

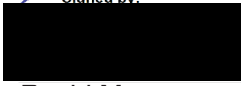
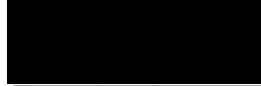


Rezoning Application and Checklist

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 12 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	☐ General use	☒ Conditional use	☐ Planned Development
	☐ Text Change to Zoning Conditions		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district:	R-10	Height:	Frontage:
Proposed zoning base district:	NX	Height: 3	Frontage: UG
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: 6/17/2026	Date amended (1):	Date amended (2):
Property address: 0 Wakefield Ave, 113 Ashe Ave, and 111 Ashe Ave		
Property PIN: 1703196635, 1703195792, and 1703196753		
Deed reference (book/page): DB 20102, Page 218; DB 20102, Page 218; DB 19550, Page1037		
Nearest intersection: Wakefield Ave & Ashe Ave		Property size (acres): 0.3
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: <u>David Mang and Sarah Luzzi (Owners of 113 Ashe Ave and 0 Wakefield Ave)</u>		
Printed Name: <u>Terry Stanfield (Owner of 111 Ashe Ave)</u>		
Property Owner Signature(s):		
Signed by:  David Mang	Signed by:  Sarah Luzzi	Signed by:  Terry Stanfield
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		

RECEIVED

By Diego Joao Murphy-Mendez at 9:03 am, Jul 09, 2026

Contact Information

Property Owner/Applicant*

Name & Title:

David Mang, Sarah Luzzi, and Terry Stanfield c/o Attorney Hunter Winstead

Email:

hwinstead@morningstarlawgroup.com

Phone:

919-590-0396

Name & Title:

Email:

Phone:

Point of Contact (If different than above)**

Point of Contact Name:

Email:

Phone:

Point of Contact Name:

Email:

Phone:

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10	Proposed zoning: NX-3-UG-CU	

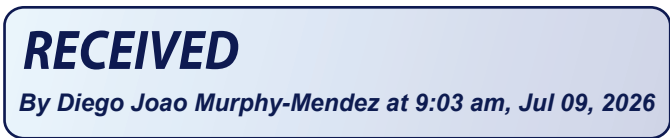
Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the NX- district shall be prohibited: (i) Detention center, jail, prison; (ii) Vehicle fuel sales. 2. Vape/tobacco shops are prohibited. For this condition, "vape/tobacco shop" shall mean a business establishment whose principal purpose and primary source of revenue is the sale of tobacco and nicotine products, including but not limited to cigars, cigarettes, pipe tobacco, vaping products, and smoking accessories. This condition shall not prohibit other retail uses from selling any of the products listed above. 3. Internet/electronic sweepstakes cafes or parlors are prohibited. For this condition, "internet/electronic sweepstakes cafes or parlors" shall mean a profit business establishment whose principal purpose and primary source of revenue is the sale of electronic gambling machine use where cash, merchandise, or other items of value are redeemed or distributed based upon chance. This does not include any lottery approved by the state or any nonprofit operation that is otherwise lawful under state law.

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

Signed by: [REDACTED]
David Mang

DocuSigned by: [REDACTED]
Sarah Luzzi

Signed by: [REDACTED]



