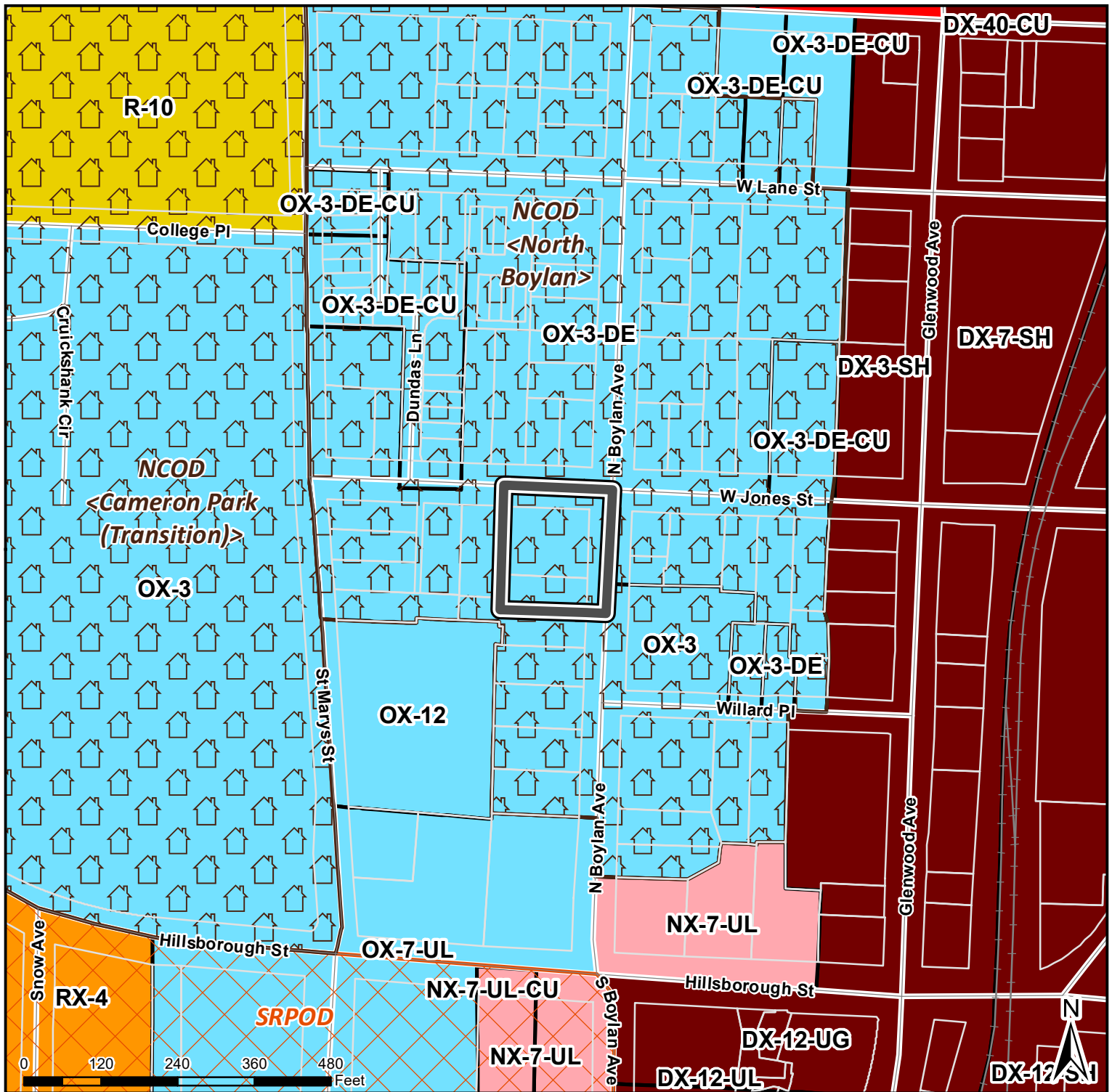


Existing Zoning

Z-18-2021



Property	115 & 119 N Boylan Ave
Size	0.48 acres
Existing Zoning	OX-3-DE w/NCOD
Requested Zoning	OX-7-UL-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Matthew Klem, Senior Planner

DEPARTMENT: Planning and Development

DATE: September 22, 2021

SUBJECT: City Council agenda item for October 5, 2021 – Z-18-21

City Council authorized the public hearing for the following item:

Z-18-21 Boylan Ave, approximately 0.48 acres located at [115 and 119 North Boylan Ave](#)

Signed zoning conditions provided on August 13, 2021 prohibit certain uses and require additional screening for roof mounted mechanical equipment and parking deck structures, and limit maximum building height to 95 feet.

Current zoning: Office Mixed Use-3 Stories-Detached with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/ NCOD)

Requested zoning: Office Mixed Use-7 Stories-Urban Limited-Conditional Use with Transit Overlay District (OX-7-UL-CU w/ TOD)

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

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

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

The Planning Commission recommends approval/denial of the request (6 - 0).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-18-21 BOYLAN AVE

Location	In the south east quadrant of the Jones Street and Boylan Avenue intersection. Address: 115 and 119 North Boylan Ave PINs: 1703399878 and 1703399975 iMaps , Google Maps , Directions from City Hall
Current Zoning	OX-3-DE w/ NCOD
Requested Zoning	OX-7-UL-CU w/ TOD
Area of Request	0.48 acres
Corporate Limits	The site is within and surrounded by the corporate limits of the city.
Property Owner	Legion Blockade LLC and Dolphin Reach Properties LLC
Applicant	Legion Blockade LLC and Dolphin Reach Properties LLC
Council District	District D – Stormie Forte
PC Recommendation Deadline	September 20, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Prohibited uses: emergency shelter, college, outdoor recreation, heliport, detention center, jail.
2. Roof mounted mechanical equipment shall be screened beyond the minimum requirements of the code.
3. Additional parking deck screening to include decorative elements and limitations on the size of openings in the façade of the deck.
4. Parking deck lighting shall be designed to reduce light spillage outside of the structure.
5. The maximum building height shall be 95 feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office and Residential Mixed Use
Urban Form	Downtown and Core Transit Area
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use Consistency

	LU 2.2 Compact Development LU 2.5 Healthy Communities LU 4.7 Capitalizing on Transit Access EP 1.1 Greenhouse Gas Reduction H 1.8 Zoning for Housing
Inconsistent Policies	LU 8.12 Infill Compatibility UD 1.1 Protecting Neighborhood Identity UD 1.10 Frontage

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
March 25, 2021 18 attendees	June 7, 2021 7 attendees	June 22, 2021 August 10, 2021 August 24, 2021	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances	

Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT – CASE Z-18-21

Conditional Use District

OVERVIEW

The request is to rezone 0.48 acres from Office Mixed Use-3 stories-Detached Frontage with North Boylan NCOD (OX-3-DE w/ NCOD) to Office Mixed Use-7 stories-Urban Limited-Conditional Use with Transit Overlay District (OX-7-UL-CU w/ TOD). Proposed zoning conditions prohibit certain uses, require additional screening of roof mounted mechanical equipment, and specify parking deck design techniques to improve screening and reduce light spillage. The request is to remove the North Boylan Neighborhood Conservation Overlay District and increase permitted building height.

The rezoning site comprises two properties located at 119 North Boylan Avenue and 115 North Boylan Avenue. Each property is developed with residential structures built in the early 1900s. One is a three-unit apartment building, the other has been converted into an office.

The block that the rezoning site is located in contains nine other similarly styled structures built in early 1900s that host a mix of office and residential uses. The block contains an office building, a church, and an 8-story apartment building owned by the Raleigh Housing Authority. Near the center of the block, on the same lot as RHA building, is the [Tucker Carriage House](#), a Raleigh Historic Landmark, named for its association with the estate of Rufus Sylvester Tucker.

The block to the north comprises mostly residential structures from one to four stories. The split-block to the east is more commercial in nature, and contains restaurants, residential use, office use, and a nearly complete 7-story hotel. It also contains the [Elmwood](#), a Raleigh Historic Landmark structure. The block to the south contains nearly complete Tower 2, a ten-story mixed use structure and the office of the Junior League of Raleigh. The block to the west is the 25-acre St Mary's School, a National Register District containing several Raleigh Historic Landmarks.

The zoning of these blocks is predominantly Office Mixed Use, though there is also Neighborhood Mixed Use and Downtown Mixed Use at their edges. Permitted building heights in these blocks are three-, seven-, and twelve-stories. Those areas zoned for three-story development are also zoned with the North Boylan Neighborhood Conservation Overlay District, which further regulates front setback, building placement, maximum building height (40 feet), and vehicular surface area, and was mapped in 1998.

The Future Land Use Map designates these blocks as Office and Residential Mixed Use, with the exception of St Mary's school which is Institutional. The Urban Form Map identifies these blocks in the Downtown Center (except St Mary's school) and within the Core Transit Area. The subject site and much of the properties to the east and north are also identified as Downtown Transition Areas on Map DT-2.

More generally, the subject site is sited in the western edge of Downtown Raleigh with emerging urban scaled and dense mixed use development. The site is a 10-minute walk or a 6-minute bike ride to blocks containing Raleigh Union Station and the future RUS Bus facility, Raleigh's regional transit hub.

Update for August 24, 2021 Planning Commission Meeting

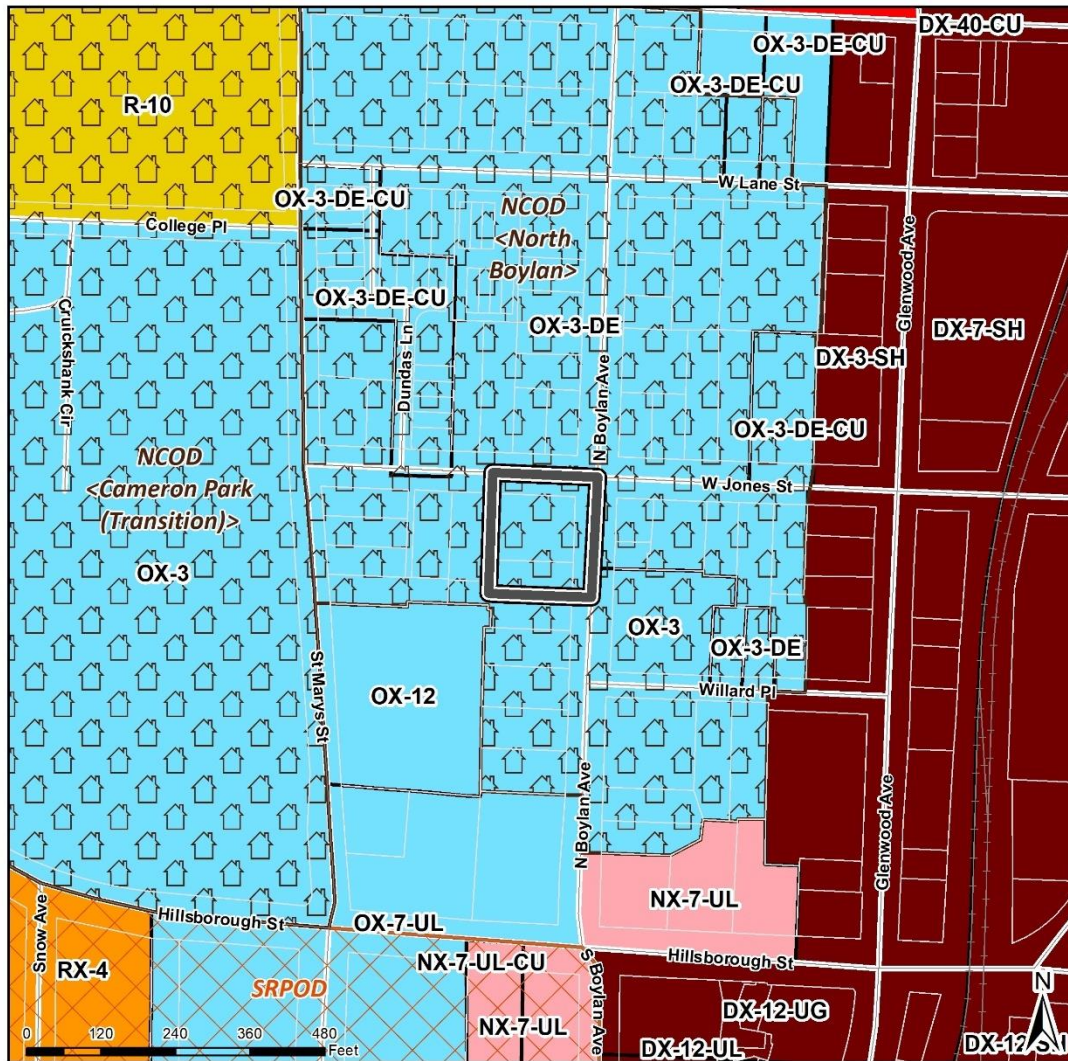
On August 13, 2021 revised zoning conditions were submitted. The revision included one additional zoning condition that limits building height to 95 feet.

