

CITY OF RALEIGH

Z-27-08

**NB, NB CUD, BUS
O&I-1& IND-2
with
Pedestrian Business
Overlay District**

to

**Same base zoning w/
Amended Pedestrian
Business Overlay
District**

20.2 acres

Public Hearing
July 15, 2008
(Nov 12, 2008)

440 Feet



Petition to Amend the Official Zoning Map

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

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.

2. That the following circumstance(s) exist(s):

☐ City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.

☒ Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.

☐ The property has not heretofore been subject to the zoning regulations of the City of Raleigh.

3. That the requested zoning change is or will be in accordance with the Raleigh Comprehensive Plan.

4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:

- 1) to lessen congestion in the streets;
- 2) to provide adequate light and air;
- 3) to prevent the overcrowding of land;
- 4) to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
- 5) to regulate in accordance with a comprehensive plan;
- 6) to avoid spot zoning; and
- 7) to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

Please check boxes
where appropriate

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

Signature(s)

[Signature]

Date:

3/20/08

Please type or print name(s) clearly:

Mall Harlow

3/20/08

EXHIBIT B. Request for Zoning Change

Office Use Only	2-27-08
Petition No.	
Date Filed:	3/26/08
Filing Fee:	\$2500.00 by check 1/85/08

Please use this form only -- form may be photocopied. Please type or print

See instructions, page 6

	Name(s)	Address	Telephone / E-Mail
1) Petitioner(s): Note: Conditional Use District Petitioner(s) must be owner(s) of petitioned property.	Niall Hanley	2212 Everett Avenue	Naill55@aol.com
		Raleigh, NC 27507	
2) Property Owner(s):	Niall Hanley	2212 Everett Avenue	Naill55@aol.com
		Raleigh, NC 27507	
	see attached "Glenwood PBOD owners"		
3) Contact Person(s):	Ted Van Dyk, AIA	1304 Hillsborough Street	919.831.1308
		Raleigh, NC 27605	Ted@newcitydesign.com
4) Property Description: Please provide surveys if proposed zoning boundary lines do not follow property lines.	Wake County Property Identification Number(s) (PIN): See Attached		
	General Street Location (nearest street intersections): Glenwood, Peace, Hillsborough		
5) Area of Subject Property (acres):	Glenwood PBOD 20.2 acres		
6) Current Zoning District(s) Classification: Include Overlay District(s), if Applicable	Glenwood PBOD with Glenwood Streetscape and Parking Plan Overlay		
7) Proposed Zoning District Classification: Include Overlay District(s) if Applicable. If existing Overlay District is to remain, please state.	Glenwood PBOD with Glenwood Streetscape and Parking Plan overlay No Change		

The following are all of the person, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred (100) feet (excluding right-of-way) of (front, rear, all sides and across any street) the property sought to be rezoned.

(Important: Include PIN Numbers with names, addresses and zip codes.) Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below in the format illustrated in the first box. Please use this form only – form may be photocopied – please type or print.

