide flexibility of design at the proposed intensity, the maximum impervious surface proposed under this Master Plan is 85%.

6. Building Number and Height Limitations: The maximum number of buildings is three. Existing building footprints will remain unchanged. Maximum building height in the Master Plan area is three (3) stories or 50 feet, whichever is less per Code. The existing structures located on the Properties shall not be demolished or moved. However, if a structure is damaged or destroyed as a result of the exercise of eminent domain; man-made acts, or act of casualty such as fire, accident, explosion, flood, lightning, wind or other calamity or natural act, the owner of the property shall not be obligated to restore, rebuild or reconstruct the structure to its previous condition.

7. Building Materials: Following the adoption of this PDD, no Exterior Insulation Finish System (EIFS) or similar synthetic stucco materials shall be installed on any site buildings.

### *Stone's Warehouse (National Register property) –*

Exterior building materials will remain the same as the existing, with any repair or replacement, and exterior finishes, to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

### *Other site buildings –*

Exterior materials of the ground floors will be the same as the existing (masonry, brick, metal, or glass). Upper story additions may use the aforementioned materials as well as hardiplank or other cementitious siding or panels, provided that such cementitious materials do not cover more than 60% of each upper story building wall, per floor. Additionally, a minimum of 20% of all upper story building walls shall be covered in brick, stone, metal, or precast masonry.

8. Historic Preservation and Building Design: All three of the existing structures on the site will be adaptively reused, though all building footprints will remain unchanged. Some initial modifications will be required at the rear of 512 E. Davie Street to bear the load of new construction above it. Modifications to the interior of 512 E. Davie may be undertaken at some future time, to accommodate expansion. At least one primary building entrance shall be provided facing each respective adjacent street.

*Stone's Warehouse* at 510 East Davie Street–

All renovation will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

*Other site buildings* – 500 and 512 East Davie Street

**Residential uses** – Renovation will include the following modifications:

On the ground floors, new doors and windows are permitted in accordance with the following:

*On S. East Street*, a minimum transparency of 20 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way.

*On E. Davie Street*, a minimum transparency of 50 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way.

On all upper floors, a minimum transparency of 20 percent shall be provided.

On open, flat rooftops adjacent to new upper floors, space may be designed and constructed to permit safe, active outdoor use by building residents.

**Non-residential uses** – Renovation will include the following modifications:

*On S. East Street and Chavis Way*, a minimum transparency of 20 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way, except the façade of the space currently occupied by Rex Healthcare.

*On E. Davie Street*, a minimum transparency of 50 percent shall be provided, calculated across the combined ground floor facades of all buildings along the same right-of-way, except the façade of the space currently occupied by Rex Healthcare.

New architectural features such as entry ramps, stoops, canopies, awnings, and balconies may be added. Awnings and canopies shall only be constructed of non-combustible, mildew-resistant and non-corrosive materials; vinyl and untreated/ uncoated canvas are prohibited.

9. Protective Yards/Buffers: A transitional protective yard shall be provided along the south boundary of the Property adjoining the following properties described in Deed Book 7145 Page, Deed Book 14790 Page 292, Deed Book 11903 page 332 and Deed Book 7566 Page 122 Wake County Registry, and shall be no less than 10 feet in width with a closed) fence six feet in height parallel to the adjoining property lines. As the yard width required by Code is 20 feet, plant materials and density of plantings shall be determined via the filing of request for an alternate In Section H. of this Master Plan.

Although South East Street is classified as a minor thoroughfare, it may still be considered a pedestrian-oriented street because of its existing sidewalk. The parking lot proposed along this street will not dominate its frontage, since it consumes only 18% of the distance from East Davie St. to E. Cabarrus St.

With no vehicular access onto S. East St., the parking lot will not interrupt any pedestrian routes (sidewalks). Being setback 10 feet from the street right-of-way, it will not negatively impact the

surrounding developments in any way, especially since the setback area will be screened using landscaping according to City ordinance. In addition, the majority of the parking lot is located in the interior of the block sandwiched between a playground planned for the rear of 500-510-and 512 E. Davie St. on its north and the residences that face E. Cabarrus St. on its south.

The parking lot will not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less. The parking lot is only 60 feet wide.

10. Yards/Building Setback: Consistent with existing building footprints, building setbacks on the Property shall correspond to the following:

	<u>Minimum</u>	<u>Maximum</u>
E. Davie Street frontage	0	0
S. East Street frontage	0	0
Chavis Way frontage	0	100 feet
South boundary of Property	90 feet	(none)

11. Classified Areas: No areas classified as floodway, floodway fringe, and alluvial soils boundaries, flood storage easements and watercourse buffer yards are located on the site.

