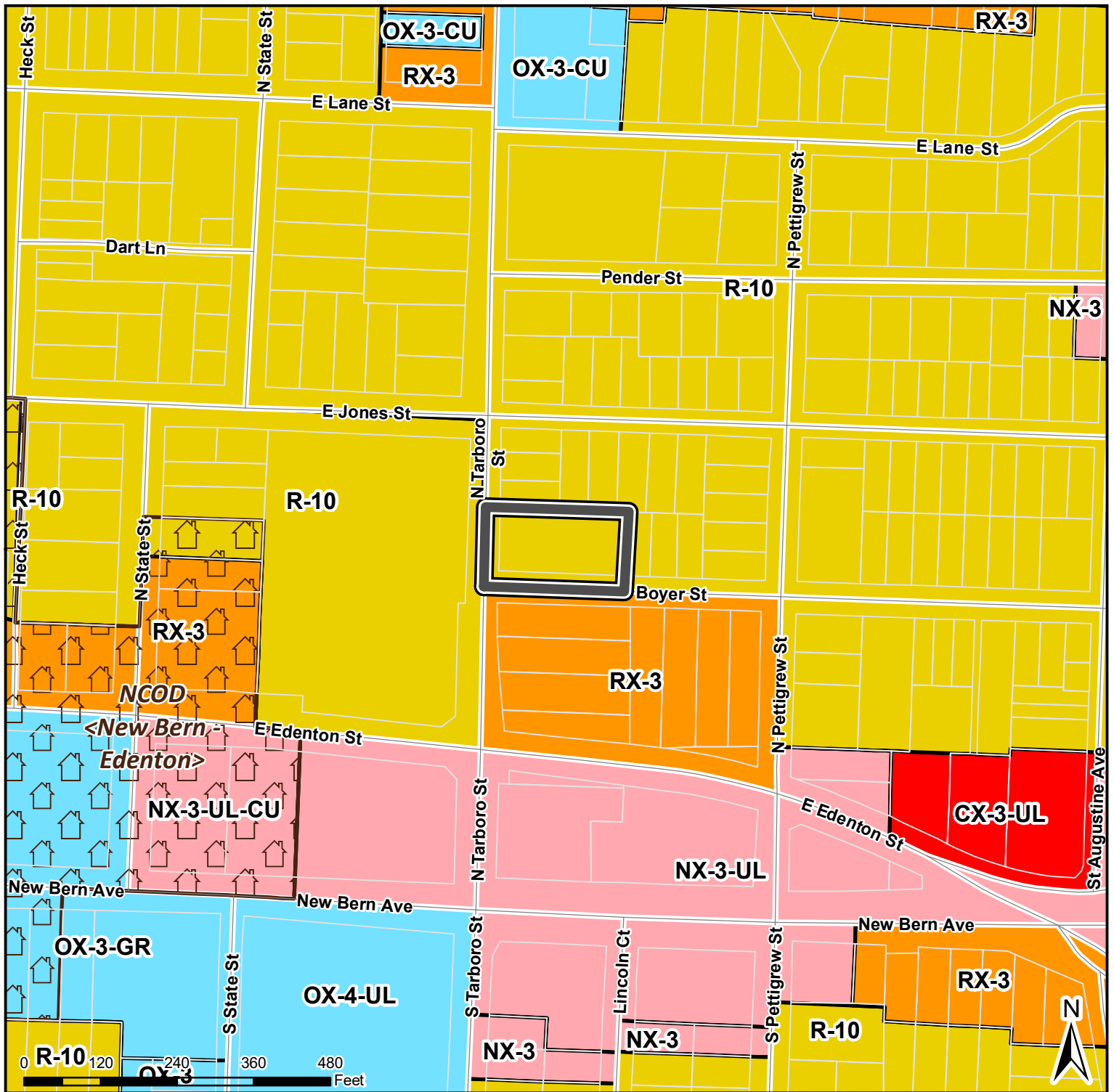
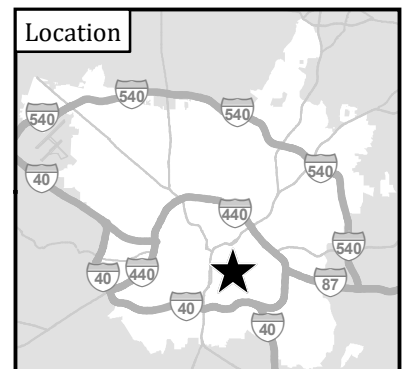


# Existing Zoning

# Z-26-2019



Property	102 N Tarboro St
Size	0.46 acres
Existing Zoning	R-10
Requested Zoning	RX-3-CU





# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## CASE INFORMATION: Z-26-19 N. TARBORO STREET