OUTSTANDING ISSUES

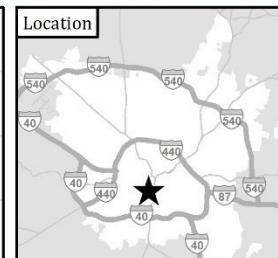
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
---------------------------	----------------	-----------------------------	---------------

Existing Zoning

Z-18-2021



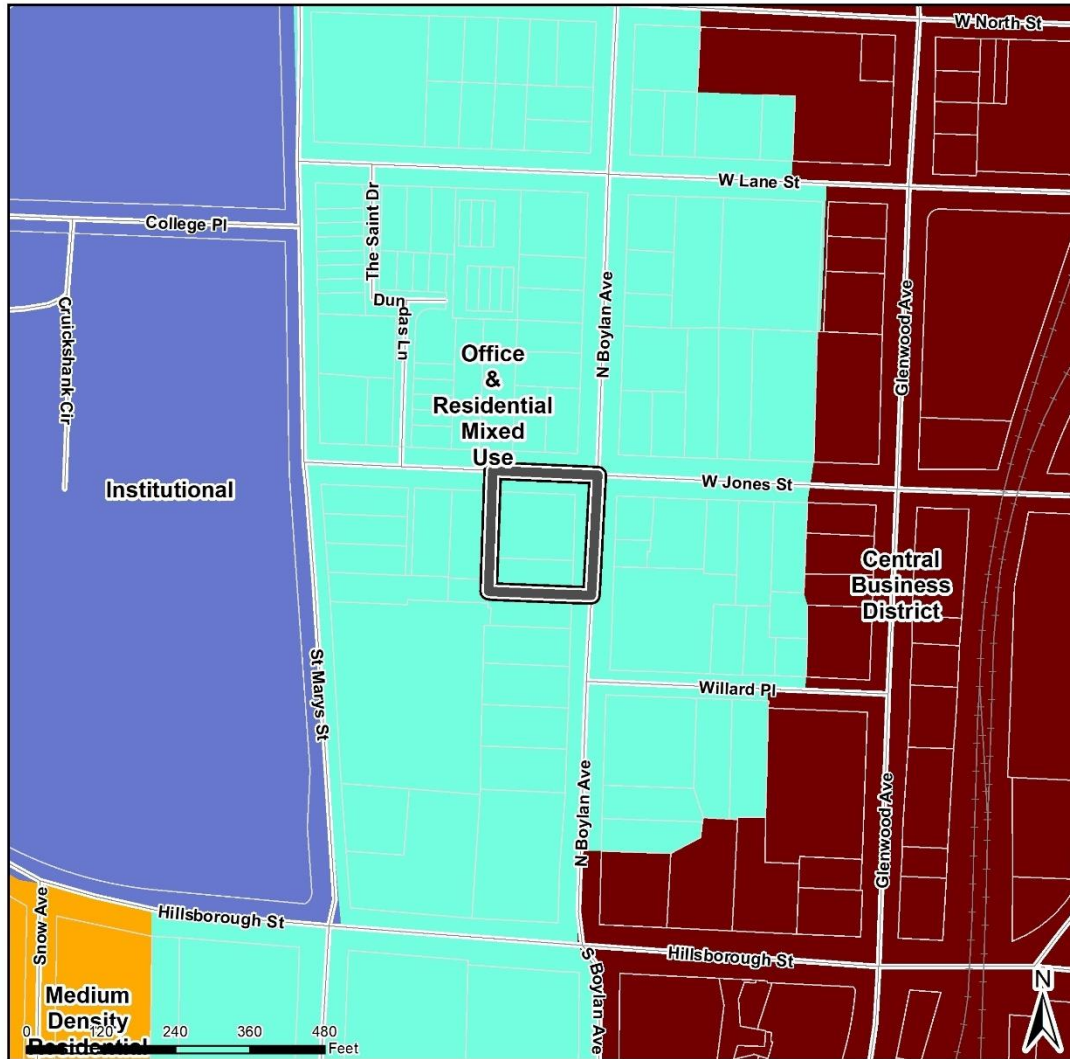
Property	115 & 119 N Boylan Ave
Size	0.48 acres
Existing Zoning	OX-3-DE w/NCOD
Requested Zoning	OX-7-UL-CU



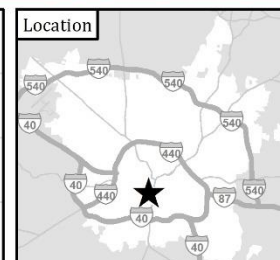
Map by Raleigh Department of City Planning (kuanc): 4/15/2021

Existing Zoning

Z-18-2021



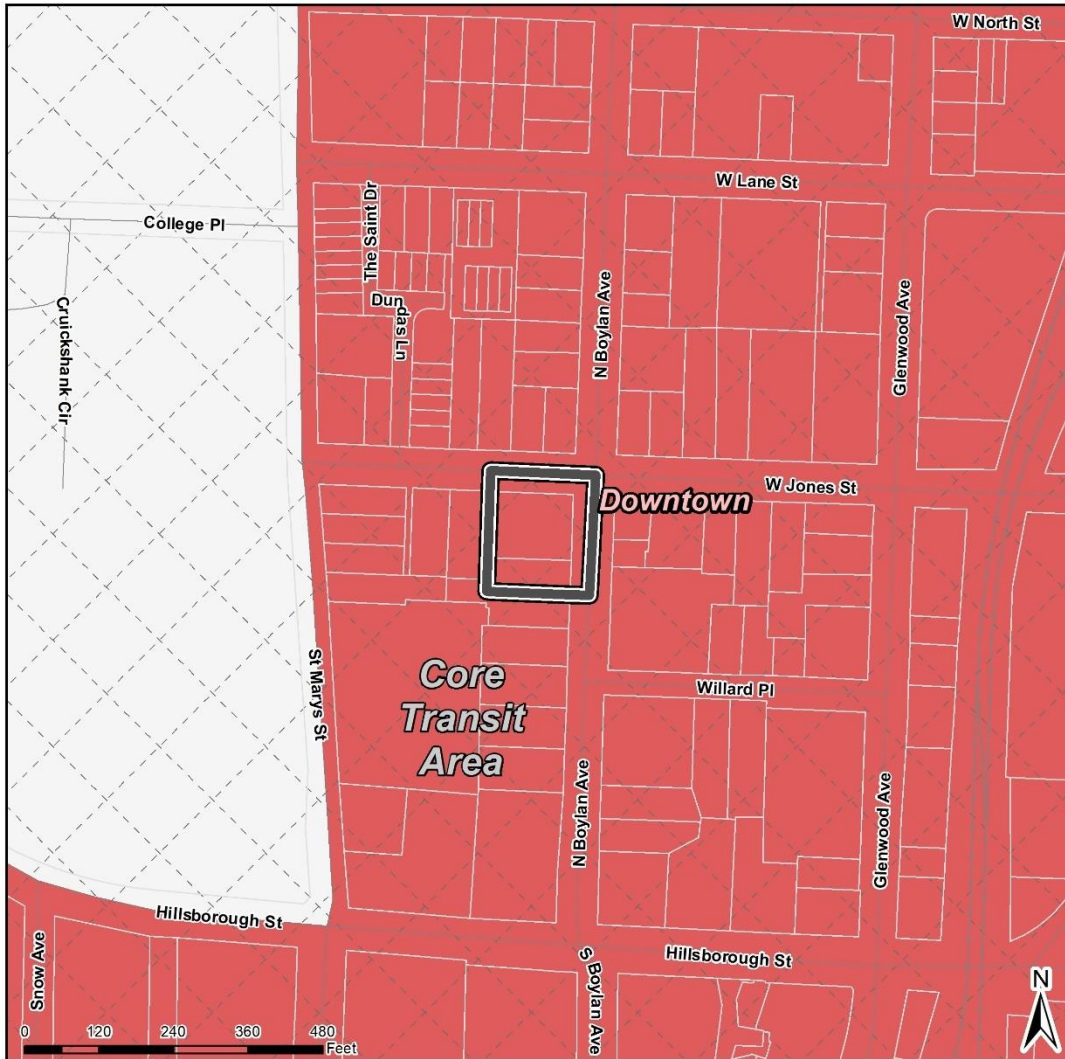
Property	115 & 119 N Boylan Ave
Size	0.48 acres
Existing Zoning	OX-3-DE w/NCOD
Requested Zoning	OX-7-UL-CU



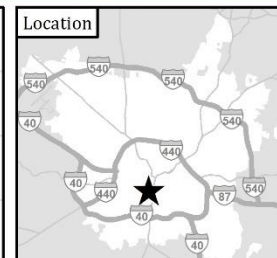
Map by Raleigh Department of City Planning (kuanc): 4/15/2021

Existing Zoning

Z-18-2021



Property	115 & 119 N Boylan Ave
Size	0.48 acres
Existing Zoning	OX-3-DE w/NCOD
Requested Zoning	OX-7-UL-CU



Map by Raleigh Department of City Planning (kuanc): 4/15/2021

COMPREHENSIVE PLAN

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

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

Yes, the request is consistent with the vision, themes and policies contained in the plan. Specifically, the request is consistent with the **Expanding Housing Choices** theme due to the near four-fold increase in residential entitlement. The request is consistent with the **Managing Our Growth** them which encourages integrated land uses and development practices that support alternative modes of transportation and providing places to live, work, and play. Consistency is achieved through continuing the trend of urban scale mixed use development in the cultural and economic center of the city. The request is consistent with the **Coordinating Land Use and Transportation** theme by entitling more office and residential use in a walkable and transit-oriented area. The request is consistent with **Greenprint Raleigh – Sustainable Development** because the request will produce a more compact development pattern, allowing more people to live and work on the rezoning site, which is located in one of the most walkable and transit oriented areas of the city, reducing per capita carbon emissions for users of the site. The request is inconsistent with the **Growing Successful Neighborhoods and Communities** theme, which focuses predominantly on the aesthetics and appearance of buildings and encourages new buildings to the built with similar size and massing as existing nearby buildings. The removal of the North Boylan NCOD from these properties will likely accelerate the demolition of two structures, which currently conform with the NCOD standards, and permit new structures that would not. The NCOD in no way prevents the demolition of any structure. The request represents a reduction in land area of the NCOD by approximately 2%, leaving the NCOD mostly intact.

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

Yes. The Future Land Use Map designates the site and surrounding blocks as Office and Residential Mixed Use and recommends Office Mixed Use zoning.

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

N/A

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

Yes, community and public facilities are intended to adequately serve development under the requested zoning.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The Future Land Use Map designates the site and surrounding blocks as Office and Residential Mixed Use and recommends Office Mixed Use zoning.

Urban Form

Urban Form designation: Downtown and Core Transit Area

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Overview: The requested Urban Limited tonnage is consistent with the recommendations of the Urban Form map.

Impact: The Urban Limited frontage require building to be built closer to the streets edge and prohibits parking between buildings and the street.

Compatibility: This frontage is compatible with the built character of the area as many existing structures are already close to the streets edge.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The requested zoning is compatible with the property and the surrounding area. While many nearby structures are two- to four-stories tall, there is also an existing eight-story structure within the block. More broadly, the surrounding blocks include several buildings of seven-stories and taller. The area is currently built with structures at various heights. In terms of permitted uses, the Office Mixed Use zoning district, with prohibited uses outlined in zoning conditions and the Transit Overlay District, permits a range of uses that is compatible with and complementary to adjacent uses. Additionally, zoning conditions regarding parking deck and mechanical equipment screening will improve compatibility in terms of building design aesthetics.

Public Benefits of the Proposed Rezoning

- The rezoning will permit additional housing to be built in walkable and transit supportive area of the city. This will allow more people to live in a high opportunity area with convenient access to jobs, educational, and recreational amenities.
- Dense development in a walkable urban area will allow for more people to live with reduced automobile reliance. This will likely reduce the per capita carbon emissions for users or residents of any future development on the site and advances the city's goals on addressing the changing climate.
- The area has very low transportation costs and very high access to jobs. Residential density under the requested zoning would allow for more people to benefit from those qualities than the existing zoning.

Detriments of the Proposed Rezoning

- There are no public detriments associated with the rezoning request.

Policy Guidance

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

LU 1.2 Future Land Use Map and Zoning Consistency

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

LU 1.3 Conditional Use Consistency

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

- The Future Land Use Map designates the site and surrounding blocks as Office and Residential Mixed Use and recommends Office Mixed Use zoning.
- Zoning conditions to prohibit certain uses and provide additional screening of mechanical equipment and parking deck structures are consistent with the plan.

LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- The requested zoning would permit a more compact development pattern compared to existing zoning in an already urbanized area of the city allowing for a more efficient provision of city services.

LU 2.5 Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

LU 4.7 Capitalizing on Transit Access

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

EP 1.1 Greenhouse Gas Reduction

Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement.

- The requested zoning would permit more housing and office use on the site compared to existing zoning. This will allow for more people to live and work in a walkable transit oriented location in the city. People living or working in any forthcoming development of the site will be more likely to walk to places to work or shop instead of driving. The Transit Overlay District prohibits auto oriented uses, lessening the likelihood of additional automobile usage generated by the site. Less driving means less carbon emissions.

H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The rezoning request will increase the permitted number of residential units on the site from an estimated 21 to 79. Development of additional housing in the area is likely to slow the rate of increase of housing costs nearby by adding units to the marketplace to meet the steady rising demand.

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

LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

UD 1.1 Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

- The removal of the North Boylan Neighborhood Conservation Overlay District and increase in permitted building height will allow new structures to be built with setbacks, massing, and heights that will differ significantly from existing NCOD zoning.

UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- While most of the properties in the area are zoned with the Detached Frontage due to the existing built conditions comprising substantial detached residential form, the Urban Form Map and other comprehensive plan policies call for a more urban built form in Downtown and near good transit services. Additionally, the Detached Frontage does not permit the mixed use building type, which the plan generally encourages downtown. The change in frontage would signify a departure from existing built form, and the proposed Urban Limited frontage will encourage and produce a more walkable and transit oriented development type compared to the Detached frontage.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	97	Good transit. Many nearby public transportation options.
Walk Score	30	88	Very walkable. Most errands can be accomplished on foot.
Bike Score	41	81	Very bikeable. Biking is convenient for most trips.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	92	A higher value means lower cost of transportation. The maximum value is 100. Transportation cost for this area is very low.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	98	The higher the index value, the better the access to employment opportunities. The maximum value is 100. This area has very high access to jobs.

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

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Summary: The subject site scores substantially higher for walkability, bikeability, and transit access compared to the city average. People living or working in development under the proposed zoning are more likely to walk, bike, or take transit. The cost of transportation is very low and the access to jobs is very high. Allowing for more people to live and work in the area will allow more people to benefit from low cost of transportation and high rates of employment access.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Yes	The rezoning request will increase the permitted number of residential units from 21 to 79.
Is naturally occurring affordable housing present on the site?	Likely	The subject contains a 2,910 square foot triplex that was built in 1918. While exact market rents are unknown for these three units, based on the size of the structure and its age, it is a likely to provide naturally occurring affordable housing.
Does it include any subsidized units?	No	The rezoning does not specify subsidized units.
Does it permit a variety of housing types beyond detached houses?	Yes	Single-unit living, and two-unit living are prohibited in the Transit Overlay District. This means the lowest density uses, typically the most expensive residential uses by comparison, are prohibited. This will encourage units that are more affordable by comparison.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The rezoning permits lot sizes smaller than the city average.
Is it within walking distance of transit?	Yes	Many nearby public transportation options exist.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	25	36
People of Color Population (%)	22	46
Low Income Population (%)	28	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	6	9
Population under Age 5 (%)	1	6
Population over Age 64 (%)	21	11
% change in median rent 2015 to 2018	25	20.3

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

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

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	79.5	The Wake County average is 78.1. People residing in this census tract are likely to live longer lives.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	N/A
Are there hazardous waste facilities are located within 1,000 feet?	No	N/A
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	No	There are two grocery stores within a half mile of the site.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The property was originally annexed into the city in 1907. During that period of American history, explicit governmental policy was in place to racially segregate housing and schools.
Has the area around the site ever been the subject of an urban renewal program?*	No	The evidence was found of an urban renewal project in this area.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	Yes	A deed recorded 1915 for 119 North Boylan Ave, which comprises Lots 16 & 17 of the original subdivision, contains a list of 7 restrictive covenants. The first on the list is a covenant that prohibits Black people from living on the property, unless they were domestic servants. These covenants were legally enforceable until 1965.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Unlikely	The recorded covenants for Lots 16 & 17 all expired by 1925, except the racially explicit covenant which was stated to remain permanent.