12. Significant Areas: Portions of the Property identified as being geographically, topographically, hydrologically, environmentally, historically or archaeologically significant are limited to the following:  
*Historical*: The former Carolina Coach Garage and Shops building (Stone’s Warehouse, 510 E. Davie St.) is listed in the National Register of Historic Places. The building shall be renovated consistent with the Secretary of Interior’s Standards for Rehabilitation.

*Environmental*: There is some evidence that minor environmental remediation will need to occur.

13. Tree Conservation: All lots are currently less than two acres in size and will remain less than two acres in size for this development. No tree conservation is provided, in accordance with City Code.

14. Public Art: As the Property is City-owned and shall remain so, one-half of one percent of the project construction costs shall at the discretion of the City Council be allocated to funding on-site public art, the review and approval of which shall be made by the Public Art and Design Board of the Raleigh Arts Commission.

15. Overhead Utility Lines: At the expense of the property owner, wherever possible, overhead lines should be consolidated with the intention of removing any utility poles on site which subsequently prove unneeded. Ultimately, when resources permit, all site utility lines should be placed underground.

## F. INFRASTRUCTURE

### 1. Transportation:

a. Traffic Impact Analysis: Kimley-Horn and Associates, Inc. performed a Traffic Impact Analysis dated December 31, 2012, which accompanies this Master Plan. Table 1, page 2 of that document indicates that 49 multi-family residential units and a medical office building at 6.620 sf, “has the potential to generate approximately 261 new daily trips in and 261 new daily trips out with 14 new trips entering and 27 new trips exiting in the AM peak hour and 28 new trips entering and 25 new trips exiting in the PM peak hour.

b. Circulation Plan: The Vehicular Circulation Plan is presented in detail in the aforementioned Kimley-Horn report. The Recommendations section of that document concludes that “the proposed site generates a relatively low volume of new trips. Based on the capacity analyses presented (in the report), all study intersections are expected to operate at acceptable levels of service. Therefore, there are no recommended improvements associated with the development of the Master Plan area. Existing driveways locations are to remain in place, with no subsequent alterations. Pedestrian circulation is illustrated in the accompanying Land Use, Open Space, and Circulation map.

c. Right-of-Way Dedication: S. East and E. Davie streets are listed in the Comprehensive Plan as Minor Thoroughfares requiring 80 feet of right-of-way. This dedication shall be provided where possible, and a design exception will be requested for the area where the building limits the ability to dedicate the right-of-way. In the event that the City dissolves this additional right-of-way requirement, under this Master Plan, the development reserves the right to reclaim the area which had been subject to additional right-of-way designation, for additional parking.

2. Public Utilities: As indicated in the attached Utilities Notes by Fleming Engineering, Inc., the water utilities enter the property in the 512 E. Davie Street building on the side facing Chavis Way, with a 4-inch water line. A 12-inch water line runs immediately in front of the building on E. Davie Street. Fire hydrants are located at the corner of Chavis Way and E. Davie Street an across E. Davie to the north on Chavis Way and on S. East Street. A 6-inch sewer line is also located in the right of way of Chavis Way, E. Davie Street and S. East Street. The buildings may be served from all these utilities as feasible and building code compliant.

3. Stormwater Management: The Property is located in the Walnut Creek Watershed and Upper Neuse River Basin. The Neuse River Basin has been designated as a Nutrient Sensitive Water (NSW) area. The NSW strategy requires that there be no increase in peak flow leaving the developed site from the new predevelopment conditions for the 2-year and 10-year design storm.

Stormwater management requirements in Chapter 9, Section 10 of the City Code for peak discharge rate, nitrogen and phosphorous export load limitations will be met.

The only increase in stormwater discharge anticipated will be generated by the additional parking lot. The prescribed solution will conform to the City’ standards and specifications, including any applicable screening regulations.

4. Signage: Signage within this development will be based upon Code standards applicable to the Thoroughfare zoning district, and shall be consistent with the items 43 through 52 of the Downtown Urban Design Guidelines (Table DT-1 of the Raleigh Comprehensive Plan):

43. Signage will be compatible in scale, style, and composition with the building or storefront design as a whole.
44. Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
45. All mechanical and electrical mechanisms will be concealed.
46. Signs will not obscure a building's important architectural features, particularly in the case of historic buildings.
47. Signs will be constructed with durable materials and quality manufacturing.
48. Sign bands above transom and on awnings are preferred signage locations.
49. Only the business name, street address, building name and logo will be on an awning or canopy. The lettering shall not exceed 40% of the awning area or canopy area.
50. Illuminated signs shall avoid the colors red, yellow, and green when adjacent to a light controlled vehicular intersection.
51. Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy / marquee signs, logo signs, awning signs, interior window signs.
52. Discouraged sign types: signs constructed of paper, cardboard, styrofoam type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum formed plastic letters; signs with smoke emitting components. Changeable copy signs are prohibited.