Location	N. Tarboro Street, at the northeast corner of its intersection with Boyer Street. Address: 102 N. Tarboro Street PINs: 1713291565 <a href="#">iMaps</a> , <a href="#">Google Maps</a> , Directions from City Hall ( <a href="#">Driving</a> , <a href="#">Transit</a> )
Current Zoning	R-10
Requested Zoning	RX-3-CU
Area of Request	0.46 acres
Corporate Limits	The subject site is located within the corporate limits and is adjacent to properties also within corporate limits.
Property Owner	Dayong Gan
Applicant	Dayong Gan
Citizens Advisory Council (CAC)	North Central
PC Recommendation Deadline	December 23, 2019

## SUMMARY OF PROPOSED CONDITIONS

1. Building type limited to Townhouse.
2. No more than 10 total housing units.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential
Urban Form	None
Consistent Policies	LU 2.2 Compact Development LU 4.6 Transit-Oriented Development LU 4.7 Capitalizing on Transit Access EP 1.7 Sustainable Development H 1.8 Zoning for Housing
Inconsistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency

## 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

Neighborhood Meeting	CAC	Planning Commission	City Council
6/24/19 (Five attendees)	9/10/19	9/24/19	

## PLANNING COMMISSION RECOMMENDATION

- ☐ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

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. Zoning 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.

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Planning Director                      Date

---

Planning Commission Chair      Date

Staff Coordinator:      Jason Hardin: (919) 996-2657; [Jason.Hardin@raleighnc.gov](mailto:Jason.Hardin@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-26-19

## Conditional Use

### OVERVIEW

The proposal seeks to rezone a 0.46-acre parcel at the northeast corner of the intersection of N. Tarboro Street and Boyer Street. The property is currently zoned Residential-10 (R-10); the request is for Residential Mixed Use-Three Stories-Conditional Use (RX-3-CU).

The property is currently vacant. Adjacent properties have residential uses or are vacant. The Tarboro Road park and community center is directly across the street on the west side of Tarboro Street.

The property and other properties on the block are zoned R-10. The block across Boyer Street to the south of the subject property is zoned RX-3.

The Future Land Use Map designates the subject property and the remainder of the block as Moderate Density Residential, which envisions a range of housing types at up to 14 units per acre. The block to the south is designated as Medium Density Residential, a category that envisions slightly more density.

The effect of the rezoning request would be to permit additional density and to limit building types other than townhouses. Detached houses, duplexes, and apartments would not be permitted. Density would be limited to 10 units, which is equivalent to 22 units per acre.

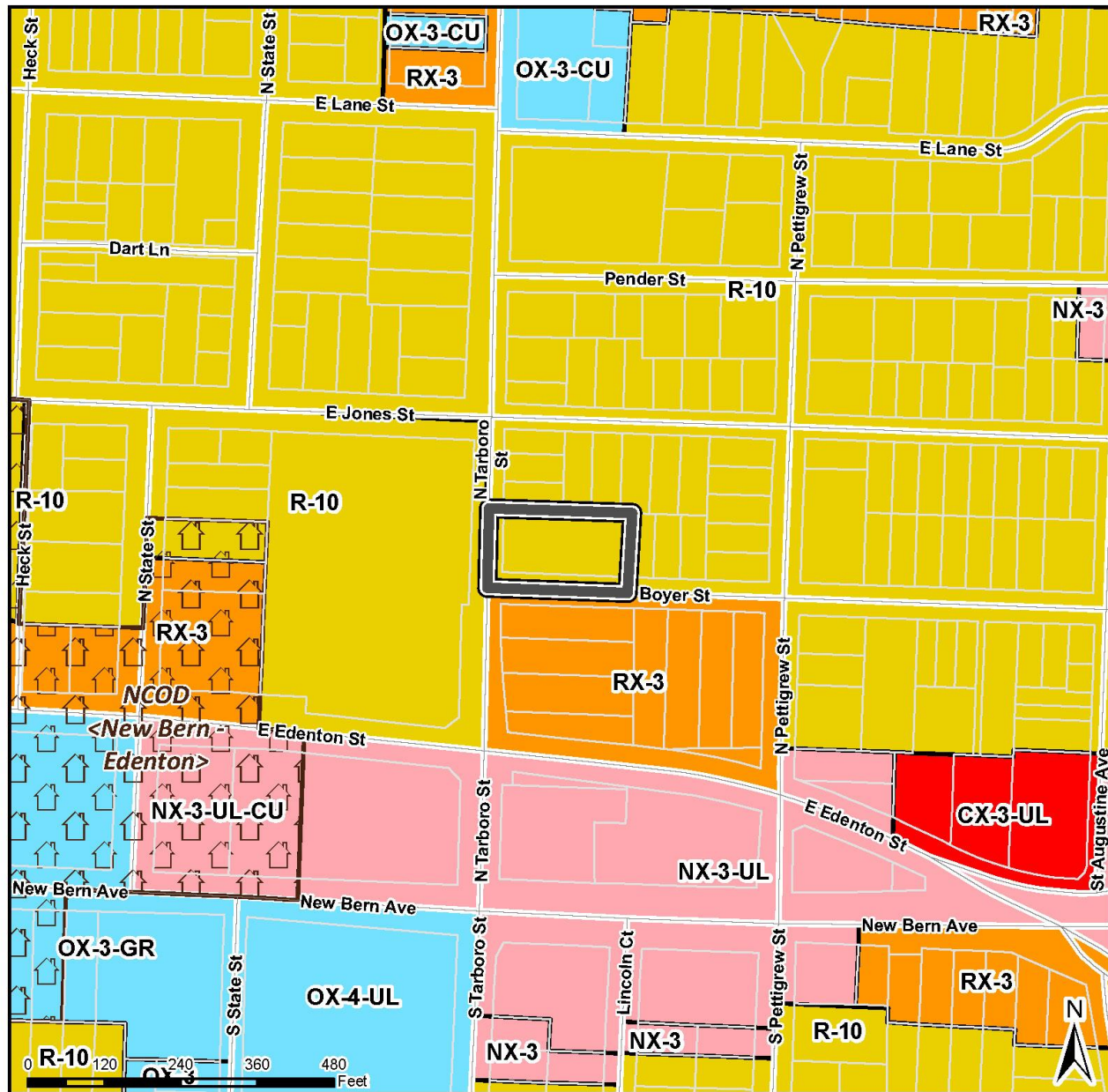
The site is within a quarter-mile of several transit routes, including Route 15, a high-frequency route throughout the day. It also is within 300 feet of a planned bus rapid transit (BRT) station at or near the intersection of Tarboro Street and Edenton Street/New Bern Avenue. The goal is for the New Bern BRT corridor to begin service in 2023, with other corridors following in subsequent years.