[illegible]**Rezoning Petition**
Form Revised December 21, 2007

Glenwood PBOD Owners

PIN NUM	REID	MAP NAME	OWNER	ADDR1	ADDR2	ADDR3	DEED ACRES	STNAME	STYPE	STPRE	STSUFR
1704229037	00365801	170418	BEACON INVESTMENT PROPERTIES LLC	507 W PEACE ST	RALEIGH NC 27603-1101		0.26	PEACE	ST	W	
1704229055	00380005	170418	RALEIGH PROPERTIES & REALTY INC	722 N WEST ST	RALEIGH NC 27603-1136		0.16	PEACE	ST	W	
1704427088	00181399	170418	LOWERY & WEBSTER PROPERTIES LLC	5204 REMBERT DR	RALEIGH NC 27612-5244		0.13	PEACE	ST	W	
1704427018	00380008	170418	HORWITZ, PHILLIP S & SUE E	PO BOX 6	RALEIGH NC 27602-0006		0.10	GLENWOOD	AVE		
1704427023	0014669	170418	HORWITZ, PHILLIP S	PO BOX 6	RALEIGH NC 27602-0006		0.13	PEACE	ST	W	
1704425020	00380020	170418	HINDSdale ENTERPRISES	3338 OCOTEA STVE	RALEIGH NC 27607		0.24	GLENWOOD	AVE		
1704417979	00098882	170418	TUETING, HARRY DAVID & MARTHA H	359 OTIS BURROWS RD	LOUISBURG NC 27549-8652		0.16	JOHNSON	ST	W	
1704419808	00358884	170418	UNDERHILL, EUGENE	181 CHAMBERLAIN ST	RALEIGH NC 27607-2307		0.23	GLENWOOD	AVE		
1704417983	00380001	170418	CLEARMOUNT REAL ESTATE LLC	1823 GLENWOOD AVE	RALEIGH NC 27608-2323		0.28	GLENWOOD	AVE		
1704414890	00295778	170418	LONG, JOHN CARLTONHESTER, GARY B	612 GLENWOOD AVE	RALEIGH NC 27603-1224		0.11	JOHNSON	ST	W	
1704417858	00107554	170418	WADE, OWEN DAVID	4495 304 ROOSEVELT BLVD #172	JACKSONVILLE FL 32210		0.19	GLENWOOD	AVE		
1704418855	00368885	170418	BOATWRIGHT, EDWARD P	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-5367		0.20	GLENWOOD	AVE		
1704415004	0075365	170418	GLENWOOD SOUTH ASSOCIATES LLC	PO BOX 17052	RALEIGH NC 27618-17052		0.13	GLENWOOD	AVE		
1704415739	0024727	170418	GLENWOOD SOUTH ASSOCIATES LLC	C/O BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-5367	0.20	GLENWOOD	AVE		
1704417748	0056113	170418	TROXLER, ROBERT E	1809 CANTERBURY RD	RALEIGH NC 27608-1107		0.20	GLENWOOD	AVE		
1704417748	0056113	170418	TRULL, WALTER E	600 GLENWOOD AVE	RALEIGH NC 27603-1224		0.13	JOHNSON	ST	W	
1704418744	00711381	170418	YANCEY, CHARLES S & NELLIE K	510 W JOHNSON ST	RALEIGH NC 27603-1226		0.16	JOHNSON	ST	W	
1704418795	00368886	170418	LUETTER, THOMAS H	1705 HUNTING RIDGE RD	RALEIGH NC 27603-1224		0.20	GLENWOOD	AVE		
1704417743	0071378	170418	TRULL, W E	800 GLENWOOD AVE	RALEIGH NC 27603-1224		2.12	GLENWOOD	AVE		
1704413556	0101875	170418	HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462		1.59	GLENWOOD	AVE		