5. Lighting: All exterior lighting fixtures shall be full cut-off (i.e., emit no light above the horizontal plane of the fixture). Pole-mounted fixtures shall be limited to a maximum height of eighteen (18) feet. A maximum of 2.0 footcandles shall be permitted on site (with a maximum of 0.5 footcandle and house side shields provided adjacent to any residential properties neighboring the Property). Light sources are limited to a maximum color temperature of 4,100 Kelvin.

6. Bicycle racks: Bicycle racks shall be provided at a minimum rate of 1 space provided per every 10 dwelling units, and 1 space provided per every 5,000 square feet of office space. Bicycle racks shall be located within 50 feet of primary building entrances.

## **G. DEVELOPMENT MANAGEMENT**

1. Unified Approach: The property will be developed by one developer. However, the City of Raleigh shall act as lessor for the 5,000 sq.ft. of 512 E Davie Street currently occupied by Rex Senior Healthcare and the additional 918 sq.ft. of expansion space, and thus will retain authority over all proposed modifications made to that portion of 512 E. Davie Street, selection of tenants, and leasing of that address to a third party.

2. Phasing An additional 918 square feet of interior expansion space is allowed for 512 East Davie Street. If that expansion happens after the Master Plan redevelopment has occurred, then compliance and phasing will fall on the owner, currently the City of Raleigh.

## H. ALTERNATIVES REQUIRED PURSUANT TO CODE

### 1. Off-Street parking Requirements:

The Master Plan provides one space per residential dwelling unit and no additional parking space for units which have a home occupation permit. Detail is provided in the accompanying parking study. Off-street parking for all other uses shall remain consistent with the Code.

### 2. Transitional Protective Yard:

A Type "C" transitional protective yard (6 trees and 80 shrubs per 100 linear feet) shall be provided along the south boundary of the Property, and shall be no less than 10 feet in width with a closed (opaque) fence six feet in height parallel to the adjoining property lines.

### 3 Open Space:

Open space shall be provided per the Open Space plan accompanying this Master Plan.

### 4. Street Trees:

All street tree plantings shall meet the tree and landscape Development Specifications of the City of Raleigh, and shall be performed in consultation with the City Forester. Any tree grates shall be ADA-compliant. Shade trees shall be planted on E. Davie Street a minimum of 30 feet and maximum of 60 feet on center linear feet of street. On S. East Street, if existing overhead utility lines are removed, the same standards shall apply; if the overhead lines remain, understory and/or ornamental trees shall be installed a minimum of 30 feet on center, and maximum of 60 feet on center linear feet of street. Planting locations shall correspond with visual breaks in the respective building façade immediately behind; e.g., in front of blank vertical wall surfaces (i.e., larger spaces between window openings), or at downspouts, corners, parapet line changes, etc. No tree shall be located directly in front of a primary building entrance.

### 5. Sidewalk on Chavis Way:

Per the accompanying pedestrian access plan, no new sidewalk shall be required or installed along the right-of-way at the west side of Chavis Way. Existing streetyard trees and shrubs there shall be retained.

## I. AMENDMENTS AND REVISIONS

Any amendment to the approved PDD Master Plan shall follow these procedures.

### 1. Administrative Amendments:

Staff shall administratively approve Master Plan amendments that propose any of the following alterations.

- a. An increase or decrease to the allowable residential density, total number of dwelling units not to exceed ten (10) percent.
- b. An increase or decrease to the minimum required non-residential square footage or maximum permitted non-residential square footage, not to exceed ten (10) percent.
- c. An increase to allowable height (as measured in feet), provided the increase does not exceed the maximum number of feet permitted by story in the height categories contained within

Codes. Staff may not administratively approve an increase in number of stories as specified in the Master Plan.

- d. A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty (20) percent maximum for each standard.
- e. Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification in orientation or distance to property line; however, the adjustment shall not exceed one hundred (100) feet in distance from the approved location, and shall not be any located any closer than fifty (50) feet to the boundary of the Planned Development district. However, where a building or parking area is shown on the approved Master Plan within fifty (50) feet of a property line, the building or parking area adjustment may not be located any closer to the property line than as shown on the approved Master Plan. An adjustment to the location of transit facilities is permitted, provided the adjustment occurs prior to the recordation of the transit easement.
- f. An exchange of open space area, provided the exchanged properties are of like acreage, value and utility and that no tree conservation or open space map has been recorded for the requested exchanged properties with register of deeds office in the county where the property is located.
- g. An exchange of above ground stormwater control facilities of like size. Staff may not administratively approve the relocation of an above ground stormwater facility to a location closer than 50 feet from the boundary of the Planned Development district boundary.
- h. A relocation of access points, driveways or sidewalks either within or outside of the public right-of-way with the concurrence of the Transportation Division.
- i. A relocation of a fence, wall, sign or utility. Fences or walls required for transition areas or buffer yards may not be removed or relocated to an area that conflict with the buffering requirement.
- j. Any requirement associated with a permitted change must be shown on the Master Plan. By example, if a ten percent increase in density requires a different street cross section, the street cross section must be updated on the street and block plan.