### OUTSTANDING ISSUES

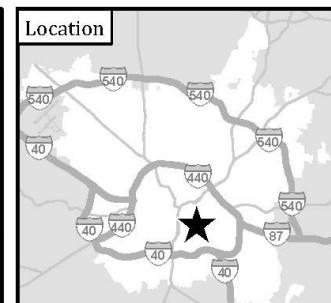
Outstanding Issues		Suggested Mitigation	
	1. The CAC has not yet voted on the request.		1. Applicant will go before the North Central CAC for a vote in October.

# Existing Zoning

Z-26-2019



Property	102 N Tarboro St
Size	0.46 acres
Existing Zoning	R-10
Requested Zoning	RX-3-CU



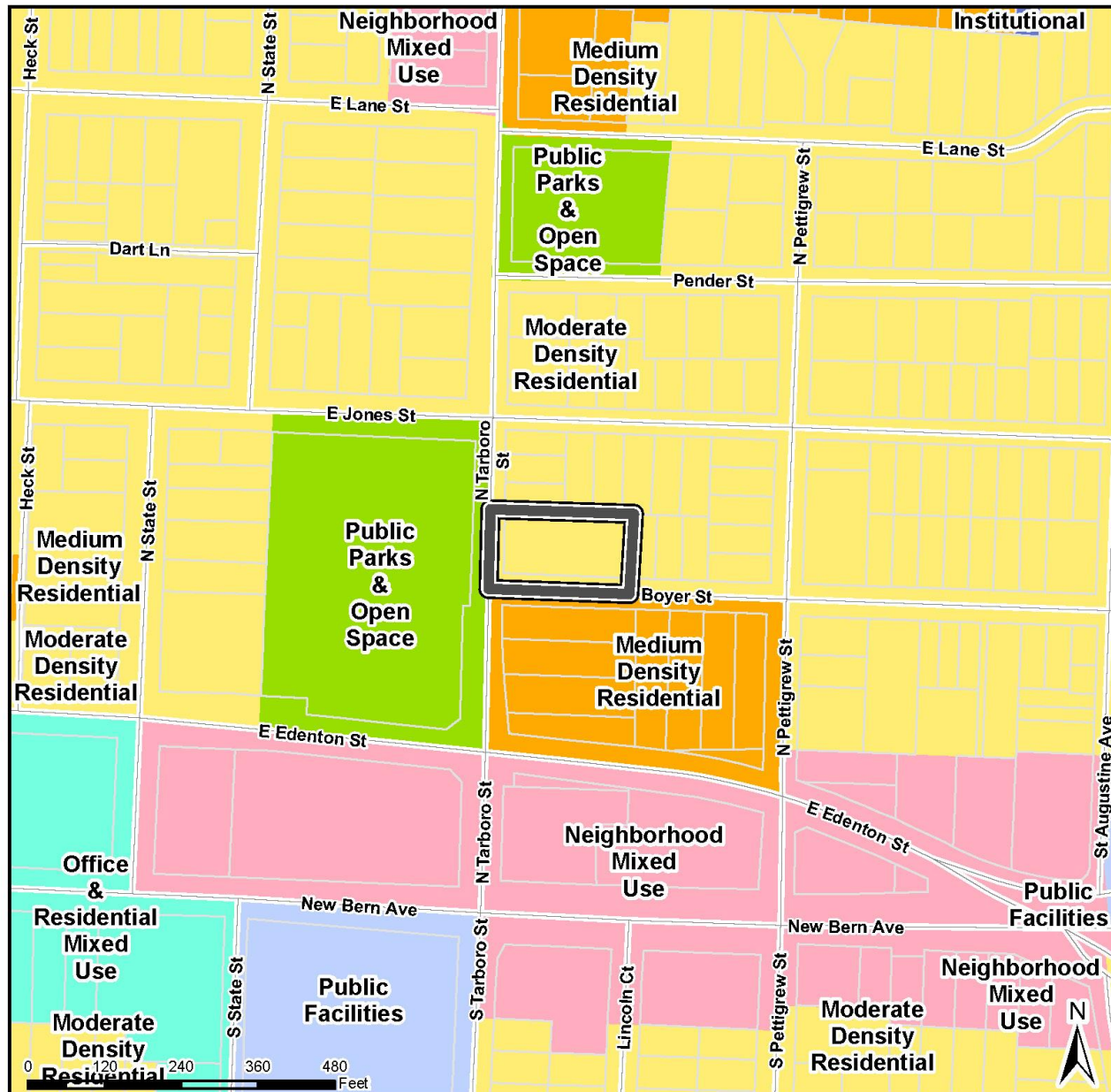
Map by Raleigh Department of City Planning (reckhowh), 8/15/2019