1704415802	0078222	170418	510 GLENWOOD CONDOMINIUM	221 GLENWOOD AVE	RALEIGH NC 27603-1404		0.08	ANWOOD	PL		
1704404947	0022545	170418	GOOWIN, CATHERINE H	2700 HAZELWOOD DR	RALEIGH NC 27608-1416		0.16	GLENWOOD	AVE		
1704405817	00226844	170418	GOOWIN, CATHERINE H	2700 HAZELWOOD DR	RALEIGH NC 27608-1416		0.00	GLENWOOD	AVE		
1704404388		170418	HENDRICKSON, C THOMAS	PO BOX 41228	RALEIGH NC 27628-1228		0.25	GLENWOOD	AVE		
1704416389	0055553	170418	JELOKHANI PROPERTIES	209 SIR WALKER LN	CARY NC 27518-5511		0.38	GLENWOOD	AVE		
1704414199	00255554	170418	MY THREE B'S LLC	510 GLENWOOD AVE APT 501	RALEIGH NC 27603-1280		0.25	GLENWOOD	AVE		
1704414142	0037096	170418	HIBERNIA ENTERTAINMENT LLC	191 CHAMBERLAIN ST	RALEIGH NC 27607-7307		0.26	GLENWOOD	AVE		
1704414057	0031424	170418	CREAMERY LIMITED PARTNERSHIP THE	3901 BARRETT DR STE 102	RALEIGH NC 27608-6611		2.03	GLENWOOD	AVE		
1704417007	00255648	170418	SOUTH GLENWOOD COMPANY LLC	2007 REAVES DR	RALEIGH NC 27608-1640		0.20	GLENWOOD	AVE		
1704414062	0025538	170418	GOOWIN, CATHERINE H	2700 HAZELWOOD DR	RALEIGH NC 27608-1416		0.04	ANWOOD	PL		
1704403868	0022846	170418	RALEIGH MIDTOWN INVESTORS LLC	3901 BARRETT DR STE 102	RALEIGH NC 27608-6611		0.37	GLENWOOD	AVE		
1704406590	0033678	170418	GLENWOOD NORTH BLDG INCC/O BLUE RIDGE REALTY INC	C/O BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-5367	0.30	GLENWOOD	AVE		
1704404858	0025272	170418	HIBERNIAN REAL ESTATE LLC	214 COMMONS WAY	CHAPEL HILL NC 27518-9229		0.03	GLENWOOD	AVE		
1704405725	0028028	170418	HIBERNIAN REAL ESTATE LLC	214 COMMONS WAY	CHAPEL HILL NC 27518-9229		0.10	GLENWOOD	AVE		
1704405723	0081261	170418	D'AMELIO, MICHAEL L	2519 LEWIS FARM RD	RALEIGH NC 27608-1911		0.06	GLENWOOD	AVE		
1704407700	0006995	170418	ASHBURN VENTURES LLC	C/O DOUGLAS V BOLL TON	PO BOX 10155	RALEIGH NC 27605-0155	0.06	NORTH	ST	W	
1704407730	0000096	170418	ACME FURNITURE SHOP	517 W NORTH ST	RALEIGH NC 27603-1414		0.05	NORTH	ST	W	
1704406657	0027819	170418	305 GLENWOOD AVENUE ASSOCIATES	306 GLENWOOD AVE	RALEIGH NC 27603-1407		0.09	GLENWOOD	AVE		
1704404723	0001156	170418	GLENWOOD CENTER THEC/O BLUE RIDGE REALTY	C/O BLUE RIDGE REALTY	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-5367	1.19	GLENWOOD	AVE		
1704407684	0075256	170418	MERCURY CAPITAL LLC	133 FAYETTEVILLE ST FL 6	RALEIGH NC 27601-1356		0.75	NORTH	ST	W	
1704406652	0075257	170418	UHFOR LLC	227 E FRONT ST	NEW BERN NC 28560-2145		0.09	GLENWOOD	AVE		