2. Non-Administrative Amendments:

Any amendment not listed in Section I.1 above shall be subject to the rezoning process.



1 VICINITY MAP  
1/200

DRAWING LIST

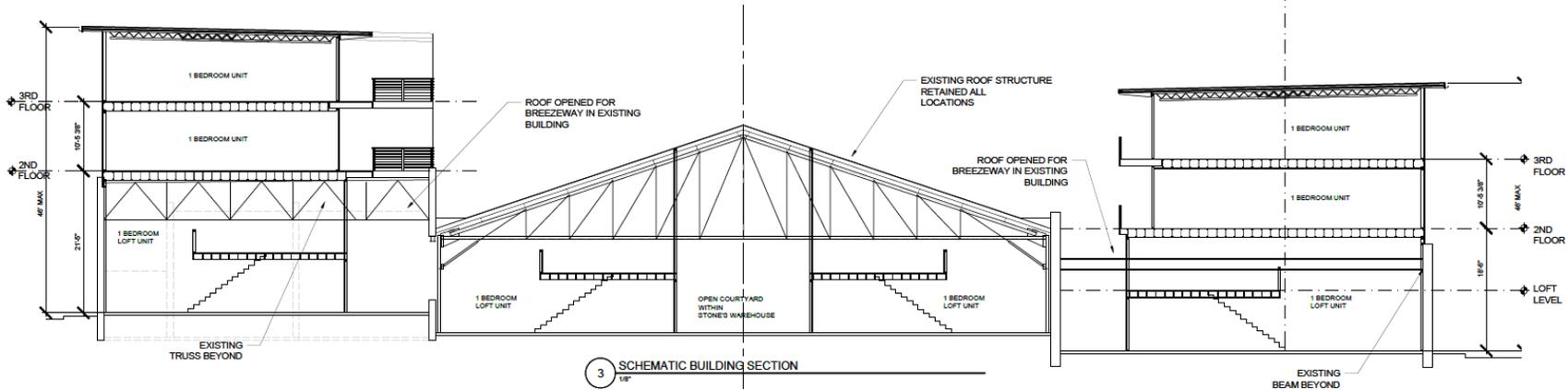
DRAWING NO.	DRAWING TITLE	DATE	BY	CHKD
1	VICINITY MAP & EXISTING CONDITIONS			
2	ZONING INFORMATION & LAND USE			
3	UTILITY PLAN			
4	GRADING PLAN			
5	BUILDING MASSING ELEVATION			

SUMMARY INFORMATION

DEVELOPMENT NAME: Stone's Warehouse Area		
WAKE COUNTY PROPERTY IDENTIFICATION # (pin):	DEED BOOK #	DEED PAGE #
500 E Davie Street: 1703971116 000	09881	1321
512 E Davie Street: 1703972121 000	06114	0257
419 S East Street: 1703971002 000	05574	0321
EXISTING ZONING DISTRICT(S):	NB, RB, and R-20 partially w/ PDD overlay	
PROPOSED ZONING DISTRICT(S):	NB, RB, and R-20 partially w/ PDD overlay	
INSIDE CITY LIMITS?	Yes	
CLIENT (Owner or Developer)		
Name(s) Owner of the Land and Improvements: City of Raleigh		
Address: 222 W. Hargett St, Raleigh, NC		
Name(s) Owner of the Development: Initial ground lease to Preservation North Carolina (PNC), c/o Myrick Howard,		
Address: PO Bo 27044, 200 Fayetteville St, Suite 200, Raleigh, NC 27611-7044		
Telephone: (919) 832-3652 Fax: (919) 832-1851 email: info@presnc.org www.PreservationNC.org		
Name(s) Lessee(s): Ground lease assigned from PNC to Landmark Asset Services, Inc. for NCHFA tax credit application, then ultimately to the development entity, Raleigh Arts Village, LLC (c/o Taylor Stanfield)		
Address: 408 E. Fourth St, Winston-Salem, NC 27101		
Telephone: (336) 722-8871 FAX: (336) 722-3963		
E-Mail Address: Taylor@landmarkdevelopment.biz www.landmarkdevelopment.biz		
CONSULTANT (Person(s) to contact regarding questions or revisions to the plan):		
Name(s) Vann Joines, MSRED, JOIN, llc	Rex H. Todd, AICP, EDFF	
Address: 856 Edwards Ridge Rd, Chapel Hill, NC 27517	Address: 132 Luxorwind Dr., Garner, NC 27520	
Telephone: 504 410-6250 FAX: _N/A_	Telephone: (919) 621-3563 FAX: (919) 882-1255	
E-Mail Address: vannjoines@gmail.com	E-Mail Address: xerddot@yahoo.com	
TOTAL SITE ACRE: 2.02		