Staff Evaluation  
Z-26-19 N. Tarboro Street

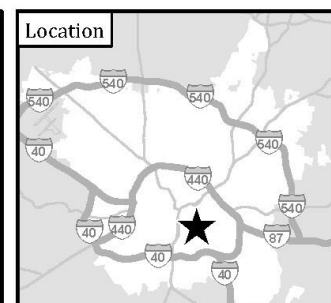


# Future Land Use

Z-26-2019



<b>Property</b>	102 N Tarboro St
<b>Size</b>	0.46 acres
<b>Existing Zoning</b>	R-10
<b>Requested Zoning</b>	RX-3-CU



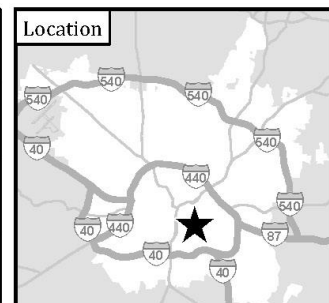
Map by Raleigh Department of City Planning (reckhowh), 8/15/2019

# Urban Form

Z-26-2019



<b>Property</b>	102 N Tarboro St
<b>Size</b>	0.46 acres
<b>Existing Zoning</b>	R-10
<b>Requested Zoning</b>	RX-3-CU



Map by Raleigh Department of City Planning (reckhowh). 8/15/2019



# 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?

*The proposal, while not precisely consistent with the Future Land Use Map (it is consistent in terms of building type but exceeds the map's envisioned density), is consistent with the Plan's overall themes. Specifically, it is consistent with the themes of Expanding Housing Choices, Coordinating Land Use and Transportation, and Greenprint Raleigh-Sustainable Development, as well as several policies that address housing supply and making the most of high-levels of transit provision.*

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

*Yes. Multi-unit housing in the form of townhouses is envisioned in the Moderate Density Residential category, although the density that would be permitted by this rezoning is above what is contemplated in the area.*

- 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?

*The use is specifically designated on the FLUM.*

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

*Yes. Adequate infrastructure is in place, with significant transit improvements planned for the New Bern Avenue corridor.*

## Future Land Use

**Future Land Use designation:** Moderate Density Residential

**The rezoning request is**

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

☒ **Inconsistent**

The Future Land Use Map designation for this area is Moderate Density Residential, which envisions a mix of housing types, including townhouses and apartments at densities up to 14 units per acre. The requested zoning would permit townhouses, which are consistent with this category. However, the request would permit a density of 22 units per acre, which is higher than the category envisions.

## Urban Form

**Urban Form designation:** None, although Edenton Street a block south is designated a Transit Emphasis Corridor, as is Tarboro Street south of Edenton.

**The rezoning request is**

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other** (no Urban Form designation)

## Compatibility

**The proposed rezoning is**

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

*The property is currently vacant. The rezoning would permit townhouse units, which are permitted in the current R-10 zoning district, which also applies to the area north of the property. Currently, the block and adjacent blocks to the north are characterized by a mix of detached and duplex housing units, while the block to the south permits more dense townhouse or apartment development. The area a block south, along Edenton Street and New Bern Avenue, includes more intensive commercial uses.*

## Public Benefits of the Proposed Rezoning

- *The rezoning would permit additional housing supply in an area of high housing demand, creating less affordability pressure on existing housing in the area.*
- *The rezoning would permit townhouses, which on average are significantly more affordable than new detached houses.*
- *The rezoning would allow more housing in a walkable area well-served by transit.*

## Detriments of the Proposed Rezoning

- *None*

## Policy Guidance

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

**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 request would permit a more compact form of development than allowed under the existing zoning.*

LU 4.6 Transit-Oriented Development. Promote transit-oriented development around planned transit stations through appropriate development regulation, education, station area planning, public-private partnerships, and regional cooperation.