1704403661	0002266	170418	RANSDELL, WILLIAM G III & LYNNE	133 FAYETTEVILLE ST STE 600	RALEIGH NC 27601-2911		0.13	LANE	ST	W	
1704405546	0013272	170418	WALKER, OWENWALKER, DORIS ELLEN C	5011 REMBERT DR	RALEIGH NC 27612-5241		0.10	GLENWOOD	AVE		
1704405406	0027564	170418	SCULL, PATRICIA DANASCULL, CHARLES JOSEPH TRUSTEES	2205 BYRD ST	RALEIGH NC 27603-1410		0.12	GLENWOOD	AVE		
1704404491	0045784	170418	MNT PROPERTIES LLC	21 GLENWOOD AVE	RALEIGH NC 27603-1404		0.22	GLENWOOD	AVE		
1704404382	0020593	170418	GLENWOOD SOUTH VENTURES LLC	3733 NATIONAL DR STE 125	RALEIGH NC 27612-4064		1.51	GLENWOOD	AVE		
1704407321	0074399	170418	222 GLENWOOD INVESTMENTS LLC	4325 LAKE BOONE TRL STE 220	RALEIGH NC 27607-7510		0.01	GLENWOOD	AVE		
1704404298	0327173	170418	GLENWOOD SOUTH VENTURES LLC	3203 WOMANS CLUB DR	RALEIGH NC 27612-4808		0.52	GLENWOOD	AVE		
1704404168	0024058	170418	GLENWOOD ASSOCIATES/DUNCAN PARNELL	ADUNCAN PARNELL	PO BOX 38649	CHARLOTTE NC 28235-5649	0.26	JONES	ST	W	
1704406151	0100933	170418	318 WEST JONES ST ASSOCIATES LLC	PO BOX 7	CHAPEL HILL NC 27514-0007		0.13	GLENWOOD	AVE		
1703498820	0056657	170306	CRENSHAW, ALOMA S	2402 LAKE DR	RALEIGH NC 27608-7658		0.16	GLENWOOD	AVE		
1703498730	0015535	170306	CRENSHAW, ALOMA S	2402 LAKE DR	RALEIGH NC 27604-1960		0.33	GLENWOOD	AVE		
1703498683	0027366	170306	SEIBERT, GREGORY L SEIBERT, ROBIN M	502 POLK ST	RALEIGH NC 27628-5102		0.08	GLENWOOD	AVE		
1703498620	0056657	170306	TAYLOR, T K SR HEIRS/C/O BARBARA B TAYLOR COBREC	PO BOX 8102	2421 HIGH HOUSE RD	CARY NC 27518-7530	0.28	GLENWOOD	AVE		
1703498724	0077071	170306	PIEDMONT PROPERTIES	C/O BARBARA B TAYLOR COBREC	RALEIGH NC 27603-1703		0.12	GLENWOOD	AVE		
1703498616	0012530	170306	PIEDMONT PROPERTIES	107 GLENWOOD AVE	RALEIGH NC 27604-2415		0.10	GLENWOOD	AVE		
1703498512	0012022	170306	COOPER SQUARE PARTNERS LLC	2521 NOBLIN RD	RALEIGH NC 27603-1768		0.90	GLENWOOD	AVE		
1703498452	0025266	170306	CARTER, BARRY W SR	21 GLENWOOD AVE STE 207	RALEIGH NC 27603-1700		0.27	GLENWOOD	AVE		
1703496413	0072533	170306	VALLAS FAMILY LTD PARTNERSHIP NO 2	14 GLENWOOD AVE	RALEIGH NC 27612-3434		0.06	GLENWOOD	AVE		
1703494450	0081733	170306	RUSSOS, KATHINA F HEIRS	5008 LEAD MINE RD	RALEIGH NC 27613-7508		0.12	GLENWOOD	AVE		
1703496306	0027537	170306	VALLAS FAMILY LTD PARTNERSHIP NO 2	8817 KATHARINA CT	RALEIGH NC 27612-3434		0.17	HILLSBOROUGH	ST		
1703494345	0027098	170306	WEBB, G STEVEN & SARAH B	5008 LEAD MINE RD	RALEIGH NC 27612-3434		0.18	HILLSBOROUGH	ST		