2 EXISTING CONDITIONS  
1/50



3 SCHEMATIC BUILDING SECTION  
3/8"

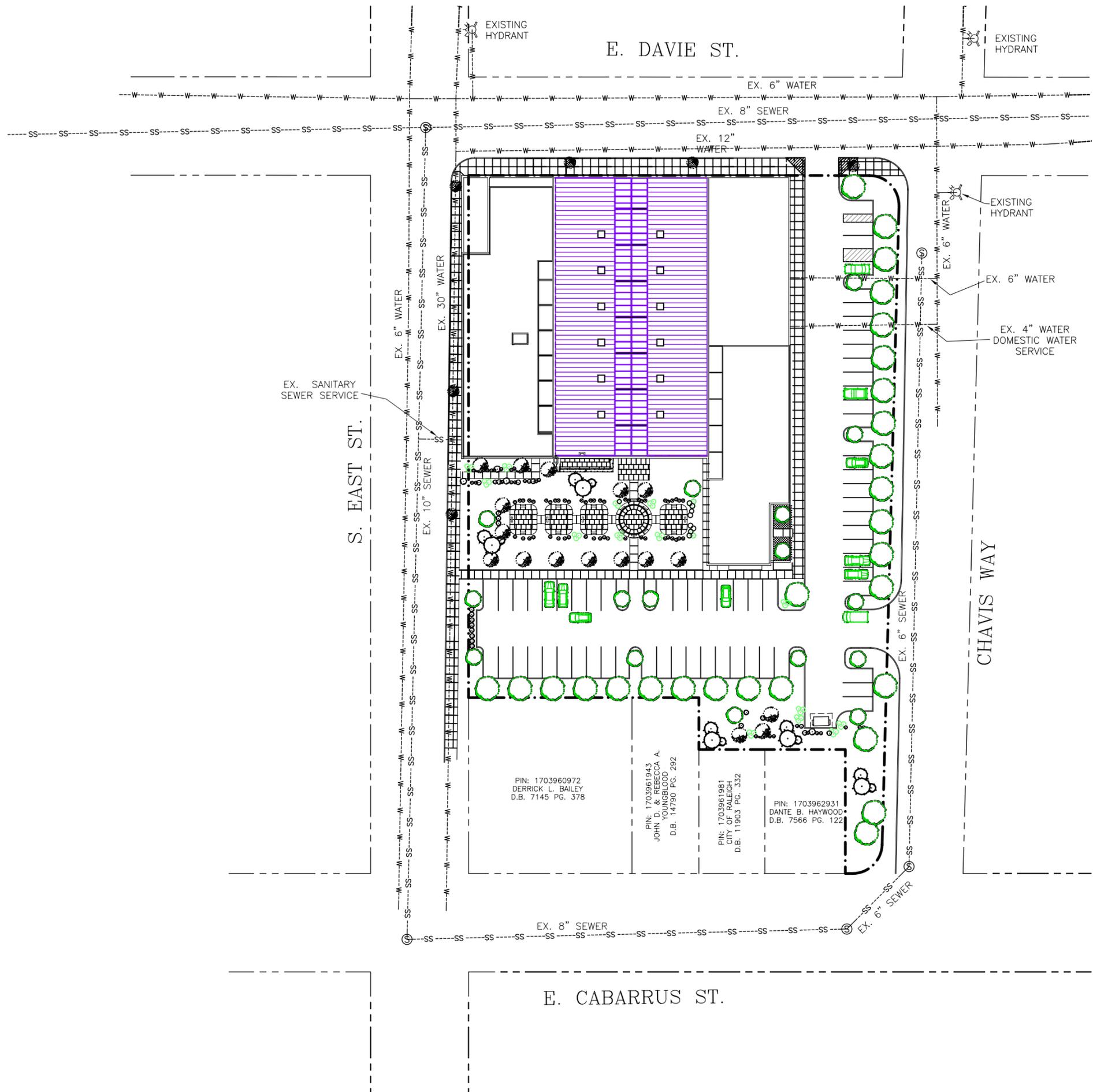


ONE NORTH PACK SQUARE  
ASHEVILLE, NC  
828.281.2344

STONE'S WAREHOUSE AREA  
RALEIGH, NC

DATE  
3/26/13  
SHEET TITLE  
VICINITY MAP &  
EXISTING CONDITIONS





**UTILITY NOTES:**

SANITARY SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM INFORMATION PROVIDED BY THE CITY OF RALEIGH AND IS SUBJECT TO FIELD VERIFICATION.