LU 4.7 Capitalizing on Transit Access. Sites within a half-mile of planned and proposed fixed guideway transit stations should be developed with intense residential and mixed-uses to take full advantage of and support the City and region's investment in transit infrastructure.

- *The request would provide additional housing density near a generational transit investment, the creation of a bus rapid transit network. The property is less than 300 feet away from a likely BRT station on Edenton Street.*

EP 1.7 Sustainable Development. Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.

- *The request would permit infill development that would absorb housing demand in a developed area with high levels of transit and walkability.*

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.

- *The request would permit more housing units than existing zoning (10 rather than four), which would increase the housing supply in an area with high demand.*

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

**Policy 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

- As noted above, the request is consistent in terms of building types allows (Townhouse) but is not strictly consistent with the Map's guidance about density.

### Area Plan Policy Guidance

- Not applicable. The subject property is not within an area plan.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	70	Much higher than citywide average
Walk Score	30	58	Higher than citywide average

*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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.*

**Summary:** The property is in a much more walkable and transit-served location than the city as a whole, meaning that trips to and from the property are more likely to be on foot or by transit than in cars. This will tend to reduce the city's per capita carbon footprint. Moreover, the property is less than 300 feet from a planned bus rapid transit station on the New Bern/Edenton corridor.

## Carbon/Energy Footprint: Housing

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	No
Larger Apartment	34.0	No

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

**Summary:** The rezoning would permit additional townhouse units in comparison to existing zoning. Townhouses, on average, use less energy than detached houses.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would permit 10 housing units, rather than the four permitted by existing zoning.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	No	The request only permits townhouses. However, as most of Raleigh is covered by zones that exclude anything other than detached houses, it adds additional variety to the city.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	Yes. It is within 350' of transit and of a likely future BRT station. Households can save on transportation costs and more easily go without or reduce car ownership.

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

**Summary:** The request would add to housing supply and permit additional units of a housing type, townhouses, that is relatively more affordable than detached houses. Additionally, the area, on completion of BRT, will be with a short walk of extremely high levels of transit service, permitting residents to save on transportation costs.

# 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.

**Impact Identified: None**

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Tarboro Road Park (300 ft) and Lane St. Park (0.4 miles).
3. Nearest existing greenway trail access is provided by Little Rock Greenway Trail (0.8 miles).
4. Current park access level of service in this area receives an "A" letter grade.

**Impact Identified: None requiring mitigation.**

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning) (gpd)	Maximum Demand (proposed zoning) (gpd)
Water	0	2,500	6,250
Wastewater	0	2,500	6,250

1. The proposed rezoning would add approximately 3,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the developer.

**Impact Identified: None requiring addition mitigation.**



## Stormwater

Floodplain	n/a
Drainage Basin	Walnut
Stormwater Management	UDO 9.2
Overlay District	n/a

**Impact Identified: No downstream structural impacts identified.**

## Transportation

### **Site Location and Context**

#### *Location*

The Z-26-2019 site is located in east Raleigh north of Edenton Street and east of Tarboro Street.

#### *Area Plans*

The Z-26-2019 site is not located within any existing area plans.

### **Existing and Planned Infrastructure**

#### *Existing Streets*

The subject property at the northeast corner of Tarboro Street and Boyer Street. Neither street is designated in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan). Both Streets are maintained by the City of Raleigh.

#### *Street Network*

In accordance with UDO section 8.3.2, the maximum block perimeter for RX-3 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The existing block perimeter is approximately 1,290 feet.

#### *Pedestrian Facilities*

Sidewalks currently exists on both sides of Tarboro Street. Sidewalks do not exist on either side of Boyer Street near the site. Sidewalk construction on the subject property's Boyer Street frontage is required if the property is developed with a site plan or a subdivision.

#### *Bicycle Facilities*

Tarboro Street has shared lane markings from New Bern Avenue to Oakwood Avenue. This section is designated for a bicycle lane in the long-term bikeway plan. South of New Bern Avenue, Tarboro Street and Rock Quarry Road have a buffered bicycle lane. This facility is a separated bikeway, which is the long-term bikeway designation.

This site is within the Citrix Cycle bikeshare service area. The nearest bikeshare station that currently exists is on East Davie Street at Chavis Way (approximately 0.9 miles street network distance). An additional bikeshare station is under construction at the intersection of Oakwood Avenue and Tarboro Street (approximately 0.2 miles north). Bikeshare station spacing guidelines indicate that an additional station in the vicinity of this site may be appropriate.

#### *Greenways*

The Z-26-2019 site is not close to any planned or existing greenway trails.

#### *Transit*

This site is approximately 350 feet from a GoRaleigh stop on Edenton with inbound frequent service. The corresponding outbound stop is less than 1,000 feet from the site. GoRaleigh is currently developing a bus rapid transit project to improve this service. Additional transit service is also available within a normal walking distance of the site.

#### **Other Projects in the Area**

GoRaleigh is developing Bus Rapid Transit on the New Bern Corridor as planned in the Wake Transit Plan. A station is planned for Tarboro Street.