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.	
The proposed rezoning to NX-3-UG-CU brings the Urban Form Map's "Downtown" and "Frequent Transit Area" designations to fruition by allowing for the compact, infill, mixed-use development of an underutilized site at the edge of Downtown. The proposal is also consistent with the Medium Scale Residential FLUM designation, which recommends small-scale commercial uses in some instances. The present case is one of those instances given the proposed use restrictions, the site's Downtown designation, and the location of existing retail in a CX- district directly across Wakefield Ave. Rezoning the subject site to allow small-scale commercial uses with an urban frontage will allow for the creation of a consistent, pedestrian-friendly, urban design along this section of Wakefield Ave. The proposed rezoning is consistent with many other Comprehensive Plan policies, including, but not limited to: LU1.2 (Future Land Use Map and Zoning Consistency); LU1.3 (Conditional Use District Consistency); LU2.1 (Placemaking); LU2.2 (Compact Development); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-use); LU 4.5 Connectivity; LU 4.6 (Transit-oriented Development); LU 4.7 (Capitalizing on Transit Access); LU 5.1 (Reinforcing the Urban Pattern); LU 5.4 (density transitions); LU 6.1 (Composition of Mixed-use Centers); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 6.3 (Mixed-use and Multimodal Transportation); LU7.4 (Scale and Design of New Commercial Uses); LU 7.6 (Pedestrian-friendly Development); LU 8.10 (Infill Development); LU 8.11 (Development of Vacant Sites); LU 10.1 (Mixed-use Retail); T 3.4 (Pedestrian Friendly Road Design); ED 5.8 (Supporting Retail Infill and Reinvestment); UD 1.10 (Frontage); UD 2.3 (Activating the Street); UD 5.1 (Contextual Design); UD 5.4 (Neighborhood Character and Identity); DT 1.3 (Underutilized Sites in Downtown); DT 1.6 (Supporting Retail Growth); DT 1.12 (Downtown Edges); DT 1.15 (Compatible Mix of Uses on Downtown Perimeter); AP-CH 1 (Complete Pedestrian and Bicycle Networks); AP-CH 7 (Promote Quality Design); AP-WM 1 (Mixed-use and Pedestrian Scale); AP-WM 2 (Safe and Attractive Streetscape); AP-WM 5 (Activated Public Realm); AP-WM 6 (Integrated Parking).	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
The primary focus of this rezoning is the small, triangular parcel at 0 Wakefield Ave. The developer's plan is to build a very small commercial building with neighborhood-focused retail uses to serve the nearby residents. The two Ashe Ave properties are included in this case primarily to create a cohesive zoning framework at this corner of Ashe Ave and Wakefield Ave consistent with the Urban Form Map and to provide site flexibility for the 0 Wakefield Ave parcel. The proposed rezoning to NX-3-UG-CU offers an appropriate transition between the existing residential neighborhood uses to the west and the commercial uses to the east. The proposed Urban Frontage will work to expand the existing sidewalk infrastructure on the west side of Wakefield Ave and create a balanced streetscape to complement the east side of Wakefield Ave.	

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.	
None known	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
NA	

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:
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:
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:
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:
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:
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:

7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option. Response:
8	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. Response:
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well. Response:
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space. Response:
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential. Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. Response:
13	New public spaces should provide seating opportunities. Response:

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

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

Rezoning Checklist (Submittal Requirements)

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

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

***Signature Requirements**

1. Accepted Signatures

Rezoning applications and conditional pages (when applicable) must be signed by the property owner(s) listed on the Wake County Deeds registry for the property.

If the owner and/or applicant is a corporate entity, the application must be signed by a duly authorized representative of the applicant (the “Manager” or “Managing Member” listed on the NC State Business Secretary page). If that is not readily apparent to the City’s reviewer(s), the signatory may be asked to provide documentation that such person is authorized to make a request to rezone the property and/or submit to the property being placed in a conditional district.

Property owner signatures for rezoning applications will only be accepted in the following forms:

1. Original, wet signatures – If a rezoning application is signed with a physical signature, the original, wet copy must be submitted to city staff before the application is deemed complete.
2. Adobe or DocuSign e-signatures – If a rezoning application is signed electronically, it must be either an Adobe or DocuSign signature. The signature verification page must be submitted for the application to be deemed complete.

****Differentiation Between Property Owner, Applicant, & Point of Contact**

1. Property Owner/Applicant

The Property Owner is the individual(s) or organization listed on Wake County Deeds for the property.

- For a conditional rezoning request, the property owner must be the individual making the rezoning request (i.e. the applicant).
- For a general use rezoning request, the property owner and applicant (individual making the request) can be different for the purposes of the rezoning application.