FLEMING ENGINEERING HAS NOT PREFORMED SITE SURVEY AT THIS TIME.

CONTRACTOR TO INSPECT EXISTING UTILITIES FOR USE IN REDEVELOPMENT OF PROPERTY.



ONE NORTH PACK SQUARE  
ASHEVILLE, NC  
828.281.2344

**STONE'S WAREHOUSE AREA  
RALEIGH, NC**



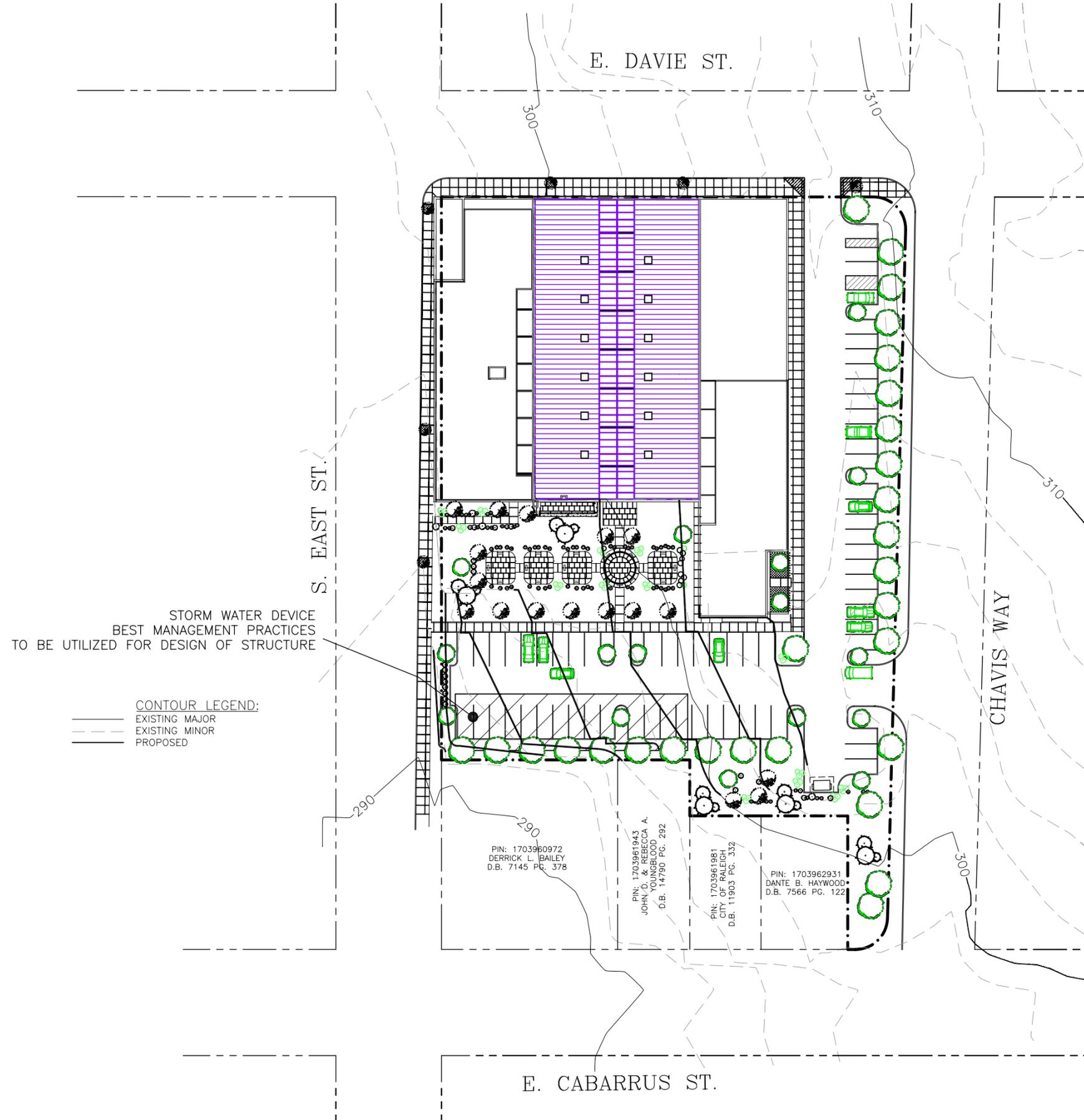
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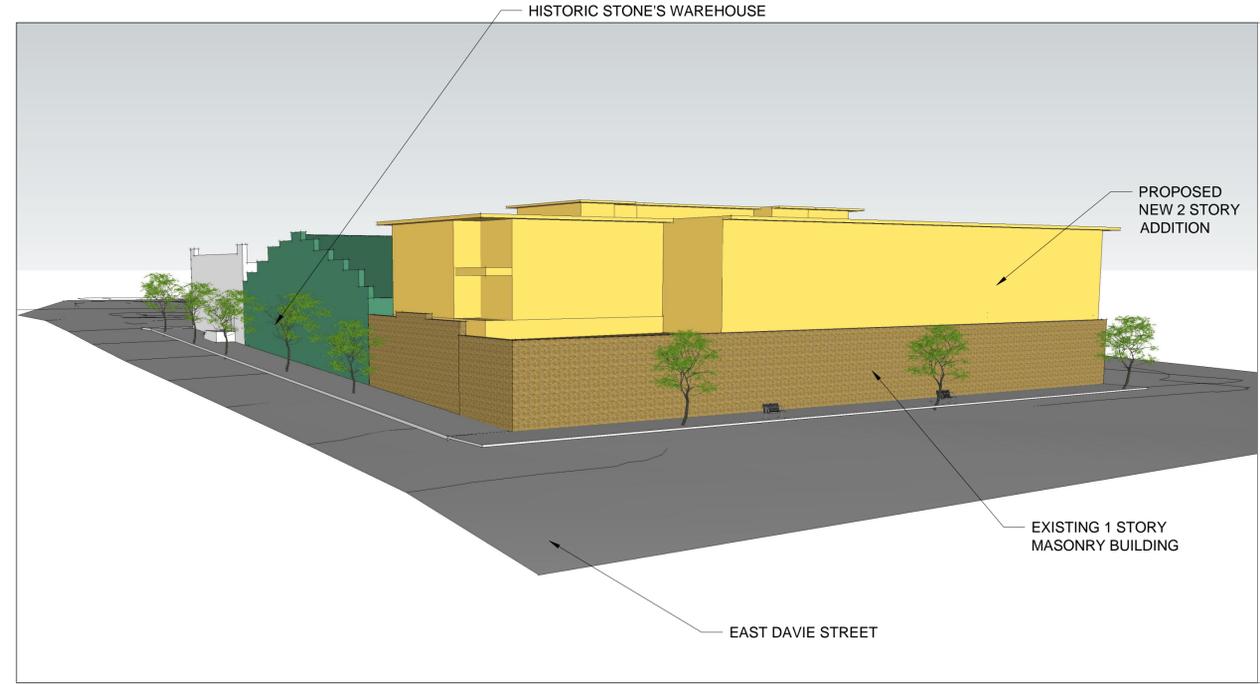
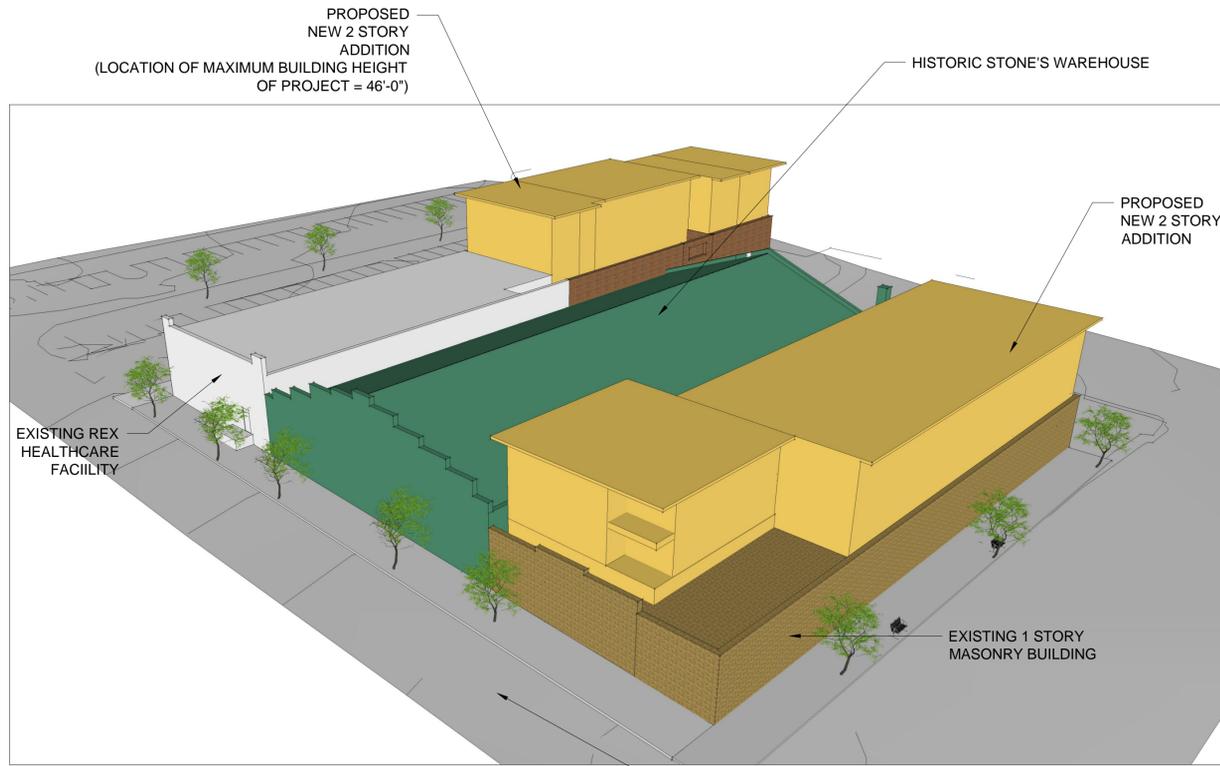
STONE'S WAREHOUSE AREA  
RALEIGH, NC