#### **TIA Determination**

Approval of case Z-26-19 may increase trip generation by 3 vehicles in the PM peak hour and 3 vehicles in the AM peak hour. Trips generated may increase by 42 vehicles per day. These increases are below thresholds in the Raleigh Street Design Manual for requiring a Traffic Impact Analysis.

Z-26-19 Existing Land Use	Daily	AM	PM
Vacant Surface Parking Lot	0	0	0
Z-26-19 Current Zoning Entitlements	Daily	AM	PM
Residential	28	2	2
Z-26-19 Proposed Zoning Maximums	Daily	AM	PM
Residential	70	4	5
Z-26-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>42</b>	<b>3</b>	<b>3</b>

**Impact Identified: Increase in daily trips; increased demand for transit.**

#### Urban Forestry

Tree Conservation is not required.

**Impact Identified: None**

### Impacts Summary

Because it would permit more housing in a walkable area served by transit and would permit a more efficient building type than detached houses, the rezoning would likely reduce carbon emissions on a per-capita basis. By permitting more housing units on the property, it also would add to the housing supply and facilitate relatively more affordable housing units than if fewer units were built. It also specifies a building type, townhouses, that are on average relatively more affordable than detached houses.

### Mitigation of Impacts

None required.

## CONCLUSION

The property already is in an area that is more walkable and better transit-served than the city as a whole, meaning additional development there likely would decrease carbon emissions on a per capita basis.

By permitting more housing units on the property, it also would add to the housing supply and facilitate relatively more affordable housing units than if fewer units were built. It also specifies a building type, townhouses, that are on average relatively more affordable than detached houses.

The rezoning is consistent with the Future Land Use Map in terms of building type, but exceeds the Map's guidance in terms of density. However, several policies in the Comprehensive Plan encourage adding to the city's housing supply and specifically recognize areas served by fixed-route transit as locations for additional housing density. Overall, the request is consistent with the city's Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
6/24/19	Neighborhood meeting	Five attendees
8/12/19	Petition filed	R-10-CU
9/10/19	North Central CAC	Approximately 20 attendees
9/12/19	Conditions revised	Technical revisions
10/15/19	North Central CAC	Potential vote

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10	R-10	RX-3	R-10	R-10
Additional Overlay	-	-	-	-	-
Future Land Use	Moderate Density Residential	Moderate Density Residential	Medium Density Residential	Moderate Density Residential	Public Parks & Open Space
Current Land Use	Vacant	Residential/ vacant	Vacant	Residential	Park
Urban Form	-	-	-	-	-

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-10	RX-3-CU
Total Acreage	.46	.46
Setbacks:		
Front	10'	10'
Side	0' or 6'	10'
Rear	20'	20'
Residential Density:	10 units/acre	22 units/acre
Max. # of Residential Units	4	10
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-

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



# COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-26-19

## OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 102 N. Tarboro Street to achieve consistency between the map and the rezoning request for a Residential Mixed Use (RX) base district with a limit of 10 units (22 units per acre). The map currently designates the parcel for Moderate Density Residential, which envisions densities up to 14 units per acre. The FLUM district corresponding to the rezoning request is Medium Density Residential, which envisions additional density in comparison to Moderate Density Residential.

## LIST OF AMENDMENTS

- |   |
|---|
| 1. Amend the Future Land Use Map for 102 N. Tarboro Street from Moderate Density Residential to Medium Density Residential. |
|---|

## AMENDED MAPS

The Future Land Use Map would be modified to show the subject property as Medium Density Residential.

## IMPACT ANALYSIS

None.



# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Existing Zoning Base District	R-10	Height N/A Frontage N/A Overlay(s) N/A	
Proposed Zoning Base District	RX	Height 3 Frontage N/A Overlay(s) N/A	
Click <a href="#">here</a> to view the Zoning Map. 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: <b>Z-89-1994</b>			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
<b>599679</b>			

GENERAL INFORMATION			
Date <u>August 19, 2019 com</u> <del>June 25, 2019</del>		Date Amended (1) _____ Date Amended (2) _____	
Property Address <b>102 N. Tarboro Street</b>			
Property PIN <b>1713291565</b>		Deed Reference (book/page) <b>Bk 015253/ PG 02009</b>	
Nearest Intersection <b>Tarboro Street and Boyer Street</b>			
Property Size (acres) <b>.46</b>	For Planned Development Applications Only:	Total Units _____ Total Parcels _____	Total Square Footage _____ Total Buildings _____
Property Owner/Address <b>Dayong Gan</b> <b>503 Annandale Drive</b> <b>Cary, NC 27511-6509</b>		Phone <b>919-809-2233</b>	Fax _____
Project Contact Person/Address <b>Bahati Mutisya</b> <b>301 Fayetteville Street, Suite 1400</b> <b>Raleigh, NC 27601</b>		Email <b>dygan@yahoo.com</b>	
Project Contact Person/Address <b>Bahati Mutisya</b> <b>301 Fayetteville Street, Suite 1400</b> <b>Raleigh, NC 27601</b>		Phone <b>919-835-4686</b>	Fax _____
Owner/Registered Agent Signature 		Email _____	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number <b>Z-26-19</b>		<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted <b>9-12-2019</b>		
Existing Zoning <b>R-10</b>	Proposed Zoning <b>RX-3-CU</b>	
Narrative of Zoning Conditions Offered		
1. Townhouses shall be the only permitted building type		
2. The unit count shall be limited to a maximum of ten (10) townhouse units		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature \_\_\_\_\_ Print Name \_\_\_\_\_