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

Analysis Questions

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

Response: Yes, the rezoning request will likely increase access to housing for a broader range of household incomes compared to existing zoning. The site also has very low transportation costs and very high access to employment. Increasing the number of permitted units on the site increase the number of families who can benefit from low transportation costs and high access to jobs.

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

Response: The low income population in the census tract is 28%. Housing developed under the proposed zoning is more likely to produce units that are more affordable to a broader range of incomes, compared to existing housing in the immediate area. A single unit 4,000 square foot townhouse was sold in the block to the north for \$1.9 million in March 2021.

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

Response: Housing costs increased by 25% from 2015 to 2019, faster than the city average of 20%. Increasing the supply of housing in this area is likely to slow the rate of housing cost increase.

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

Response: The subject site is generally located in northwest of the original land area of Raleigh which is historically where Black people were not allowed to live because of racial segregation in Raleigh. Additionally, the racially restrictive covenants recorded in 1915 were legally enforced until the 1965 Fair Housing Act. While government sanctioned explicit racial segregation is now illegal, the impacts of segregation are still evident in this area based on the demographic indicators in the previous sections. The census tract where the rezoning site is located has a lower population of people of color, a lower low-income population, and higher levels of education compared to the city. The rezoning request will permit a development pattern that is likely to be more affordable than what can be built on the site under

existing zoning which will avail housing opportunities to a individuals and families with a broader range of income levels.

Housing that is available for people with broader range of incomes, especially housing that is affordable to lower than average income earners, is more likely to benefit minority populations because race is a primary indicator of a person's expected income attainment. In this particular case, increasing residential density at a site with very low cost of transportation and very high job access will likely avail opportunities to a more diverse group of people.

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

Response: The life expectancy for the census tract is approximately 79.5, a year and a half longer than the Wake County average. The property is not within a USDA food desert. The closest grocery store is roughly half a mile from the subject site. There are no known environmental or industrial hazards near the subject site.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. Both 119 and 115 N Boylan are listed as "survey only" and have been identified as WA2641 (Dabney T Poindexter House) and WA3497 (House), respectively.

Impact Identified: None

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Edna Metz Wells Park (0.7 miles) and Nash Square (0.6 miles). Nearest existing greenway trail access is provided by the Rocky Branch Greenway Trail (0.8 miles). Current park access level of service in this area is graded an A letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	1,300	13,125	49,375
Waste Water	1,300	13,125	49,375

Impact Identified: None.

Stormwater

Floodplain	No FEMA
Drainage Basin	Pigeon House
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Impact Identified: none

Transportation and Transit

Site Location and Context

Location

The Z-18-21 site is located near the Glenwood South district of Downtown Raleigh, at the southwest corner of Boylan Avenue and West Jones Street.

Area Plans

The Z-18-21 site is located within the Downtown plan boundaries.

Other Projects in the Area

The Z-18-21 site is not located adjacent to any other programmed transportation projects.

Existing and Planned Infrastructure

Existing Streets

The subject property has frontage on Boylan Avenue and West Jones Street. Both streets are maintained by the City of Raleigh. Boylan Avenue is designated as a two-lane avenue in Map T-1 of the Comprehensive Plan (street plan).

Street Network

In accordance with UDO section 8.3.2, the maximum block perimeter for OX-7 Zoning districts is 2,500 feet. The existing block perimeter is approximately 2,100 feet.

Pedestrian Facilities

Sidewalks are complete in the vicinity of the Z-18-21 site. Development of the site through a tier 3 site plan should result in wider sidewalks conforming to Article 8.5 of the UDO.

Bicycle Facilities

The Downtown North-South Greenway Connector is a separated bikeway on Harrington and West Streets between North Street and Martin Street. It was completed in the fall of 2020. Boylan Ave has existing shared lane markings between Peace Street and Western Boulevard. Hillsborough Street has bicycle lanes between Salisbury Street and Shepherd Street.

Map T-3 in the comprehensive plan designates Boylan Avenue, West Street, and Jones Street for separated bikeways. St. Mary's Street is designated for bicycle lanes.

Z-18-21 is within the bikeshare service area. Stations nearest the site are at Tucker Street at Glenwood Avenue and Jones Street at West Street. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. There is a positive correlation between station density and ridership in larger systems like Citibike (New York City), Capital Bikeshare (Washington, DC), and Hubway (Boston, MA). Given the density of this area within Downtown Raleigh, an additional station near this site would increase bikeshare ridership and may help to mitigate traffic concerns.

Transit

The site is currently served by GoRaleigh Route 4 (Hillsborough Street), 6 (Glenwood Avenue), 8 (St. Mary's Street), and many GoTriangle routes on Hillsborough Street. Route 6 is planned to become a frequent route with implementation of the Wake Transit Plan.

Access

The Z-18-21 site may be accessed by either public street or a platted public alley on the eastern edge of the property.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-18-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX-3-DE to OX-7-UL-CU is projected to generate 48 new trips in the AM peak hour and 55 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-18-21 Existing Land Use	Daily	AM	PM
	116	9	11
Z-18-21 Current Zoning Entitlements	Daily	AM	PM
	188	17	20
Z-18-21 Proposed Zoning Maximums	Daily	AM	PM
	708	66	75
Z-18-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	520	48	55

Impact Identified: Annualized Average Daily Trips (AADT) for Boylan Ave and Jones street are not readily available, but nearby, similar streets of Glenwood Ave and St Mary's Street experience 7,100 and 2,800 daily trips, respectively. The additional 520 trips likely generated by development of the subject site will increase trip generation between 7% and 19% compared to those streets. This rate of increase is not anticipated to have negative impacts on the area.

Urban Forestry

The requested zoning does not change the UDO applicability to development.

Impact Identified: None.

Impacts Summary

There are no major impacts associated with the rezoning.

Mitigation of Impacts

N/A

CONCLUSION

The rezoning request is to remove the North Boylan Neighborhood Conservation Overlay district, apply the Transit Overlay District, and increase the permitted building height from three stories to seven stories. Proposed zoning conditions require additional screening of parking structures and mechanical equipment.

The request is consistent with the Future Land Use Map, which recommends a mix of office and residential uses. The request is consistent with the Urban Form Map which recommends that buildings be built close to the sidewalk and have pedestrian oriented built form. The request is consistent with the 2030 Comprehensive Plan overall which generally encourages dense residential and office use in Downtown and especially near good transit service.

While the request is consistent with much of the vision of the 2030 Comprehensive Plan, it is inconsistent with the policy that recommends and supports the use of zoning tools, such as the NCOD, to encourage redevelopment to have the same height, massing, and setbacks of the existing structures nearby.

CASE TIMELINE

Date	Action	Notes
March 25, 2021	First Neighborhood Meeting	
June 7, 2021	Second Neighborhood Meeting	
June 22, 2021	Planning Commission	Deferred after discussion
August 10, 2021	Planning Commission	Deferred after discussion
August 24, 2021	Planning Commission	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OX-3-DE	OX-3-DE	OX-3-DE	OX-3-DE	OX-3-DE
Additional Overlay	North Boylan NCOD	North Boylan NCOD	North Boylan NCOD	North Boylan NCOD	North Boylan NCOD
Future Land Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use
Current Land Use	Office and Residential	Office	Office	Office and Residential	Office
Urban Form	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-3-DE w/ NCOD	OX-7-UL-CU w/ TOD
Total Acreage	0.48	0.48
Setbacks: Front	Within 10% of existing structures on the block; and 5' to 25'	0' to 6'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	43 units/acre	164 units/acre
Max. # of Residential Units	21	79
Max. Gross Building SF	24,139	91,910
Max. Gross Office SF	15,574	59,515
Max. Gross Retail SF	5,397	12,195
Max. Gross Industrial SF	-	-
Potential F.A.R	1.15	4.40

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

And the said Melville D. Strother, and Aleathea Monger Strother, for themselves, and their heirs, executors and administrators, covenant with the said Cary K. Durfey, party of the second his heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of persons whomsoever.

Covenants and agreements on the part of the grantee.

It is hereby covenanted and expressly agreed by the party of the second part, for himself his heirs, executors, administrators and assigns, as a part of the consideration, and as an inducement to the execution of this deed by the parties of the first part, viz:

1. That the premises hereinbefore described shall not be occupied by negroes, except domestic servants (and their families) employed by the occupants of the dwelling.
2. That any line of water pipe, sewer, or storm sewer heretofore laid upon or across said lot shall remain, with the right to use, inspect, repair and maintain the same for the use and benefit of all persons who now or who may hereafter own or occupy lots in Bloomsbury, dependent upon said lines for water or sewer connection.
2. That no dwelling house (including outhouses, etc) shall be constructed on the premises of a less value than \$3000.00.
3. That except as hereinafter explained, no part of any structure to be built upon the premises shall be nearer the front line thereof than 25 feet, nor nearer the road or avenue lines on the side of the lot than 15 feet, This restriction shall apply to outhouses as well as residences.
4. That no swine shall be kept or allowed upon the premises in any manner whatsoever.
5. Stables and cow stalls, if built at all must be built and maintained in accordance with the ordinances of the city of Raleigh, now or hereafter in force, governing the building and maintenance of such structures in the most rigidly restricted residential section of said city. And no cow stalls or stable shall be built nearer the front line of any other lot than 100 feet, without the consent of the owner of such other lot. No surface closets or privies shall be permitted on the said premises.
6. That no store or manufacturing establishment of any kind shall be permitted to be erected, on said lots. (Permission to build stores on lot #79, part 1 has heretofore been given.)
7. These agreements and covenants are entered into for the benefit not only of the purchaser and seller, but all other persons who may purchase lots in Bloomsbury, with, and under similar restrictions; and these agreements and covenants may be enforced not only by the seller, but by any person buying a lot and entering into similar agreements. These agreements and covenants shall be considered as running with the land and binding upon purchaser, and his heirs and assigns.

All covenants on the part of the grantee, except the first, shall expire and become null and void, on January 1, 1925, The first of said covenants shall remain permanent.

IN TESTIMONY WHEREOF, the said Melville D. Strother and Aleathea Monger Strother, have hereunto set their hands and seals, the day and year first above written.

Attest: M. ASHBY LAMBERT,

MELVILLE D. STROTHER,

(SEAL)

Int. Reve. Stamps \$1.00

ALEATHEA MONGER STROTHER,

(SEAL)

STATE OF NORTH CAROLINA, Wake County.

I, M. Ashby Lambert, a notary public do hereby certify that Melville D. Strother and Aleathea Monger Strother his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance; and the said Aleathea Monger Strother, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and notarial seal this 29 day of April 1916.

(NOTARIAL SEAL)

M. ASHBY LAMBERT, Notary Public.

My com. exp. April 4th, 1917.

STATE OF NORTH CAROLINA, Wake County.

The foregoing certificate of M. Ashby Lambert a notary public of Wake County, North Carolina, is adjudged to be in due form and correct. Let the instrument with the certificates be registered.

Witness my hand this 1 day of May 1916.

MILLARD MIAL, C.S. C.

Filed for registration at 5 P.M. May 1, 1916, and recorded in the office of the Register of Deeds for Wake county in book 307, page 30, May 15, 1916.

Onch Mial
Register of Deeds.

.....
:: "D E E D." ::
:: CARY K. DURFEY, EXECUTOR, ::
:: To ::
:: D. T. POINDEXTER. ::
.....

NORTH CAROLINA, Wake County.

THIS DEED, made this the 29th day of April 1916, by and between Cary K. Durfey, Surviving Executor and Trustee of the Estate of Mrs. Florence P. Tucker, deceased, party of the first part, and D. T. Poindexter, party of the second part, both of the county and state aforesaid.

WITNESSETH: That whereas, on the 11th day of December 1909, Florence P. Tucker, died, leaving a will appointing the party of the first part, and Thomas B. Womack as Executors and trustees of her estate, and

WHEREAS, on the 18th day of February 1910, Thomas B. Womack, died, leaving the party of the first part the sole surviving executor and trustee of the estate of Florence P. Tucker, under her will, which said will is duly recorded in the office of the Clerk of the Superior Court of Wake county, and

WHEREAS, under the terms of said will, and especially item twelve thereof, the executors and trustees were authorized and empowered, without being required to obtain an order from court, for that purpose, to sell and convey any part or portion of the estate of Florence P. Tucker, real or personal;

NOW, THEREFORE, for and in consideration of the sum of four thousand and two hundred and fifty dollars (\$4,250.00) to the party of the first part in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and for the purpose of executing the trusts and fulfilling the requirement in the said will mentioned, for which authority was given the executors to convey the party of the first part has given, granted, bargained, and sold and by these presents does hereby give, grant, bargain, sell and convey unto the party of the second part, his heirs and assigns forever, all of that lot or parcel of land, lying and being in the city of Raleigh, and better described as follows:

Lying and being on the western side of Boylan Avenue, and the southern side of Jones street, adjoining the land of Tucker Estate, and an alley, as shown on a map hereinafter referred to, beginning at a point 15 feet south of the southern street line of west Jones street and 12 feet from the eastern sidewalk line of the western side of North Boylan Avenue; running thence parallel with Jones street and in a westerly direction 130 feet to the northwest intersection of a certain alley shown by the map hereinafter referred to and the southern sidewalk line on the southern side of Jones street, thence with the eastern line of said alley and in a southerly direction 106.6 feet to the property of Tucker estate, the northwest corner of lot No. 18, thence in an easterly direction with the northern line of lot No. 18 130 feet to the western sidewalk line of the sidewalk on the west side of North Boylan Avenue; thence in a northerly direction with the eastern boundary line of the sidewalk line on the west side of North Boylan Avenue 106.4 feet to the point of beginning, being lots Nos. 16, and 17 as shown by a map of the subdivision of the Tucker residence lot as surveyed and plotted by Riddick and Mann, April 1916, said map being registered in book of maps 1915, at page 26, to which reference is hereby made for a further and more particular description.