2. Point of Contact

The Point of Contact is the individual that city staff will coordinate with throughout the rezoning process. This section can be left blank if the property owner and/or applicant intends to be staff’s main point of contact throughout the rezoning process.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION ADDRESS(ES) AND WAKE COUNTY PIN(s)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS/NEAREST INTERSECTION). This site is currently zoned (CURRENT ZONING DISTRICT- FULL DISTRICT AND ABBREVIATION) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT – FULL DISTRICT AND ABBREVIATION). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,

Wakefield Ave Rezoning | First Neighborhood Meeting Report

A neighborhood meeting was held on May 14, 2026, to discuss a potential rezoning of three parcels located at 0 Wakefield Avenue (PIN 1703196635), 113 Ashe Avenue (PIN 1703195792), and 111 Ashe Avenue (PIN 1703196753). The meeting was conducted at the Pullen Community Center, and approximately seven (7) neighborhood residents attended. The primary topics and issues discussed are summarized below.

Proposal Overview

- The request involves rezoning three parcels totaling approximately 0.33 acres from R-10 to NX-3-UG-CU.
- The property owners are Dave Mang and Terry Stanfield.
- The principal focus of the request is a small triangular parcel (approximately 0.08 acres) proposed for neighborhood-serving retail uses (e.g., a coffee shop, bakery, or similar small-scale retail).
- Two existing single-family residences on Ashe Avenue are included in the rezoning area to address neighborhood transition/buffer requirements; there are no immediate plans to redevelop these residential properties.
- The maximum building height under the requested zoning would be three (3) stories, consistent with the current R-10 district standards.
- The anticipated development concept discussed is likely a one-story building.

Development Vision

- The concept discussed was small-scale, neighborhood-oriented retail similar to the Little Native Coffee project developed by Dave Mang on Person Street and E Cabarrus Street.
- By way of comparison, the Little Native Coffee building is approximately 1,000 square feet, located on a site roughly half the size of the triangular parcel proposed for neighborhood-serving retail.
- No specific tenant has been identified; however, the stated intent is for coffee shop, bakery, or retail-type uses.
- The site would be subject to urban general frontage standards, including (among other items) a minimum sidewalk, planting area, and building placement closer to the street.

- Parking was discussed as likely being limited primarily to on-street parking, with the possibility of one (1) to two (2) on-site spaces at most.
- Parking between the building and the street would not be permitted under the applicable frontage requirements.

Rezoning Process

- The request is currently in the pre-application stage, and this meeting constituted the first neighborhood meeting.
- The anticipated next steps discussed include submission of the rezoning application along with a community feedback report, followed by initial City staff review (estimated at approximately 2–3 weeks), and then potential revisions over a period ranging from several weeks to several months.
- A second neighborhood meeting would be required, with an anticipated 1,000-foot notice radius (larger than the 500-foot radius applicable to the first meeting).
- The Planning Commission would hold a public hearing and make a recommendation regarding consistency and related considerations; it is not the final decision-maker.
- The City Council would hold a public hearing and is the final decision-maker.
- The notice radius returns to 500 feet for the Planning Commission hearing.
- If the rezoning is approved, subsequent site plan review would address engineering, stormwater, street design, and related development details.

Comprehensive Plan Alignment

- The site is designated “Medium Scale Residential” on the Future Land Use Map, which contemplates townhomes, apartments, and small neighborhood-scale retail.
- The Urban Form Map indicates the site is at the edge of the downtown designation and within a frequent transit area.
- Three small area plans were identified as relevant:
 - Downtown Small Area Plan: encourages vibrant retail, redevelopment of vacant sites, and neighborhood-serving retail.
 - West Morgan Small Area Plan: envisions mixed-use districts that are pedestrian-oriented, with active ground-floor uses and vertical mixed-use.

- Cameron Village and Hillsborough Street: emphasizes transitions between uses; this relates to the neighborhood transition provisions in the UDO.
- The current zoning is R-10, which allows three-story apartment buildings by right.