**Rezoning Application Addendum #1  
102 N. Tarboro St, Raleigh, NC 27601  
Transaction #: 599679**

**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.*

102 N. Tarboro St is a .46 acre parcel (the “Site”) that is designated as Moderate Density Residential (“MDR”) in the future land use map (FLUM). MDR allows for 6-14 units per acre, and allows townhouses and multifamily dwellings with a maximum overall gross density of 14 units per acre. The recommended corresponding zoning districts include RX conditioned to limit the density to 14 units/acre, which amounts to about 6 townhouses on the .46 acre parcel.

The applicant is proposing RX-3-CU, with a condition limiting the type of uses to residential townhouses. Thus, this use is consistent with the FLUM use designation. The applicant plans to develop up to 10 townhouses on the Site in order to decrease the price point of the development. While the number of units would exceed the MDR designation, this development is consistent with many policies in the Comprehensive Plan discussed below. Additionally, there are parcels nearby along the Edenton Street corridor and further north along Oakwood Ave that are zoned RX-3. Thus, this rezoning request is consistent with the land use pattern in this area.

This conditional rezoning request proposes the following two conditions: 1) *Uses shall be limited to townhouses and accessory uses.* 2) *The unit count shall be limited to ten (10) townhouse units.* This is consistent with the Comprehensive Plan as limiting the use to townhouses will guarantee a housing product type suggested in the FLUM designation. See Policy LU 1.3, Comp. Plan p. 36.2.

The Site is adjacent to the College Park neighborhood and located across N. Tarboro Street from the Tarboro Road Community Center. The Site does not have a designation on the Urban Form Map, but is located just over .5 miles east of downtown Raleigh and approximately .25 miles south of St. Augustine’s University. The City is in the process of revitalizing this area, which was once was a thriving mixed-income neighborhood but experienced an economic decline by the 1970s. Accordingly, this Site was identified as an under-performing area that could benefit from economic development activities, or a “Target Economic Development Area.” (Comp. Plan p. 155-156).

As a result, the City implemented the Neighborhood Revitalization Strategy Area (NRSA) Plan, which included affordable apartment homes located northeast of the Site and single family and townhouse residential developments east of the Site, some of which are income-restricted. With the help of community involvement lead by the local North Central CAC and the City’s NRSA plan, this area is transforming into a revived prospering neighborhood.

To complement this transformation, the applicant seeks to build a townhouse development that will include good quality products at a competitive price point to provide a wider variety of housing for a diverse population. In 1994, the Site, along with surrounding parcels, was zoned to R-10, which is a residential district with a relatively high density. Much of the housing stock in the area is older with smaller building footprints. The applicant's request to rezone to RX-3-CU will maintain the residential use on this parcel, and will allow for similar smaller building footprints. While the majority of the homes in this area are single family, the City intends to build new townhouses nearby in the East College Park area. Thus, townhouses on this Site are consistent with the existing and future land use patterns of this area. This rezoning request will complement the City's efforts to reach the ultimate goal of increasing housing opportunities for existing and future residents, creating diverse neighborhoods of choice, and strengthening the economic value of the area.

The proposed development is also consistent with the following policies in the 2030 Comprehensive Plan:

**Policy DT 4.1, Encouraging downtown housing.** *Encourage high-density residential development in downtown, consistent with the target of accommodating another 25,000 residents by 2030.* (Comp Plan p. 338) This development proposes to increase the density on this lot with a residential use to meet the increasing housing demand in downtown Raleigh.

**Policy DT 4.4, Mixed Income Housing.** *Encourage mixed-income housing downtown.* (Comp Plan p. 339) Adding a townhouse development on this Site will meet the City's goal of encouraging mixed-income housing. The City has currently implemented affordable housing initiatives in this area. Townhouses are a more affordable housing product than single family homes. Thus, adding a townhouse development on the Site will create a mixed-income community in this area.

**Policy DT 4.5, Promoting Downtown as a Neighborhood.** *Promote downtown as a residential neighborhood for singles, couples, and families.* (Comp Plan p. 339) By placing townhouses on this Site in an area of mostly single family homes, the applicant is adding a development to the community that will create a residential neighborhood for people in all stages of life.

**Policy LU 2.1, Placemaking.** *Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* (Comp Plan p. 40). The Site will be highly visible to the public given that it is located across the street from the Tarboro Road Community Center, a popular gathering place for the community. Thus, the applicant has an incentive to build aesthetically pleasing homes that will complement the character of the existing surrounding neighborhood. The Site is currently vacant, so development will improve the character of the block facing this community center.