TO HAVE AND TO HOLD, the aforesaid premises to him the said party of the second part, his heirs and assigns, in fee simple, absolute and forever. And the said Cary K. Durfey, as surviving executor and trustee of the estate of Florence P. Tucker, hereby covenants to and with the said D. T. Poindexter, that as executor and trustee he has done nothing to impair the title or encumber or that will hereafter encumber said property, and as executor and trustee of the estate of Florence P. Tucker, he hereby covenants and agrees to warrant and defend the title to said property against the claims of any and all persons claiming by, through or under him, as executor and trustee of the estate of Florence P. Tucker.

IN TESTIMONY WHEREOF, the party of the first part, as surviving executor and trustee of the estate of Florence P. Tucker, has hereunto set his hand and affixed his seal on the day and year first above written.

Internal Reve. Stamps \$4.50

CARY K. DURFEY, (SEAL)

Surviving Executor and Trustee of the estate of Florence P. Tucker.

NORTH CAROLINA, Wake County.

This is to certify that this day personally appeared before me Cary K. Durfey, surviving executor and trustee of the estate of Florence P. Tucker, who acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 29th day of April 1916.

(NOTARIAL SEAL)

R. E. PRINCE, Notary Public.

My com. exp. March 25, 1918.

NORTH CAROLINA, Wake County.

The foregoing certificate of R. E. Prince, a notary public of Wake County is adjudged to be correct. Let the instrument with the certificates be registered.

Witness my hand this 1st day of May 1916.

MILLARD MIAL, Clerk Superior Court.

Filed for registration at 1 P.M. May 1st, 1916, and recorded in office of Register of Deeds for Wake county in book 307, page 31, May 15, 1916.

Onch Mark
Register of Deeds.

.....
:: "D E E D." ::
:: ST. PAULS AFRICAN METHODIST EPISCOPAL ::
:: CHURCH ::
:: To ::
:: LOLLIE A. MITCHELL & SOLOMON McCULLERS. ::
.....

NORTH CAROLINA, Wake County.
THIS DEED, made this 26 day of April
1916, by St. Pauls African Methodist Episco-
pal Church, by W. R. Gullins, Pastor of said
church, and H. S. Smith, Gaston Hinton, G. A.
Edwards, J. J. Jones, Britton Pearce, Austin
Green, Thomas Gunter, and George W. Fleming,

Trustees of said Church of Wake County, and state of North Carolina, of the first part, to
Lollie A. Mitchell, and Solomon McCullers, of Wake County, and state of North Carolina of the
second part:

WITNESSETH: That whereas, in pursuance of Authority given by resolution unanimously adopted by the Pastor and Congregation of said church, at a meeting duly held after due notice on the evening of April 24, 1916, at the Church Edifice in Raleigh, N. C., the said St. Paul church Pastor and Trustees, thereof; to wit: H. S. Smith, Gaston Hinton, G. A. Edwards, J. J. Jones, Britton Pearce, Austin Green, Thomas Gunter, George W. Fleming in consideration of seven hundred and seventy five dollars, to them paid by Lollie A. Mitchell, and Solomon McCullers, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said Lollie A. Mitchell, and Solomon McCullers their heirs and assigns, a certain tract or parcel of land in Raleigh, Wake County, state of North Carolina.

Beginning at a stake fifty feet south of Davie St., in the east line of Haywood street, running thence south with said line fifty feet to a stake, thence east with Mary Boothe line ninety feet; thence north fifty feet to a stake, thence west to Haywood Street the beginning.

Being the same lot willed to St. Pauls A. M. E. Church by Mary J. Page, as will appear in book of Wills H. page 101, And bought by Mary J. Page, from J. W. Hinsdale Comr., book 114, page 101, Registers office of Wake County.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said Lollie A. Mitchell and Solomon McCullers, their heirs and assigns, to their only use and behoof forever. And the said St. Paul A. M. E. church through her trustees, for themselves, their successors and assigns, covenant with said Lollie A. Mitchell and Solomon McCullers, their heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.



Conditional Use District Zoning Conditions

Zoning case #: Z-18-21	Date submitted: 8/13/21	Office Use Only Rezoning case # _____
Existing zoning: OX-3-DE w/ -NCOD	Proposed zoning: OX-7-UL-CU w/ -TOD	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the subject property: Emergency shelter type A; Emergency shelter type B; College; Outdoor Recreation; Heliport, serving hospitals; Heliport, all others; Detention center, jail, prison.
2. Roof-mounted mechanical equipment shall be screened with screening that is as high as the highest point of the mechanical equipment being screened.
3. Public facades of Structured Parking: The southern facade of any parking structure as well as any facades that are adjacent to or facing any public right-of-way or public sidewalk shall comply with the following:
 - (a) Such facades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - (b) Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
 - (c) Parapet walls. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
4. Lighting of Structured Parking. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - (a) Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent such visibility.
 - (b) Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies
 - (c) Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.
 - (d) Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.
5. The maximum height limit shall be 95 feet.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: Robert L. Williamson, III
DocuSigned by: 006827063E0744B...

Printed Name(s): Robert L. Williamson III

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The request is to keep Office Mixed Use zoning. The subject site is classified as Office & Residential Mixed Use on the Future Land Use Map. This designation indicates that low-density, detached residential uses are no longer appropriate and envisions a mix of office, retail, and housing uses. The Comprehensive Plan provides that OX district is the closest corresponding zoning district.</p> <p>2. The Urban Form Map identifies the subject site within the Core Transit Area, and therefore has a Core/Transit context. Table LU-2 Recommended Height Designations recommends a building height range from 2 stories to 7 stories in areas classified as Office & Residential Mixed Use on the Future Land Use Map with a Core/Transit context.</p> <p>3. The Urban Form Map identifies the subject site within the Downtown, which recommends retaining an Urban Frontage. The rezoning proposes the Urban Limited (-UL) frontage designation.</p> <p>4. The proposed Urban Limited (-UL) frontage designation will address all of the setback, building placement, and parking regulations outlined in a manner consistent with the existing the North Boylan Neighborhood Conservation Overlay District (-NCOD) zoning designation.</p> <p>5. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency), LU 1.3 (Conditional Use District Consistency), LU 2.2 (Compact Development), LU 2.6 (Zoning and Infrastructure Impacts), LU 4.7 (Capitalizing on Transit Access), LU 4.8 (Station Area Land Uses), LU 4.9 (Corridor Development); LU 5.1 (Reinforcing the Urban Pattern), LU 5.5 (Transitional and Buffer Zone Districts), LU 7.4 (Scale and Design of New Commercial Uses), UD 1.10 (Frontage), DT 1.1 (Downtown Future Land Use Map), DT 1.2 (Vertical Mixed Use), DT 1.3 (Underutilized Sites in Downtown), DT 3.8 (Downtown as a Regional Center), DT 7.4 (Building Entries).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The rezoning request would increase land use intensity in the downtown, which would make the most of existing transit and employment options and create more employment and retail options.</p> <p>2. Increased land use intensity in an urban area near multiple Transit Emphasis Corridors will make the most of the regional investment in transit service.</p> <p>3. Development within the Urban Limited frontage requirements will expand and improve the pedestrian and cycling experience on all frontages.</p> <p>4. The height restrictions under the current zoning are outdated and do not reflect the built urban environment in the Glenwood South neighborhood and on this particular block, this rezoning will permit development consistent with the neighborhood while preserving and enhancing the streetscape.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban Design Guidelines

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

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

Urban form designation: **Downtown**

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

1

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

Response:

The proposed rezoning allows, and the proposed development anticipates, a mix of office and retail uses arranged in a compact and pedestrian friendly form.

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.

Response:

The properties are located within downtown Raleigh and is surrounded entirely by property zoned "OX." Other properties on the block are zoned for 12 stories and 7 stories. The nearest lower density neighborhood is more than 1,000 feet away. Based on these factors, the guidance is not applicable.

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 properties front West Jones Street and North Boylan Street, providing multiple access points.

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:

No new streets are contemplated as part of the development.

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 as public or private streets.

Response:

No new streets or intersections are contemplated as part of this development.

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 Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.

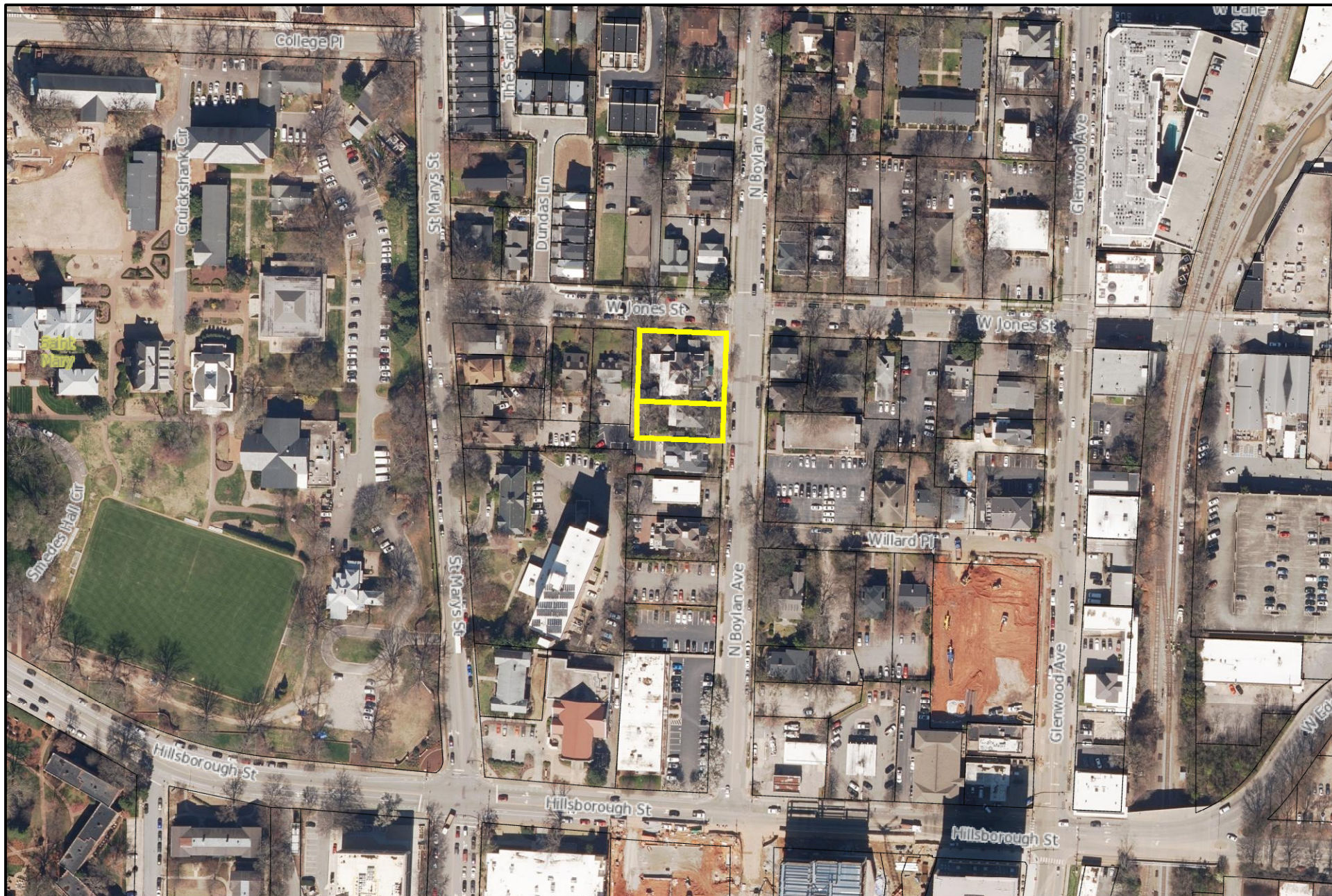
7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage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

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: The property is within walking distance of the planned RUS Bus facility, consistent with this guideline. In addition, stops for the multiple transit stops are located near the property.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: The development will provide convenient, comfortable pedestrian access between the building and transit stops, consistent with this guideline.</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: There are no known sensitive natural resources on the property.</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: Sidewalks and driveways will be provided consistent with the UDO.</p>