PN	NAME	OWNER	REID	MAP	ADULT	ADRES	ADRES3	DEED ACRES	HEATED AREA	AREA	TRAFFIC	STY	STRE	STUD	STUD
170419	CHANDLER, RICHARD	1112 COUNTRY RIDGE DR	170419	170419	1112 COUNTRY RIDGE DR	RALEIGH NC 27609-5423	RALEIGH NC 27609-5423	0.740	0.740	3524	PEACE	ST	W	570	
170419	CHANDLER, JAMES H & MARY G	1021 HARVEY ST	170419	170419	1021 HARVEY ST	RALEIGH NC 27608-2321	RALEIGH NC 27608-2321	0.120	0.120	2350	WINDLE	DR	W	470	
170419	CHANDLER, JAMES H & MARY G	706 MCCLURE DR	170419	170419	706 MCCLURE DR	RALEIGH NC 27603-1973	RALEIGH NC 27603-1973	0.030	0.030	2746	GLANWOOD	AVE	W	707	
170419	MC DANIEL, MIRIAM HARBERTSON, EL	514 DANIEL ST # 338	170419	170419	514 DANIEL ST # 338	RALEIGH NC 27605-1317	RALEIGH NC 27605-1317	0.030	0.030	1812	MCCLURE	DR	W	707	
170418	RODGERS, THOMAS J	704 MCCLURE DR	170418	170418	704 MCCLURE DR	RALEIGH NC 27603-1558	RALEIGH NC 27603-1558	0.240	0.240	3348	GLANWOOD	AVE	W	704	
170418	REESE, WILLIAM J JR	PO BOX 1278 DR	170418	170418	PO BOX 1278 DR	RALEIGH NC 27628-4281	RALEIGH NC 27628-4281	0.200	0.200	0	GOVERNORS HILL	LN	W	705	
170418	GILLER, JOSEPH	1000 MCCLURE DR	170418	170418	1000 MCCLURE DR	RALEIGH NC 27603-1873	RALEIGH NC 27603-1873	0.030	0.030	1600	MCCLURE	AVE	W	705	
170419	BASHOR, DON RYAN D	510 GLENWOOD AVE APT 603	170419	170419	510 GLENWOOD AVE APT 603	RALEIGH NC 27613-7510	RALEIGH NC 27613-7510	0.250	0.250	13016	PEACE	ST	W	705	
170419	GOSS, WILLIAM C	510 RAMAPO VALLEY RD # 8	170419	170419	510 RAMAPO VALLEY RD # 8	RALEIGH NC 27603-1200	RALEIGH NC 27603-1200	0.130	0.130	1989	PEACE	ST	W	706	
170418	WATSON, JAMES H	1010 RAMAPO VALLEY RD # 8	170418	170418	1010 RAMAPO VALLEY RD # 8	MAHWAH NJ 07630-2413	MAHWAH NJ 07630-2413	0.320	0.320	1989	PEACE	ST	W	706	
170418	BARRETT, ASSOCIATES	2012 PRESCOTT PL	170418	170418	2012 PRESCOTT PL	RALEIGH NC 27615-5554	RALEIGH NC 27615-5554	0.110	0.110	1304	PEACE	ST	W	606	
170418	PHANEUF, CHARLES A & VICKI H	RALEIGH NC 27603-1542	170418	170418	RALEIGH NC 27603-1542	RALEIGH NC 27603-1542	RALEIGH NC 27603-1542	0.040	0.040	1600	MCCLURE	DR	W	701	
170418	HOLT, JOSEPH H & VIVIAN NICOLSEN	5016 BARTONS ENCLAVE LN	170418	170418	5016 BARTONS ENCLAVE LN	RALEIGH NC 27605-1641	RALEIGH NC 27605-1641	0.150	0.150	2658	GLANWOOD	AVE	W	702	
170418	SNYFIELD D BARRY PROPERTIES LLC	700 HILLSBOROUGH ST	170418	170418	700 HILLSBOROUGH ST	RALEIGH NC 27605-1641	RALEIGH NC 27605-1641	0.020	0.020	0	PEACE	ST	W	627	
170418	SHEFFIELD D BARRY PROPERTIES LLC	1700 HILLSBOROUGH ST	170418	170418	1700 HILLSBOROUGH ST	RALEIGH NC 27605-1641	RALEIGH NC 27605-1641	0.200	0.200	0	PEACE	ST	W	627	
170418	SHEFFIELD D BARRY PROPERTIES LLC	1700 HILLSBOROUGH ST	170418	170418	1700 HILLSBOROUGH ST	RALEIGH NC 27605-1641	RALEIGH NC 27605-1641	0.320	0.320	1989	PEACE	ST	W	627	
170418	SHAW, REBECCA H	1070 HILLSBOROUGH ST	170418	170418	1070 HILLSBOROUGH ST	RALEIGH NC 27603-2413	RALEIGH NC 27603-2413	0.250	0.250	1642	PEACE	ST	W	627	
170418	CROSSLAND COMPANY THE & JOHN C WILLIAMS	1010 RAMAPO VALLEY RD # 8	170418	170418	1010 RAMAPO VALLEY RD # 8	MAHWAH NJ 07630-2413	MAHWAH NJ 07630-2413	0.320	0.320	1989	PEACE	ST	W	627	