DATE  
3/26/13

SHEET TITLE  
GRADING

4 #

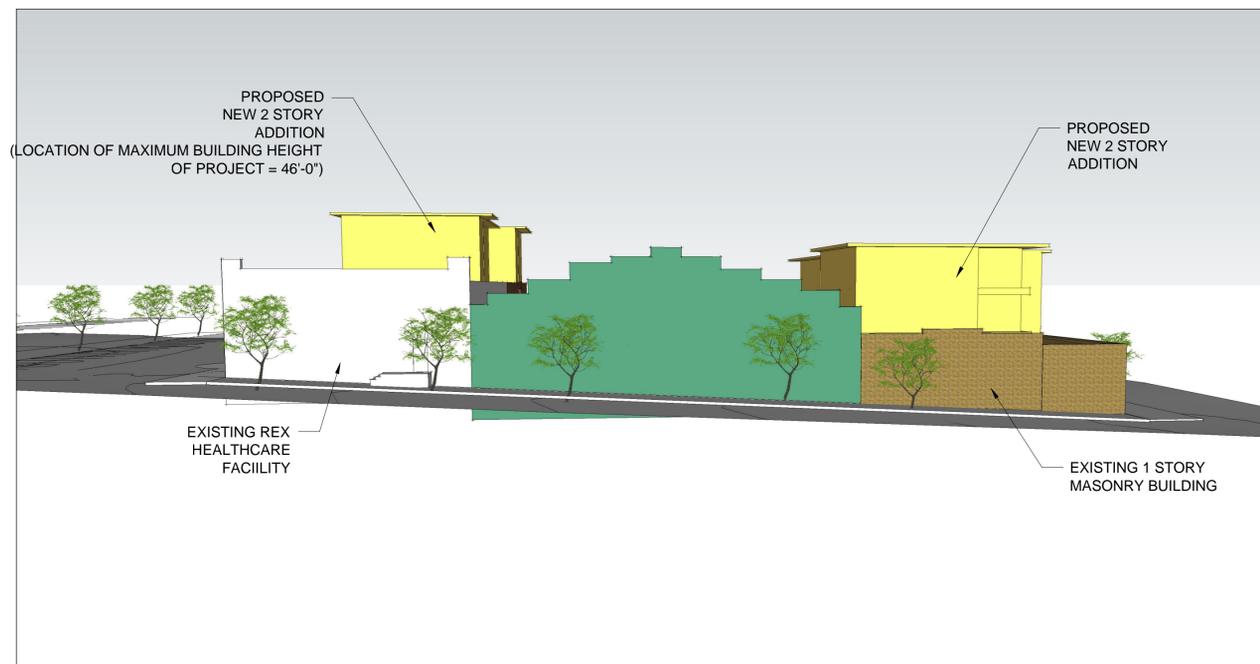




1 VIEW FROM THE NORTHWEST  
NTS EAST DAVIE STREET

2 VIEW FROM THE CORNER OF S. EAST AND DAVIE STREETS  
NTS

DRAWINGS TO ILLUSTRATE MASS AND HEIGHT ONLY, NOT ARCHITECTURAL STYLE. ARCHITECTURAL STYLE TO BE COMPATIBLE W/ EXISTING.



3 VIEW FROM CHAVIS WAY NORTH  
NTS

4 VIEW FROM E. DAVIS STREET NORTH  
NTS