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

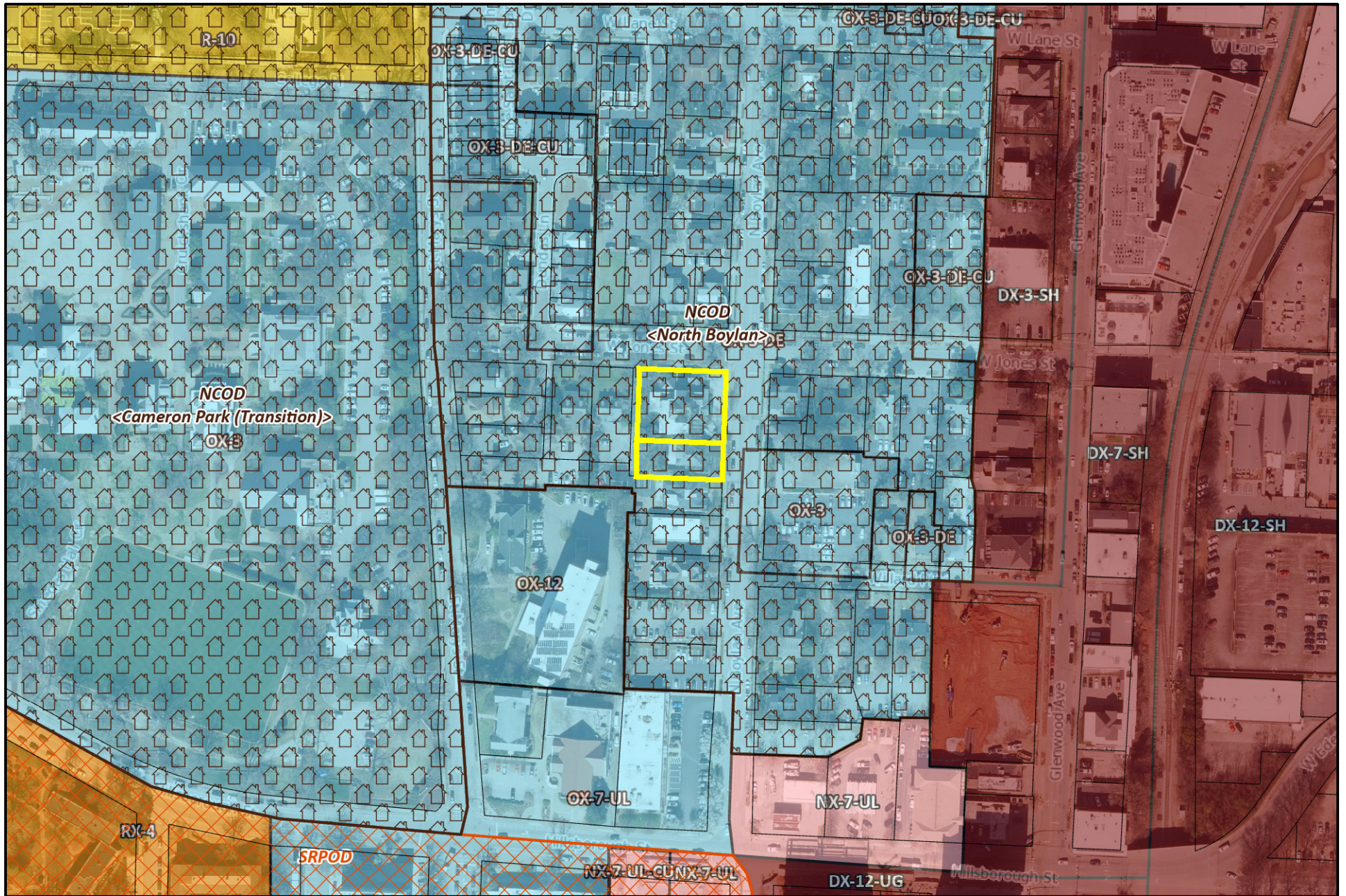
Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



0 105 210 420 ft
1 inch = 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



0 105 210 420 ft
1 inch = 200 feet

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

WAKE COUNTY, NC 375
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/02/2013 AT 14:56:56
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$800
BOOK:015256 PAGE:00162 - 00165

Excise Tax: \$800.00	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identifier No. 0038890

Mail after recording to: David T. Pryzwansky, The Pryzwansky Law Firm, P.A. (Box 176)

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.

Brief description for the Index: 115 N. Boylan Avenue, Raleigh

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made as of the 2nd day of May, 2013, by and between

GRANTOR	GRANTEE
Lawrence R. Mattox, unmarried P.O. Box 6122 Raleigh, NC 27603	Legion Blockade, LLC, a North Carolina limited liability company 119 N. Boylan Avenue Raleigh, NC 27603

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 9860, page 2185, Wake County Registry.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is conveyed subject to restrictions and easements of record affecting said property and to 2013 ad valorem taxes and taxes for subsequent years.

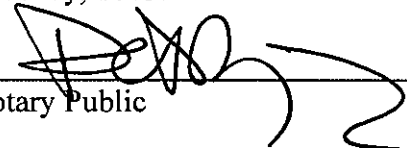
IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal the day and year first above written.

 (Seal)
Lawrence R. Mattox

STATE OF NORTH CAROLINA :
COUNTY OF WAKE :

I, a Notary Public, certify that Lawrence R. Mattox personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of May, 2013.


Notary Public

My Commission expires: _____
AFFIX SEAL

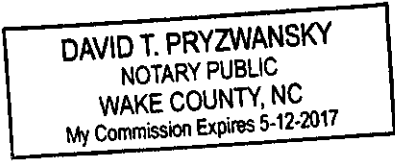
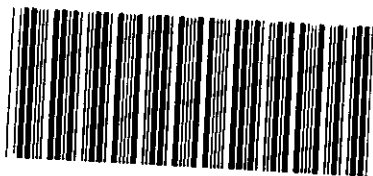


Exhibit A

BEING in the City of Raleigh, County of Wake, State of North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pipe in the western right of way of North Boylan Avenue at the southeast corner of Lot 17 of the map hereinafter referred to, said point also being 106.42 feet south of the southern right of way line of West Jones Street, runs thence South $10^{\circ} 47' 03''$ West 54.95 feet along the western right of way line of North Boylan Avenue to an existing iron pipe in the northeast corner of Lot 19 of the map hereinafter referred to, runs thence along the northern line of Lot 19 North $78^{\circ} 53' 07''$ West 130.00 feet to a P.K. Nail in the eastern line of a ten foot alley, runs thence along the eastern line of said ten foot alley North $10^{\circ} 47' 04''$ East 55.00 feet to an existing P.K. Nail at the southwest corner of Lot 17, runs thence along the southern line of Lot 17 South $78^{\circ} 51' 48''$ East 130.00 feet to the point and place of BEGINNING, and being Lot 18 according to a map entitled "Subdivision of Tucker Residence Lot" recorded in Book of Maps 1915, page 26, Wake County Registry, in accordance with a survey by William Crocker, Surveyor, dated March 11, 1985 entitled "Property of Lawrence R. Mattox and James D. Mattox, Jr."



BOOK:015256 PAGE:00162 - 00165

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages 4 *WS*



10/2017

LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Legion Blockade, LLC

SECRETARY OF STATE ID NUMBER: 1306563 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2020

Filing Office Use Only

E - Filed Annual Report
1306563
CA202012904071
5/8/2020 04:45

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Williamson, Robert L. , III

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

119 North Boylan Avenue 119 North Boylan Avenue
Raleigh, NC 27603-1422 Wake County Raleigh, NC 27603-1422

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Property Holding, Leasing, and Management

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 828-3775 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
119 North Boylan Avenue 119 North Boylan Avenue
Raleigh, NC 27603-1422 Raleigh, NC 27603-1422

6. Select one of the following if applicable. (Optional see instructions)

- ☐ The company is a veteran-owned small business
☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>Robert L Williamson</u>	NAME: _____	NAME: _____
TITLE: <u>Managing Member</u>	TITLE: _____	TITLE: _____
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>119 North Boylan Avenue</u>	_____	_____
<u>Raleigh, NC 27603</u>	_____	_____

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Robert L Williamson 5/8/2020
SIGNATURE DATE

Form must be signed by a Company Official listed under Section C of This form.

Robert L Williamson Managing Member
Print or Type Name of Company Official Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

WAKE COUNTY, NC 199
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/05/2007 AT 10:52:57
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$2800
BOOK:012387 PAGE:01795 - 01798

Excise Tax: \$2800.00

Prepared by: Bowen Law Firm PC

Tax ID Number: 0071965

Mail after recording to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made the 30th day of January, 2007, by and between **JEAN W. HALL, unmarried, GRANTOR**, to **DOLPHIN REACH PROPERTIES, LLC, GRANTEE**, whose address is 20 ENTERPRISE ST, STE. 1 RALEIGH, NC 27607.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2007 ad volarem taxes;
2. General service and utility easements and rights of way of record; and
3. Restrictions of record, together with amendments, if any.

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 2891, Page 172, Wake County Registry.

A map of the above described property is recorded in Book of Maps 1915, Page 26, Wake County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this day and year first above written.

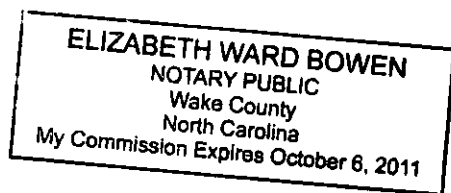
By: Jean W. Hall (seal)
JEAN W. HALL

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, ELIZABETH WARD BOWEN, a Notary Public for said County and State, do hereby certify that JEAN W. HALL, either being personally known to me or proven by satisfactory evidence (said evidence being DRIVER'S LICENSE), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial seal, this 30th day of JANUARY, 2007.



(Official Seal)

Elizabeth Ward Bowen
Notary Public Elizabeth Ward Bowen

My Commission Expires: 10-06-2011

EXHIBIT A

BEGINNING at a P. K. nail, said nail being 15 feet south of the curb of West Jones Street and 12.2 feet from the west curb of North Boylan Avenue; runs thence with a line parallel to the west curb of North Boylan Avenue, South $10^{\circ} 58' 3''$ West 106.42 feet to an iron pipe, the southeast corner of Lot Number 17; runs thence with the dividing line between Lots Numbers 17 and 18, N. $78^{\circ} 51' 48''$ West 130 feet to a P. K. nail in the eastern edge of a ten-foot alley, said point being the southwest corner of Lot Number 17; runs thence with the eastern edge of said alley, N. $10^{\circ} 56' 50''$ East 106.60 feet to an iron pipe, said pipe being 15 feet south of the south curb of West Jones Street and also being the northwest corner of Lot Number 16; runs thence with a line parallel to the south curb of West Jones Street S. $78^{\circ} 47' 00''$ East 130.4 feet to a P. K. nail, said point and place of BEGINNING and being all of Lots Numbers 16 and 17 of "Subdivision of Tucker Residence Lot", Book of Maps 1915, Page 26, Wake County Registry, according to a plat entitled Property of David J. Hall and wife, Jean W. Hall, made by William Crocker, Surveyor, dated December 29, 1980.



BOOK:012387 PAGE:01795 - 01798

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages



LIMITED LIABILITY COMPANY ANNUAL REPORT

10/2017

NAME OF LIMITED LIABILITY COMPANY: Dolphin Reach Properties, LLC.

SECRETARY OF STATE ID NUMBER: 0681305 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2020

Filing Office Use Only

E - Filed Annual Report
0681305
CA202012904058
5/8/2020 04:45

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Williamson, Robert L. , III

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

119 North Boylan Avenue

119 North Boylan Avenue

Raleigh, NC 27603-1422 Wake County

Raleigh, NC 27603-1422

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Rental Property, Real Estate Holdings, Property Management, Consulting

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 828-3775

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

119 North Boylan Avenue

119 North Boylan Avenue

Raleigh, NC 27603-1422

Raleigh, NC 27603-1422

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Robert L Williamson

NAME: _____

NAME: _____

TITLE: President

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

119 North Boylan Avenue

Raleigh, NC 27603

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Robert L Williamson

5/8/2020

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Robert L Williamson

President

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

SUMMARY OF ISSUES

A neighborhood meeting was held on March 25, 2021 (date) to discuss a potential rezoning located at 115 and 119 N. Boylan Ave. (property address). The neighborhood meeting was held at GoToWebinar (virtual/electronic) (location). There were approximately 19 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

In response to questions about traffic impacts of the proposed rezoning, the development team stated that the surrounding roadway system appears to be sufficient to accomodate additional traffic, and noted that a traffic study would be made consistent with City ordinances.

In response to questions about parking and adequacy of water and sewer infrastructure for the proposed development, the development team stated that (1) off-street parking for new development would be located on the property and setback from the street consistent with the proposed urban frontage, and (2) adequacy of water and sewer infrastructure is determined by the City as part of the seperate site plan process, and the proposed rezoning does not specifically address the existing water and sewer infrastructure in the neighborhood.

The owners of a neighboring townhome stated that they opposed the rezoning because it would block the view of the downtown skyline from their upper floor balcony.

In response to a question about whether the amount of impervious surface on the Property would be limited under the proposed rezoning, the development team stated that the proposed rezoning does not include any additional restrictions on impervious surfaces. The development team further stated that any development on the Property would comply with City ordinance standards for stormwater control and treatment.

In response to a comment that the existing Neighborhood Conservation Overlay District was enacted in the 1990s to preserve the height and scale of the neighborhood, the development team stated that the proposed rezoning will preserve most of the elements of the Neighborhood Conservation Overlay District, including requirements relating to building setbacks and location of parking.

In response to a question about whether there is a design for the proposed building that would be built in connection with the proposed rezoning, the development team stated that they were establishing feasibility for a building with ground-floor medical office space with upper floor residential units, and were not yet in a position to provide building design.

Some neighbors stated that they opposed the rezoning because they want "to retain look and feel of small downtown," because they want to retain the "historical charm" of the neighborhood, and because they want "convenience of downtown with a low-rise townhome." The development team noted that the neighborhood is not within a historic district, and there is already an eight-story building on the block, two ten-story buildings a block to the south, a new seven-story hotel under construction a block to the southeast, and three apartment buildings with seven or more stories located on this stretch of North Boylan Avenue.

Attendance Roster

March 25, 2021 Virtual Neighborhood Meeting: Proposed Rezoning of 115 and 119 N. Boylan Ave.

Webinar ID

991-868-275

Attendee Details

Last Name	First Name	Address
Baum	Ann-Cabell	700 w jones st
Campbell	Nancy	707 W Jones St
Chandler	Steven	1306 Courtland Dr.
Cuomo	Stephanie	212 Saint Mary's Steeet
Driskill	Mary	3071 Baycrest Dr
Glennon	Sue	113 N Boylan
Gurganus	Brian	109 N Boylan Avenue
Gurganus	Mary	109 N. Boylan Avenue
Hiltbrunner	Tim	
Klem	Matthew	
Myers	Brent	710 W Jones St
Newton	Christopher	710 W Jones St
Priestner	Laura	
Smith	Stacey	14 N. Boylan Avenue
Triano	Lisa	109 N. Boylan Ave
Vaughn	Josh	
Vaughn	Aubre	226 St Marys street
Al-awar	Souheil	14201 Wyndfield Cr, Raleigh
Hutto	Marty	1604 waverly drive

Attestation Statement
Electronic Neighborhood Meeting
Rezoning Application—115 and 119 N. Boylan Ave.

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification signs, letters, enclosures, envelopes, and notification and mailing list for posting neighborhood meeting notification signs and mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact post all of the required neighborhood meeting notification signs on the 15th day of March, 2021 and that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 15th day of March, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Signature of Applicant/Applicant Representative



Date

3/22/21

Tobias R. Coleman
Applicant Representative

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

March 15, 2021

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611
TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss proposed rezoning of land located at 115 and 119 North Boylan Ave., Raleigh, NC 27603 (PIN: 1703399878 and 1703399975) (the "Property")

Dear Neighboring Property Owners:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the Property.