Neighborhood Transition Provisions

- Neighborhood transition requirements can impose complex standards related to buffers and separation between mixed-use and residential parcels.
- It was explained that, if the two Ashe Avenue residential parcels were not included in the rezoning area, neighborhood transition/buffer requirements could render the triangular parcel impracticable to develop.
- Including the residential parcels in the rezoning area was described as addressing this constraint.
- Seeking variances was discussed as an alternative approach; however, the inclusion of the parcels was described as a more efficient approach and consistent with comprehensive plan objectives.

Permitted Uses and Restrictions

- The NX district allows a mix of residential and commercial uses, including small-scale retail and restaurant uses.
- The full permitted use table is available in Chapter 6 of the City's Unified Development Ordinance (UDO).
- Use categories include: P (permitted by right), L (limited), and S (special use permit required).
- The Conditional Use (CU) designation may be used to establish site-specific conditions, including restrictions on otherwise permitted uses.
- Examples of uses referenced as potentially excluded included fuel sales/gas stations and adult establishments.
- Nightclubs are not permitted in the NX district.
- Bars/taverns may be allowed subject to limitations (including no live music and an 11:00 p.m. noise threshold); limited outdoor seating (approximately two tables on the sidewalk) was also discussed.
- Alcohol sales may be permitted in connection with restaurant uses, subject to applicable state licensing requirements.

- Hours-of-operation limitations may apply depending on the use type, and a separate noise ordinance applies in addition to any use-specific standards.

Community Feedback and Concerns

Uses requested by attendees included:

- Bakery
- Coffee shop
- “Something that smells good”

Uses the community expressed concern about included:

- Vape shop
- Witch store (noting an existing similar business across the street)
- Nightclub

Additional concerns raised included:

- Parking availability and neighborhood impacts
- Sidewalk requirements and connectivity
- Trash enclosure location and screening
- Noise impacts
- Alcohol sales restrictions

Sidewalk and Street Improvements

- Urban general frontage standards require, among other elements, a wide sidewalk with planting area and building placement near the street.
- Street dedication and final street design would be addressed during site plan review by the engineering team.
- Adjacent property owners are generally not required to install sidewalks unless redevelopment triggers those obligations.
- Tier 3 Site Plan development triggers the most stringent requirements and generally applies to new retail/commercial development on vacant land.
- Existing residential properties generally have a higher threshold to reach Tier 3 (based on square footage and changes in use).

- It was discussed that sidewalk improvements could connect to nearby townhomes under construction and could potentially extend along Ashe Avenue as future development occurs.

Site Plan Details

- A screened trash enclosure would be required on the side or rear of the building (with reference to a design similar to Little Native Coffee).
- The anticipated building footprint discussed was approximately 1,000 square feet or less.
- Vehicular access for any on-site parking may occur through an existing driveway.
- It was noted that redevelopment could occur under the existing R-10 zoning (e.g., an apartment building); the rezoning primarily affects the range of permitted uses.

Public Engagement

- Residents may submit feedback through multiple channels, including:
 - Email to Hunter Winstead (as identified in the meeting notice)
 - City of Raleigh Public Engagement Portal
 - Direct contact with Planning Commissioners and City Council members
 - Email communication with City staff
- Individual meetings with an Mr. Winstead were discussed as available upon request.
- Meeting notices are sent automatically to properties within the applicable notice radius for the second neighborhood meeting, Planning Commission hearing, and City Council hearing.

Next Steps

- A second neighborhood meeting is anticipated to occur after completion of the initial staff review phase.
- Attendees within the 500-foot radius for the first neighborhood meeting will receive notices for future meetings and hearings.
- Planning Commission and City Council hearings would follow, each providing opportunities for public comment.

ATTENDANCE ROSTER

Wakefield Ave Rezoning

Print Name	Address	Phone and/or Email Address
Jerry Strickland	[REDACTED]	[REDACTED]
Vincent Whitehead		
Dave Tong		
Henry Bataller		
Matt Ritter		
Karen Lopez		
Ashley Cown		