**Policy LU 2.6, Zoning and Infrastructure Impacts.** *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* (Comp Plan p. 41). The applicant has examined the infrastructure for the Site and believes the unit count of the development will not overburden the Site.

**Policy UD 5.3, Improving Neighborhood Connectivity.** *Explore opportunities to conveniently connect existing neighborhoods to adjacent commercial centers and community facilities and services.* (Comp Plan p 244). The proposed development will benefit from the potential future Bus Rapid Transit Route (BRT) along New Bern Avenue. Placing a townhouse development here will support the City's goal of having housing near public transit to connect neighborhoods to nearby businesses and services.

**Policy UD 5.4, Neighborhood Character and Identity.** *Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.* (Comp Plan p. 244). The applicant intends to continue the pattern of redevelopment in the area, while maintaining the character and identity of the existing community.

**Policy UD 5.6, Protection of Neighborhood Open Space.** *Infill development should respect and improve the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas.* (Comp Plan p. 244). As stated above, the Site is located across the street from the Tarboro Road Community Center and will not interfere with the use of the public space, but will improve the character of the block facing the community center.

**Policy UD 7.1, Economic Value of Quality Design.** *Recognize and emphasize the economic value of quality design in redevelopment, infill, adaptive use of existing structures, and development of public spaces.* With this request, the applicant aims to build a townhouse development with a quality design that will add economic value to the community.

**Policy LU 5.4, Density Transitions.** *Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.* (Comp Plan p. 48). This Site abuts parcels on the same block that are zoned R-10. The applicant will implement the Neighborhood Transition Protective Yard Zone required by the Section 3.5.3 of the UDO to provide the appropriate transitions on the Site.

**Policy LU 5.6, Buffering Requirements.** *New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.* (Comp Plan p 49). As stated above, this development will implement the Neighborhood Transition Protective Yard Zone required by the UDO given that the district abuts parcels zoned R-10 on its northern and eastern borders.

**Policy LU 8.1, Housing Variety.** *Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.* (Comp Plan p 53). The housing in this area is mostly single-family. Thus, adding townhouses on this site will diversify the housing types consistent with this policy.

**Policy LU 8.3, Conserving, Enhancing, and Revitalizing Neighborhoods.** *Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.* (Comp Plan p. 53). The applicant aims to build aesthetically pleasing homes that will complement the character of the existing surrounding neighborhood consistent with this policy. There are no historic resources or important environmental features on the property in need of preserving.

**Policy LU 8.2, Neighborhood Revitalization.** *Facilitate neighborhood revitalization and stabilization by focusing grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social, economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need.* (Comp Plan p. 53). The Site is in an area targeted for redevelopment and neighborhood revitalization. The City has already launched programs to revive the area just east of the Site. The existing homes on this block along E Jones St and Boyer St were built in the early to mid-1900s. However, some of the homes along N Pettigrew St were built in the last five years. This request will continue the pattern of new development on this block and in this area over time.



## **PUBLIC BENEFITS**

*Provide brief statements regarding the public benefits derived as a result of the rezoning request.*

This rezoning request would allow a residential development in a Target Economic Development Area (Comp Plan p. 155-156) and in the Neighborhood Revitalization Strategy Area (NRSA), both of which seek to create the framework for mixed-income housing opportunities for both homeowners and renters. The proposed development will have good quality townhouses for sale that will be in harmony with the revitalized College Park neighborhood at a competitive price point compared to single family homes in the current market. Placing the maximum number of townhouses on this Site will allow a wider variety of housing for a wider variety of residents, which will complement the City's affordable housing efforts nearby.

The 10 units will add minimal traffic to the nearby roads, and will add needed residential units in an area targeted for this use. It will also convert a vacant, underutilized parcel into a productive use without displacing any current residents. The proposed development will attract desired investment to the area and meet the City's goal of retaining the character and culture of the community while accommodating the growth, change, and lifestyles of new residents.

## SUMMARY OF ISSUES

A neighborhood meeting was held on June 24, 2019 (date) to discuss a potential rezoning located at 102 N. Tarboro Street (property address).

The neighborhood meeting was held at 121 N. Tarboro Street (location).

There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors asked about the layout and price point of the development. Applicant noted that neither of those have been decided at this time.

Neighbors are concerned that a development like this will increase their property taxes.

Neighbors want to be involved in the process and want to have a say in what the development will look like.

Neighbors asked about the square footage of the units. Applicant answered that they will be approximately 1500 sf.

Neighbors are concerned that the development will not match the character of the surrounding homes.

**ATTENDANCE ROSTER**

NAME	ADDRESS
Mozelle Harris	1120 Boyer Street
Rosalyn Surrell	1115 Boyer Street
Terri Becom	308 N. East Street
Mary R. Johnson	1301 E. Jones Street
Nabeg Barakat	1125 E Edenton Street