The neighborhood meeting will be held on March 25, 2021 at 5 p.m. The meeting will be held virtually. You can participate online or by telephone.

To participate online, please visit:

<https://attendee.gotowebinar.com/register/5692952763899718670>

OR

<http://bit.ly/115and119NBoylanAve>

To listen via telephone, please call:

888-363-9082

Access Code: 3204260#

The Property is currently zoned OX-3-DE in the North Boylan Neighborhood Conservation Overlay District and is proposed to be rezoned to Office Mixed Use with a maximum height of 7 stories with Urban Limited frontage (OX-7-UL). The enclosed map shows the location of the proposed zoning on the Property.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

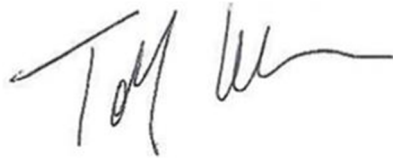
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding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

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf
Raleigh Planning & Development
(919) 996-2180
JP.Mansolf@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Toby R. Coleman', with a stylized flourish at the end.

Toby R. Coleman

enclosures

Proposed Rezoning—115 and 119 North Boylan Ave.
Electronic Neighborhood Meeting Agenda
March 25, 2021, 5p.m.

ACCESSING THE MEETING

TO ACCESS THE MEETING: The meeting will be held on GoToWebinar.

To access the meeting, go to <https://attendee.gotowebinar.com/register/5692952763899718670> or <http://bit.ly/115and119NBoylanAve>. Prior to entering the meeting, you will be asked to provide your name and contact information. The City of Raleigh requires that we collect names and contact information from attendees and provide a list of attendees to the City.

Attendees may also participate exclusively by telephone by calling 888-363-9082 and entering Access Code: 3204260#.

WHAT TO EXPECT

Instead of seeing a group of speakers standing together at the front of a room, attendees will see speakers on their individual webcams. A PowerPoint presentation will be shared via the GoToWebinar platform.

Attendees will be muted during the Meeting Welcome and Project Presentation. Attendees will be able to submit questions in writing throughout the meeting.

During the Question and Answer session, the speakers will answer questions submitted in writing and respond to questions asked orally by attendees during the Question and Answer session. To ask questions “live” during the Question and Answer session, attendees logged on to GoToWebinar will need to click on the “raise hand” icon on the GoToWebinar control panel to alert the speakers that they need to be unmuted so that the rest of the attendees can hear them.

In addition to attending the meeting, you may also ask questions or request additional information from the owner, Pinnacle Apartments, by calling or e-mailing Toby Coleman at (919) 821-6778 or tcoleman@smithlaw.com.

MEETING AGENDA

1. Meeting Welcome and Introductions of Speakers.
2. Project Presentation
3. Question and Answer

EXPLANATION OF PROCESS REQUIRED BY CITY'S VIRTUAL NEIGHBORHOOD MEETING GUIDELINES

Why is this Meeting Being Held? To discuss the proposed rezoning of the properties located at 115 and 119 North Boylan Ave. its current OX-3-DE zoning to Office Mixed Use with a maximum height of 7 stories and Urban Limited frontage (OX-7-UL) with a zoning condition prohibiting certain uses. The proposed rezoning would also remove the properties from the North Boylan Neighborhood Conservation Overlay District.

Pursuant to § 10.2.4.D of the Raleigh Unified Development Ordinance ("UDO"), this neighborhood meeting must occur before the rezoning application can be submitted to the City for consideration by City staff and the City's appointed and elected officials.

What Happens in the Rezoning Process After the Neighborhood Meeting? The neighborhood meeting is just the first of multiple opportunities that members of the public have to share their comments and questions regarding the proposed rezoning with the property owners, City staff, and City officials.

We are required by the UDO and the Virtual Neighborhood Meeting guidelines to provide the City with a written summary of the questions and comments received at the Virtual Neighborhood Meeting.

Once the rezoning application is submitted, City staff will review the application and associated documents to determine whether it complies with the City's land use plans and policies. Once staff verifies that the zoning application is complete, we may be required to hold a second neighborhood meeting for property owners within 1,000 feet of the Property.

The application will then go before the City's Planning Commission for its review and recommendation. Once the Planning Commission makes a recommendation, the rezoning application will go to the City Council for a public hearing and further review. The City Council will make the decision on whether or not to approve the rezoning application.

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	OX	Height: 3	Frontage: DE	Overlay(s): -NCOD (N Boylan)
Proposed zoning base district:	OX	Height: 7	Frontage: UL	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 3/8/2021	Date amended (1):	Date amended (2):
Property address: 115 N. Boylan Ave and 119 N. Boylan Ave, Raleigh, NC 27603		
Property PIN: 1703-39-9878 and 1703-39-9975		
Deed reference (book/page): DB15256/P162 (115 N. Boylan Ave.) and DB12387/P1795 (119 N. Boylan Ave.)		
Nearest intersection: W. Jones Street		Property size (acres): .16 acres and .32 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Legion Blockade LLC (115 N. Boylan Ave.) & Dolphin Reach Properties LLC (119 N. Boylan Ave.)		
Property owner email:		
Property owner phone:		
Applicant name and address: Tobias Coleman		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s):		
Additional email(s):		

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

Narrative of Zoning Conditions Offered
<p>1. The following uses shall be prohibited on the subject property: Emergency shelter type A; Emergency shelter type B; College, Outdoor Recreation; Heliport, serving hospitals; Heliport, all others; Detention center, jail, prison.</p> <div><div>DRAFT</div></div>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

Page 2 of 14

REVISION 10.27.20

raleighnc.gov

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The request is to keep Office Mixed Use zoning. The subject site is classified as Office & Residential Mixed Use on the Future Land Use Map. This designation indicates that low-density, detached residential uses are no longer appropriate and envisions a mix of office, retail, and housing uses. The Comprehensive Plan provides that OX district is the closest corresponding zoning district.</p> <p>2. The Urban Form Map identifies the subject site within the Core Transit Area, and therefore has a Core/Transit context. Table LU-2 Recommended Height Designations recommends a building height range from 2 stories to 7 stories in areas classified as Office & Residential Mixed Use on the Future Land Use Map with a Core/Transit context.</p> <p>3. The Urban Form Map identifies the subject site within the Downtown, which recommends retaining an Urban Frontage. The rezoning proposes the Urban Limited (-UL) frontage designation.</p> <p>4. The proposed Urban Limited (-UL) frontage designation will address all of the setback, building placement, and parking regulations outlined in a manner consistent with the existing North Boylan Neighborhood Conservation Overlay District (-NCOD) zoning designation.</p> <p>5. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency), LU 1.3 (Conditional Use District Consistency), LU 2.2 (Compact Development), LU 2.6 (Zoning and Infrastructure Impacts), LU 4.7 (Capitalizing on Transit Access), LU 4.8 (Station Area Land Uses), LU 4.9 (Corridor Development); LU 5.1 (Reinforcing the Urban Pattern), LU 5.5 (Transitional and Buffer Zone Districts), LU 7.4 (Scale and Design of New Commercial Uses), UD 1.10 (Frontage), DT 1.1 (Downtown Future Land Use Map), DT 1.2 (Vertical Mixed Use), DT 1.3 (Underutilized Sites in Downtown), DT 3.8 (Downtown as a Regional Center), DT 7.4 (Building Entries).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The rezoning request would increase land use intensity in the downtown, which would make the most of existing transit and employment options and create more employment and retail options.</p> <p>2. Increased land use intensity in an urban area near multiple Transit Emphasis Corridors will make the most of the regional investment in transit service.</p> <p>3. Development within the Urban Limited frontage requirements will expand and improve the pedestrian and cycling experience on all frontages.</p> <p>4. The height restrictions under the current zoning are outdated and do not reflect the built urban environment in the Glenwood South neighborhood and on this particular block, this rezoning will permit development consistent with the neighborhood while preserving and enhancing the streetscape.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
<div>DRAFT</div>	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban Design Guidelines

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

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

Urban form designation: **Downtown**

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

1

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

Response:

The proposed rezoning allows, and the proposed development anticipates, a mix of office and retail uses arranged in a compact and pedestrian friendly form.

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.

Response:

The properties are located within downtown Raleigh and is surrounded entirely by property zoned "OX." Other properties on the block are zoned for 12 stories and 7 stories. The nearest lower density neighborhood is more than 1,000 feet away. Based on these factors, the guidance is not applicable.

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 properties front West Jones Street and North Boylan Street, providing multiple access points.

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:

No new streets are contemplated as part of the development.

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 as public or private streets.

Response:

No new streets or intersections are contemplated as part of this development.

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 Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.

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

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: The Urban Limited (-UL) frontage proposed as part of the rezoning will ensure that the development is consistent with this guideline.</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: The property is within walking distance of the planned RUS Bus facility, consistent with this guideline. In addition, stops for the multiple transit stops are located near the property.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: The development will provide convenient, comfortable pedestrian access between the building and transit stops, consistent with this guideline.</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: There are no known sensitive natural resources on the property.</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: Sidewalks and driveways will be provided consistent with the UDO.</p>

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

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address	Use Type	Land Class
1703491457	WILLIAMS, JOHN CROSS TRUSTEE ET AL WILLIAMS, ALFRED JR (III) TRS FOR	3111 GLENWOOD AVE	RALEIGH NC 27612-5006		10 N BOYLAN AVE		Vacant
1703399558	WILLIAMS CROSS INV CO INC	% ALFRED WILLIAMS	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	105 N BOYLAN AVE		Acre With Improvement, No House
1703494746	NC ASSN OF SCHOOL ADMINISTRATORS	107 GLENWOOD AVE	RALEIGH NC 27603-1703		107 GLENWOOD AVE	OFC GROSS	Commercial
1703399664	HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462		107 N BOYLAN AVE		EXEMPT
1703399762	BOYLAN GROUP LLC	109 N BOYLAN AVE	RALEIGH NC 27603-1422		109 N BOYLAN AVE	OFC/APT	Commercial
1703399768	TYLER, ENTERPRISES LLC	3600 WILLIAMSBOROUGH CT	RALEIGH NC 27609-6356		111 N BOYLAN AVE	OFC GROSS	Commercial
1703399768	RESIDENT/TENANT	111 N BOYLAN AVE	RALEIGH NC 27603		111 N BOYLAN AVE	OFC GROSS	Commercial
1703399834	SUG LLC	PO BOX 30803	GREENVILLE NC 27833-0803		113 N BOYLAN AVE	RES CONV	Commercial
1703399834	RESIDENT/TENANT	113 N BOYLAN AVE	RALEIGH NC 27603		113 N BOYLAN AVE	RES CONV	Commercial
1703399878	RESIDENT/TENANT	115 N BOYLAN AVE	RALEIGH NC 27603		115 N BOYLAN AVE	THREEFAM	Residential Less Than 10 Acres
1703399878	RESIDENT/TENANT	115 N BOYLAN AVE UNIT 1	RALEIGH NC 27603		115 N BOYLAN AVE	THREEFAM	Residential Less Than 10 Acres
1703399878	RESIDENT/TENANT	115 N BOYLAN AVE UNIT 2	RALEIGH NC 27603		115 N BOYLAN AVE	THREEFAM	Residential Less Than 10 Acres
1703399878	RESIDENT/TENANT	115 N BOYLAN AVE UNIT 3	RALEIGH NC 27603		115 N BOYLAN AVE	THREEFAM	Residential Less Than 10 Acres
1703397766	HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462		116 ST MARYS ST	ELEV APT	EXEMPT
1703397766	RESIDENT/TENANT	116 ST MARYS ST	RALEIGH NC 27605		116 ST MARYS ST	ELEV APT	EXEMPT
1703493883	TAHSSILI REAL ESTATE VENTURES LLC	SHERVIN TAHSSLIL	712 W JOHNSON ST	RALEIGH NC 27603-1191	117 GLENWOOD AVE	RES CONV	Commercial
1703493883	RESIDENT/TENANT	117 GLENWOOD AVE	RALEIGH NC 27603		117 GLENWOOD AVE	RES CONV	Commercial
1703396889	GUGENHEIM PROPERTIES, LLC	543 GUILFORD CIR	RALEIGH NC 27608-1699		118 ST MARYS ST	RES CONV	Commercial
1703396889	RESIDENT/TENANT	118 ST MARYS ST	RALEIGH NC 27605		118 ST MARYS ST	RES CONV	Commercial
1703399975	DOLPHIN REACH PROPERTIES LLC	119 N BOYLAN AVE	RALEIGH NC 27603-1422		119 N BOYLAN AVE	RES CONV	Commercial
1703491891	L E WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423		120 N BOYLAN AVE	OFC GROSS	Commercial
1703397912	120 PARTNERS	120 SAINT MARYS ST	RALEIGH NC 27605-1809		120 ST MARYS ST	RES CONV	Commercial
1703397912	RESIDENT/TENANT	120 ST MARYS ST	RALEIGH NC 27605		120 ST MARYS ST	RES CONV	Commercial
1703491932	HANLEY, NIALL	PO BOX 12526	RALEIGH NC 27605-2526		122 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1703491932	RESIDENT/TENANT	122 N BOYLAN AVE	RALEIGH NC 27605-2526		122 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1703397917	LILLE LLC	122 SAINT MARYS ST	RALEIGH NC 27605-1809		122 ST MARYS ST	RES CONV	Commercial
1703397917	RESIDENT/TENANT	122 ST MARYS ST	RALEIGH NC 27605		122 ST MARYS ST	RES CONV	Commercial
1703494972	123 GLENWOOD LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191		123 GLENWOOD AVE	RES CONV	Commercial
1703494972	RESIDENT/TENANT	123 GLENWOOD AVE	RALEIGH NC 27603		123 GLENWOOD AVE	RES CONV	Commercial
1704306081	BARRISTER REALTY INC	124 SAINT MARYS ST	RALEIGH NC 27605-1809		124 ST MARYS ST	RES CONV	Commercial
1704306081	RESIDENT/TENANT	124 ST MARYS ST	RALEIGH NC 27605		124 ST MARYS ST	RES CONV	Commercial
1703494977	COCO PROPERTY & INVESTMENT LLC	125 GLENWOOD AVE	RALEIGH NC 27603-1703		125 GLENWOOD AVE	RES CONV	Commercial
1703491572	T R ASHE DEVELOPMENT LLC	205 S FUQUAY AVE	FUQUAY VARINA NC 27526-2212		14 N BOYLAN AVE	RES CONV	Commercial
1703491572	RESIDENT/TENANT	14 N BOYLAN AVE	RALEIGH NC 27603		14 N BOYLAN AVE	RES CONV	Commercial
1703491672	LITTLE, WILLIAM B L LITTLE, CATHRYN M	WILLIAM LITTLE	1904 PRESCOTT PL	RALEIGH NC 27615-5552	16 N BOYLAN AVE	RES CONV	Historic
1703491672	RESIDENT/TENANT	16 N BOYLAN AVE	RALEIGH NC 27603		16 N BOYLAN AVE	RES CONV	Historic
1704308111	MYERS, JONATHAN BRENT NEWTON, CHRISTOPHER	710 W JONES ST	RALEIGH NC 27603-1427		200 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308111	RESIDENT/TENANT	200 DUNDAS LN	RALEIGH NC 27603		200 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704404188	GLENWOOD LLC	900 S MCDOWELL ST	CHARLOTTE NC 28204-2818		201 GLENWOOD AVE	WAREHSE	Industrial
1704404188	RESIDENT/TENANT	201 GLENWOOD AVE	CHARLOTTE NC 28204-2818		201 GLENWOOD AVE	WAREHSE	Industrial
1704404188	RESIDENT/TENANT	203 GLENWOOD AVE	CHARLOTTE NC 28204-2818		201 GLENWOOD AVE	WAREHSE	Industrial
1704308114	JONSON, KENNETH II JONSON, PAMELA	202 DUNDAS LN	RALEIGH NC 27603-7145		202 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308117	RUFFIN, DAVID H	204 DUNDAS LN	RALEIGH NC 27603-7145		204 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308119	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615		206 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308119	RESIDENT/TENANT	206 DUNDAS LN	RALEIGH NC 27603		206 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308212	TESSENER, HOYT G TRUSTEE HOYT G TESSENER REVOCABLE TRUST	208 DUNDAS LN	RALEIGH NC 27603-7145		208 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704306295	YOUMANS, SCOTT	208 SAINT MARYS ST	RALEIGH NC 27605-1811		208 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306295	RESIDENT/TENANT	208 ST MARYS ST	RALEIGH NC 27605		208 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704309292	CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427		209 N BOYLAN AVE	RES CONV	Commercial
1704309292	RESIDENT/TENANT	209 N BOYLAN AVE	RALEIGH NC 27603		209 N BOYLAN AVE	RES CONV	Commercial
1704309292	RESIDENT/TENANT	209 1/2 N BOYLAN AVE	RALEIGH NC 27603		209 N BOYLAN AVE	RES CONV	Commercial
1704400207	CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427		211 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1704400207	RESIDENT/TENANT	211 N BOYLAN AVE	RALEIGH NC 27603		211 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1704308229	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615		212 DUNDAS LN	HOA	
1704401273	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545		212 N BOYLAN AVE	MUTFAM	EXEMPT
1704401273	RESIDENT/TENANT	212 N BOYLAN AVE	RALEIGH NC 27603		212 N BOYLAN AVE	MUTFAM	EXEMPT
1704306363	CUOMO, GENNARO A CUOMO, STEPHANIE	212 SAINT MARYS ST	RALEIGH NC 27605-1811		212 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306363	RESIDENT/TENANT	212 ST MARYS ST	RALEIGH NC 27605		212 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704309392	CABA PROPERTIES LLC	700 W JONES ST	RALEIGH NC 27603-1427		213 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres
1704309392	RESIDENT/TENANT	213 N BOYLAN AVE UNIT A	RALEIGH NC 27603		213 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres
1704309392	RESIDENT/TENANT	213 N BOYLAN AVE UNIT B	RALEIGH NC 27603		213 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres
1704306365	MCGUIRE, MARY KATHRYN THE MARY KATHRYN MCGUIRE REVOCABLE TRUST	214 SAINT MARYS ST	RALEIGH NC 27605-1811		214 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306365	RESIDENT/TENANT	214 ST MARYS ST	RALEIGH NC 27605		214 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704404393	CASA BARCO LLC	2337 AIRLINE DR	RALEIGH NC 27607-3109		215 GLENWOOD AVE	OFC GROSS	Commercial
1704404393	RESIDENT/TENANT	215 GLENWOOD AVE	RALEIGH NC 27603		215 GLENWOOD AVE	OFC GROSS	Commercial
1704404393	RESIDENT/TENANT	215 GLENWOOD AVE UNIT A	RALEIGH NC 27603		215 GLENWOOD AVE	OFC GROSS	Commercial
1704404393	RESIDENT/TENANT	215 GLENWOOD AVE UNIT B	RALEIGH NC 27603		215 GLENWOOD AVE	OFC GROSS	Commercial
1704404393	RESIDENT/TENANT	215 GLENWOOD AVE UNIT C	RALEIGH NC 27603		215 GLENWOOD AVE	OFC GROSS	Commercial
1704404393	RESIDENT/TENANT	215 GLENWOOD AVE UNIT D	RALEIGH NC 27603		215 GLENWOOD AVE	OFC GROSS	Commercial
1704400307	215 NORTH BOYLAN LLC	215 N BOYLAN AVE	RALEIGH NC 27603-1424		215 N BOYLAN AVE	RES/BUS	Residential Less Than 10 Acres
1704401351	MARCHANT, RAYMOND SHERWOOD III	221 DENNIS AVE	RALEIGH NC 27604-2136		216 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres

1704401351	RESIDENT/TENANT	214 N BOYLAN AVE	RALEIGH NC 27603	216 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres
1704401351	RESIDENT/TENANT	216 N BOYLAN AVE	RALEIGH NC 27603	216 N BOYLAN AVE	TWOFAM	Residential Less Than 10 Acres
1704306368	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	216 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306368	RESIDENT/TENANT	216 ST MARYS ST	RALEIGH NC 27605	216 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704401358	BOYD, RICHARD D RODGERS, MARY K	710 DEVEREUX ST	RALEIGH NC 27605-1408	218 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1704401358	RESIDENT/TENANT	218 N BOYLAN AVE	RALEIGH NC 27603	218 N BOYLAN AVE	SINGLFAM	Residential Less Than 10 Acres
1704306460	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	218 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306460	RESIDENT/TENANT	218 ST MARYS ST	RALEIGH NC 27605	218 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704400404	BOYLAN PROPERTIES LLC	5400 ETTA BURKE CT STE 100	RALEIGH NC 27606-1696	219 N BOYLAN AVE	OFC GROSS	Commercial
1704400404	RESIDENT/TENANT	219 N BOYLAN AVE	RALEIGH NC 27603	219 N BOYLAN AVE	OFC GROSS	Commercial
1704308328	BYRD- CANNON HOLDINGS LLC	612 W LANE ST	RALEIGH NC 27603-1411	220 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704308328	RESIDENT/TENANT	220 DUNDAS LN	RALEIGH NC 27603	220 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704306462	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	220 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306462	RESIDENT/TENANT	220 ST MARYS ST	RALEIGH NC 27605	220 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704307398	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	222 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704307398	RESIDENT/TENANT	222 DUNDAS LN	RALEIGH NC 27603	222 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704306464	PATTERSON, JOSEPH C FALK, KELLIE J	222 SAINT MARYS ST # 3	RALEIGH NC 27605-1811	222 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306464	RESIDENT/TENANT	222 ST MARYS ST	RALEIGH NC 27605	222 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704307368	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	224 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704307368	RESIDENT/TENANT	224 DUNDAS LN	RALEIGH NC 27603	224 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704306467	MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	224 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704306467	RESIDENT/TENANT	224 ST MARYS ST	RALEIGH NC 27605	224 ST MARYS ST	SINGLFAM	Residential Less Than 10 Acres
1704307348	KEITH, R FREDERICK TRUSTEE THE GOKU LAND REVOCABLE TRUST	8044 MONTGOMERY RD STE 700	CINCINNATI OH 45236-2926	226 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1704307348	RESIDENT/TENANT	226 DUNDAS LN	RALEIGH NC 27603	226 DUNDAS LN	SINGLFAM	Residential Less Than 10 Acres
1703493795	CWM PROPERTIES LLC	606 WILLARD PL	RALEIGH NC 27603-1846	606 WILLARD PL	OFC/APT	Commercial
1703493528	T R ASHE DEVELOPMENT LLC	205 S FUQUAY AVE	FUQUAY VARINA NC 27526-2212	607 WILLARD PL	RES CONV	Commercial
1703493528	RESIDENT/TENANT	607 WILLARD PL	RALEIGH NC 27603	607 WILLARD PL	RES CONV	Commercial
1703493737	MULLIN, ALEXANDER MULLIN, COURTNEY	118 HAWTHORNE RD	RALEIGH NC 27605-1633	608 WILLARD PL	RES CONV	Commercial
1703493737	RESIDENT/TENANT	608 WILLARD PL	RALEIGH NC 27603	608 WILLARD PL	RES CONV	Commercial
1703493325	ELLIS PLACE LLC	100 SAS CAMPUS DR # U6172	CARY NC 27513-2414	610 HILLSBOROUGH ST	OFC GROSS	Condominium
1703493325	PARKER, JONATHAN H	610 HILLSBOROUGH ST APT 201	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	QUIGLESS, MARYANNA V QUIGLESS, ASHLEY M	610 202 HILLSBOROUGH ST	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	HOPKINS-WILCOX, WHITNEY A BURGESS, TAYLOR A	1200 GLENCASTLE WAY	RALEIGH NC 27606-4701	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	BAHHO, AMANDA	610 HILLSBOROUGH ST APT 204	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	DIXON, MARK THOMAS	510 HILLSBOROUGH ST APT 405	RALEIGH NC 27603-1730	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	MAY, RUSSELL EDWARD II SZTAJN, PAOLA	610 206 HILLSBOROUGH ST	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	TURINSKY, GRANT	610 HILLSBOROUGH ST APT 301	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	BREAM, HARTLEY	9 CHILES AVE	ASHEVILLE NC 28803-2236	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	VON SEGGERN, TODD WILLIAM HOPKINS-WILCOX, RYAN ELISSA	610 - 303 HILLSBOROUGH ST	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	GRAY, STEVEN J	317 W MORGAN ST APT 411	RALEIGH NC 27601-1475	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	NEWMAN, RYAN MATTHEW NEWMAN, DAVID ANDREW	610 HILLSBOROUGH ST APT 305	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	WENTZ, PETER J BECKWITH, ALEXANDRA	610 306 HILLSBOROUGH ST	RALEIGH NC 27603-1748	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 101	RALEIGH NC 27603	610 HILLSBOROUGH ST	SNGL TEN	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 102	RALEIGH NC 27603	610 HILLSBOROUGH ST	OFC GROSS	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 103	RALEIGH NC 27603	610 HILLSBOROUGH ST	OFC GROSS	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 203	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 205	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 207	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 208	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 209	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 210	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 301	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 302	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 304	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 307	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 308	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 309	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703493325	RESIDENT/TENANT	610 HILLSBOROUGH ST APT 310	RALEIGH NC 27603	610 HILLSBOROUGH ST	SINGLFAM	Condominium
1703492788	CABA PROPERTIES II, LLC	700 W JONES ST	RALEIGH NC 27603-1427	610 WILLARD PL	FOURFAM	Residential Less Than 10 Acres
1703492788	RESIDENT/TENANT	610 WILLARD PL UNIT 1	RALEIGH NC 27603	610 WILLARD PL	FOURFAM	Residential Less Than 10 Acres
1703492788	RESIDENT/TENANT	610 WILLARD PL UNIT 2	RALEIGH NC 27603	610 WILLARD PL	FOURFAM	Residential Less Than 10 Acres
1703492788	RESIDENT/TENANT	610 WILLARD PL UNIT 3	RALEIGH NC 27603	610 WILLARD PL	FOURFAM	Residential Less Than 10 Acres
1703492788	RESIDENT/TENANT	610 WILLARD PL UNIT 4	RALEIGH NC 27603	610 WILLARD PL	FOURFAM	Residential Less Than 10 Acres
1704403359	WILLIAMS, RICHARD A /TR SINK, HENRY H JR /TR	1020 WASHINGTON ST	RALEIGH NC 27605-1258	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 1	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 2	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 3	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 4	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 5	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 6	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 7	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 8	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment

1704403359	RESIDENT/TENANT	611 W LANE ST APT 9	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 10	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 11	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 12	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 13	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 14	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 15	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 16	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 17	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 18	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 19	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1704403359	RESIDENT/TENANT	611 W LANE ST APT 20	RALEIGH NC 27603	611 W LANE ST	GRDN APT	Apartment
1703492660	T R ASHE DEVELOPMENT LLC	205 S FUQUAY AVE	FUQUAY VARINA NC 27526-2212	615 WILLARD PL	RES CONV	Commercial
1703492660	RESIDENT/TENANT	615 WILLARD PL	RALEIGH NC 27603	615 WILLARD PL	RES CONV	Commercial
1703493982	GEORGES VENTURES LLC	500 S OCEAN BLVD APT 2008	BOCA RATON FL 33432-6297	617 W JONES ST	RES CONV	Commercial
1703493982	RESIDENT/TENANT	617 W JONES ST	RALEIGH NC 27603	617 W JONES ST	RES CONV	Commercial
1703492349	AYCOCK, MAHLON L WILDER, RYON W	5201 LENORAWAY DR	RALEIGH NC 27613-1404	618 HILLSBOROUGH ST	DRIVE-IN	Commercial
1704403178	UGON PROPERTIES I LLC	3001 ROTHGEB DR	RALEIGH NC 27609-7707	618 W JONES ST	OFC GROSS	Commercial
1704403178	RESIDENT/TENANT	618 W JONES ST	RALEIGH NC 27603	618 W JONES ST	OFC GROSS	Commercial
1703493932	L E WOOTEN & CO	120 N BOYLAN AVE	RALEIGH NC 27603-1423	619 W JONES ST		Acre With Improvement, No House
1704402197	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545	620 W JONES ST	MUTFAM	EXEMPT
1704402197	RESIDENT/TENANT	620 W JONES ST	RALEIGH NC 27603	620 W JONES ST	MUTFAM	EXEMPT
1703492984	L E WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423	621 W JONES ST	RES CONV	Commercial
1703492984	RESIDENT/TENANT	621 W JONES ST	RALEIGH NC 27603	621 W JONES ST	RES CONV	Commercial
1704402337	623 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	623 W LANE ST	RES/BUS	Residential Less Than 10 Acres
1704402148	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545	624 W JONES ST	OFC/APT	EXEMPT
1704402148	RESIDENT/TENANT	624 W JONES ST	RALEIGH NC 27603	624 W JONES ST	OFC/APT	EXEMPT
1703492905	SEARS, DAN C L SEARS, GLENNA S	3601 SWANN ST	RALEIGH NC 27612-4613	625 W JONES ST	OFC GROSS	Commercial
1703492905	RESIDENT/TENANT	625 W JONES ST	RALEIGH NC 27603	625 W JONES ST	OFC GROSS	Commercial
1704401193	WILKINS, CHARLES P JR	919 W SOUTH ST	RALEIGH NC 27603-2159	626 W JONES ST	THREEFAM	Residential Less Than 10 Acres
1704401193	RESIDENT/TENANT	626 W JONES ST UNIT 1	RALEIGH NC 27603	626 W JONES ST	THREEFAM	Residential Less Than 10 Acres
1704401193	RESIDENT/TENANT	626 W JONES ST UNIT 2	RALEIGH NC 27603	626 W JONES ST	THREEFAM	Residential Less Than 10 Acres
1704401193	RESIDENT/TENANT	626 W JONES ST UNIT 3	RALEIGH NC 27603	626 W JONES ST	THREEFAM	Residential Less Than 10 Acres
1703491937	SPD HOLDINGS LLC	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST UNIT 1	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST UNIT 2	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST UNIT 3	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST UNIT 4	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST UNIT 5	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1703491937	RESIDENT/TENANT	627 W JONES ST	RALEIGH NC 27603	627 W JONES ST	MUTFAM	Residential Less Than 10 Acres
1704401455	BLACK BEAR REAL ESTATE LLC	627 W LANE ST	RALEIGH NC 27603-1410	627 W LANE ST	RES CONV	Commercial
1704401133	CASA	PO BOX 12545	RALEIGH NC 27605-2545	628 W JONES ST	THREEFAM	EXEMPT
1704401133	RESIDENT/TENANT	628 W JONES ST	RALEIGH NC 27603	628 W JONES ST	THREEFAM	EXEMPT
1704401133	RESIDENT/TENANT	628 W JONES ST UNIT A	RALEIGH NC 27603	628 W JONES ST	THREEFAM	EXEMPT
1704401133	RESIDENT/TENANT	628 W JONES ST UNIT B	RALEIGH NC 27603	628 W JONES ST	THREEFAM	EXEMPT
1703491348	HILLSBOROUGH 630 LLC	PO BOX 340805	BEAVERCREEK OH 45434-0805	630 HILLSBOROUGH ST	SERV STA	Commercial
1703491348	RESIDENT/TENANT	630 HILLSBOROUGH ST	RALEIGH NC 27603	630 HILLSBOROUGH ST	SERV STA	Commercial
1704400114	CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427	700 W JONES ST	RES CONV	Commercial
1704308362	WOHL, MYLES MATTHEW WOHL, NICOLE MARIE	701 W LANE ST APT 104	RALEIGH NC 27603-1497	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308382	DRISKILL, MARY ROBIN DRISKILL, JAMES MICHAEL	701 W LANE ST APT 103	RALEIGH NC 27603-1497	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309302	SMITH, KAREN	701 102 W LANE ST	RALEIGH NC 27603-1497	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309322	701 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308362	RESIDENT/TENANT	701 101 W LANE ST	RALEIGH NC 27603	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308382	RESIDENT/TENANT	701 102 W LANE ST	RALEIGH NC 27603	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309302	RESIDENT/TENANT	701 103 W LANE ST	RALEIGH NC 27603	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309322	RESIDENT/TENANT	701 104 W LANE ST	RALEIGH NC 27603	701 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309174	CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427	702 W JONES ST	OFC GROSS	Commercial
1704309174	RESIDENT/TENANT	702 W JONES ST	RALEIGH NC 27603	702 W JONES ST	OFC GROSS	Commercial
1704309435	703 WEST LANE TOWNHOMES HOMEOWNERS ASSOCIATION	C/O KILDAIRE MANAGEMENT COMPANY	CARY NC 27511	703 W LANE ST		HOA
1704308462	MCDANIEL, LORI M	703 W LANE ST APT 103	RALEIGH NC 27603-1482	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308482	STRICKLAND, ROSCOE L III	703 W LANE ST APT 102	RALEIGH NC 27603-1482	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309402	TRIVELLA, MARCO GIOVANNI	703 W LANE ST APT 101	RALEIGH NC 27603-1482	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308462	RESIDENT/TENANT	703 101 W LANE ST	RALEIGH NC 27603	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704308482	RESIDENT/TENANT	703 102 W LANE ST	RALEIGH NC 27603	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309402	RESIDENT/TENANT	703 103 W LANE ST	RALEIGH NC 27603	703 W LANE ST	SINGLFAM	Residential Less Than 10 Acres
1704309118	PARSONS, JAMES S	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	704 W JONES ST	OFC GROSS	Commercial
1704309118	RESIDENT/TENANT	704 W JONES ST	RALEIGH NC 27603	704 W JONES ST	OFC GROSS	Commercial
1703399454	WILLIAMS- CROSS INVESTMENT CO INC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	706 HILLSBOROUGH ST	OFC GROSS	Commercial
1703399454	RESIDENT/TENANT	706 HILLSBOROUGH ST	RALEIGH NC 27603	706 HILLSBOROUGH ST	OFC GROSS	Commercial
1703399454	RESIDENT/TENANT	706 HILLSBOROUGH ST STE 102	RALEIGH NC 27603	706 HILLSBOROUGH ST	OFC GROSS	Commercial
1703399454	RESIDENT/TENANT	708 HILLSBOROUGH ST	RALEIGH NC 27603	706 HILLSBOROUGH ST	OFC GROSS	Commercial
1703399454	RESIDENT/TENANT	706 HILLSBOROUGH ST STE 200	RALEIGH NC 27603	706 HILLSBOROUGH ST	OFC GROSS	Commercial

1703398963 MAGNOLIA PROPERTY GROUP LLC	5015 LANGLEY CIR	RALEIGH NC 27609-5139	707 W JONES ST	RES CONV	Commercial
1703398963 RESIDENT/TENANT	707 W JONES ST	RALEIGH NC 27603	707 W JONES ST	RES CONV	Commercial
1704308425 LYONS, JOSEPH LYONS, ANGELA	707 W LANE ST	RALEIGH NC 27603-1412	707 W LANE ST	TWOFAM	Residential Less Than 10 Acres
1704308261 PARSONS, JAMES SHERIDAN	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	708 W JONES ST		Vacant
1703398906 WYNDMOOR ENTERPRISES LLC	414 MORRISON AVE	RALEIGH NC 27608-2540	709 W JONES ST	OFC/APT	Commercial
1703398906 RESIDENT/TENANT	709 W JONES ST	RALEIGH NC 27603	709 W JONES ST	OFC/APT	Commercial
1703398906 RESIDENT/TENANT	709 W JONES ST UNIT B	RALEIGH NC 27603	709 W JONES ST	OFC/APT	Commercial
1704307485 HONEYCUTT, KATIE J	DEBORAH UPCHURCH	5217 PENNY RD	709 W LANE ST	RES/BUS	Residential Less Than 10 Acres
1704307485 RESIDENT/TENANT	709 W LANE ST	RALEIGH NC 27603	709 W LANE ST	RES/BUS	Residential Less Than 10 Acres
1704307445 POWELL, MICHAEL W POWELL, ADRIENNE C	711 W LANE ST	RALEIGH NC 27603-1412	711 W LANE ST	RES CONV	Commercial
1704307351 MODUS NC INVESTMENTS LLC	14201 WYNFIELD DR	RALEIGH NC 27615	713 W LANE ST		HOA
1704307125 AL-AWAR, RIMA S	1166 BAY ST STE 2201	TORNOTO ON M5S 2X8	714 W JONES ST	SINGLFAM	Residential Less Than 10 Acres
1704307125 RESIDENT/TENANT	714 W JONES ST	RALEIGH NC 27603	714 W JONES ST	SINGLFAM	Residential Less Than 10 Acres
1703398402 HILLIER MEMORIAL CHURCH	710 HILLSBOROUGH ST	RALEIGH NC 27603-1606	718 HILLSBOROUGH ST	CHURCH	EXEMPT
1703398402 RESIDENT/TENANT	718 HILLSBOROUGH ST	RALEIGH NC 27603	718 HILLSBOROUGH ST	CHURCH	EXEMPT
1704306166 ARM LLC	720 W JONES ST	RALEIGH NC 27603-1427	720 W JONES ST	MED OFC GROSS	Commercial
1703397419 HILLIER MEMORIAL CHRISTIAN CHURCH	718 HILLSBOROUGH ST	RALEIGH NC 27603-1606	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 1	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 2	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 3	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 4	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 5	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 6	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 7	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 8	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 9	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 10	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 11	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703397419 RESIDENT/TENANT	8 ST MARYS ST APT 12	RALEIGH NC 27605	8 ST MARYS ST	GRDN APT	Apartment
1703494525 GLENWOOD WILLARD HOTEL LLC	SHG LLC ATTN: R. DOYLE PARRISH	3141 JOHN HUMPHRIES WYND STE 200	9 GLENWOOD AVE		Vacant
1703390938 SAINT MARYS COLLEGE	ATTN: MARY ETHEL MCCORKLE	900 HILLSBOROUGH ST	900 HILLSBOROUGH ST	SINGLFAM	EXEMPT
1703390938 RESIDENT/TENANT	900 HILLSBOROUGH ST	RALEIGH NC 27603	900 HILLSBOROUGH ST	SINGLFAM	EXEMPT

SIGNS POSTED IN RIGHT OF WAY IN FRONT OF MULTI-TENANT BUILDING AT 116 ST. MARYS ST.





**NEIGHBORHOOD
MEETING NOTICE**
MARCH 25, 2021
118 and 119 blocks of
Maple Ave.
Meeting time: 6:00 PM to 8:00 PM
Meeting location: 118 and 119 blocks of Maple Ave.
Applicant Email: 118and119@maple.com
Applicant Phone: (919) 871-6778
www.maple.com/118and119

SIGNS POSTED IN RIGHT OF WAY IN FRONT OF MULTI-TENANT BUILDING AT 212 N. BOYLAN AVE.



**NEIGHBORHOOD
MEETING NOTICE**
MARCH 25, 2021
115 AND 117 North Main St.
Applicant Email: neighborhood@nashville.gov
Applicant Phone: (615) 871-4778
www.nashville.gov/neighborhood

SUMMARY OF ISSUES

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

Summary of Issues:

Attendance Roster
June 7, 2021 Virtual Neighborhood Meeting:
Proposed Rezoning of 115 and 119 N. Boylan Ave

Webinar ID
205-045-795

Attendee Details

<u>Last Name</u>	<u>First Name</u>	<u>Address</u>
Chandler	Steve	5400 Etta Burke Ct.
Ford	James	222 Glenwood Ave
Hiltbrunner	Tim	
Klem	Matthew	One Exchange Plaza
Makena	Kathleen	
Myers	Brent	710 W. Jones Street
Newton	Christopher	710 W. Jones Street
Pate	Katie	

115, 119 N Boylan Ave (Z-18-21)

Do you have any **questions** about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.



Rebecca What is the purpose of this site if so little information is provided?

one month ago



There's a lot of information. They give you the rezoning codes and links to the UDO to tell you what those codes entail. They tell you what the zoning is for surrounding properties.

one month ago



Rebecca This site provides no information about what is planned. This makes intelligent comment at best difficult if not impossible

one month ago



Barry Eriksen Thanks for adding a toggled link to "Make Public" or alternately "Hide" one's public comment. But rather than default to hiding a public comment, could you default it to public/shown to others on the website? That would help citizens engage by seeing what others' positions and opinions are. Please let us know. Thanks.

one month ago



City of Raleigh Planning & Development Staff (City of Raleigh, NC) Thank you for providing comments and bringing this to our attention. We are addressing this software error with PublicInput.com, and we will adjust the setting to default comments as public as soon as it is resolved.

one month ago



Barry Eriksen Why does the "comment" section say that the comment is private after clicking on the "Comment" button, just like the rest of the comments submitted through this private service publicinput.com, whereas your directions heading the "comment" section state that your comment is public, able to be seen by others and will be shared with the Planning Commission?

one month ago



Matthew Klem (City of Raleigh) Thank you for providing comments and bringing this to our attention. We are addressing this software error with PublicInput.com, and we will adjust the setting to default to public as soon as it is resolved.

one month ago

Do you have any **comments** about this rezoning case? If so, leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.



Allie Jacobs I support this rezoning. This area is a mix of office and residential and a taller building will fit in with this mixed use area.

one month ago

[1 Agree](#)



As an adjacent property owner business, we support this rezoning.

one month ago

[1 Agree](#)



Susan J. Maruyama Why does the City of Raleigh need to have a private company collect this information? publicinput.com is not a group I feel comfortable communicating with. Why doesn't Staff take these comments directly? How can we trust publicinput.com?

one month ago

[1 Agree](#)



Matthew Klem (City of Raleigh) PublicInput.com is a software platform that the city has purchased a license to use to engage with Raleigh residents across a broad range of topics, projects, and programs since 2016. The Rezoning Engagement portal is a new facet to our outreach and engagement strategy for the rezoning program. Comments entered in this portal are collected and reviewed by Raleigh Planning and Development Staff. The portal is intended to capture public comment on rezoning requests in one location and to package and transmit that content to the Planning Commission and City Council. In addition to this platform, you are also welcome to email staff, the Planning Commission, and the City Council directly, and attend virtual public meetings.

one month ago



7 stories in this area makes sense and the rezoning should be approved.

one month ago

[1 Agree](#)



I support this rezoning

one month ago



Barry Eriksen Do you really want everyone to move to Cary?

one month ago



Zach Shapiro I support this

one month ago