170418	PARAMOUNT CONDOPARTNERS LLC	PARACOUNT PARTNERS LLC	170418	170418	PARACOUNT PARTNERS LLC	RALEIGH NC 27613-5008	RALEIGH NC 27613-5008	1.250	1.250	1642	PEACE	ST	W	627	
170418	NORFOLK & SOUTHERN RAILROAD CO	101 FRANKLIN RD SE	170418	170418	101 FRANKLIN RD SE	RALEIGH NC 27601-1022	RALEIGH NC 27601-1022	0.360	0.360	0	PEACE	ST	W	627	
170418	HOBBY FAMILY LLC	500 HAYNES ST	170418	170418	500 HAYNES ST	RALEIGH NC 27605-4511	RALEIGH NC 27605-4511	0.450	0.450	0	PEACE	ST	W	627	
170418	HOBBY FAMILY LLC	PO BOX 17447	170418	170418	PO BOX 17447	RALEIGH NC 27605-1641	RALEIGH NC 27605-1641	0.170	0.170	1474	JOHNSON	AVE	W	612	
170418	GLENN	PO BOX 2722	170418	170418	PO BOX 2722	RALEIGH NC 27613-5008	RALEIGH NC 27613-5008	0.380	0.380	1700	WEST	ST	W	509	
170418	MEIR, EZRA & WOLET S	4709 WEDGECROUCH ST	170418	170418	4709 WEDGECROUCH ST	RALEIGH NC 27605-1637	RALEIGH NC 27605-1637	0.180	0.180	1209	NORTH	ST	W	630	
170418	HENDRICKSON PROPERTIES V LLC	PO BOX 12447	170418	170418	PO BOX 12447	RALEIGH NC 27613-5008	RALEIGH NC 27613-5008	0.380	0.380	1700	WEST	ST	W	509	
170418	HOUSING AUTH CITY OF RALEIGH	PO BOX 12447	170418	170418	PO BOX 12447	RALEIGH NC 27613-5008	RALEIGH NC 27613-5008	0.380	0.380	1700	WEST	ST	W	509	
170418	HOUSING AUTH CITY OF RALEIGH	PO BOX 12447	170418	170418	PO BOX 12447	RALEIGH NC 27613-5008	RALEIGH NC 27613-5008	0.380	0.380	1700	WEST	ST	W	509	
170418	CCE ANEWLY LIMITED PARTNERSHIP THE	3501 BARRETT DR STE 102	170418	170418	3501 BARRETT DR STE 102	RALEIGH NC 27609-4511	RALEIGH NC 27609-4511	0.000	0.000	0	WEST	ST	W	501	
170418	CREAMERY LIMITED PARTNERSHIP THE	3501 BARRETT DR STE 102	170418	170418	3501 BARRETT DR STE 102	RALEIGH NC 27609-4511	RALEIGH NC 27609-4511	0.000	0.000	0	WEST	ST	W	501	
170418	YANCEY & YANCEY LLC	408 HILLDALE DR	170418	170418	408 HILLDALE DR	RALEIGH NC 27609-7006	RALEIGH NC 27609-7006	0.650	0.650	0	WEST	ST	W	501	
170418	BATTAGLIA & LOMBARDI LLC	833 GRAYNES ST	170418	170418	833 GRAYNES ST	RALEIGH NC 27605-1125	RALEIGH NC 27605-1125	0.250	0.250	619	TUCKER	AVE	W	609	
170418	HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	170418	170418	900 HAYNES ST	RALEIGH NC 27605-1125	RALEIGH NC 27605-1125	0.370	0.370	5912	BOYLAN	AVE	N	420	
170418	HARRINGTON STREET PARTNERS LLC	100 HARRINGTON ST	170418	170418	100 HARRINGTON ST	CARY NC 27513-5085	CARY NC 27513-5085	0.960	0.960	6748	HARRINGTON	ST	N	413	
170418	BOYLAN PARTNERS LLC	100 HARRINGTON ST	170418	170418	100 HARRINGTON ST	RALEIGH NC 27603-1213	RALEIGH NC 27603-1213	0.650	0.650	1818	BOYLAN	AVE	N	410	
170418	BOYLAN PARTNERS LLC	PO BOX 2567	170418	170418	PO BOX 2567	RALEIGH NC 27613-5515	RALEIGH NC 27613-5515	0.600	0.600	18274	WEST	ST	N	481	
170418	KILPATRICK STOCKTON LLP	PO BOX 10181	170418	170418	PO BOX 10181	RALEIGH NC 27613-5515	RALEIGH NC 27613-5515	0.600	0.600	18274	WEST	ST	N	481	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605-1911	0.250	0.250	3346	NORTH	ST	W	407	
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170418	THEO BLUE RIDGE REALTY	PO BOX 12546	170418	170418	PO BOX 12546	RALEIGH NC 27605-1911	RALEIGH NC 27605								

Office Use Only	2-27-08
Petition No.	
Date Filed:	3/20/08

EXHIBIT D. Petitioner's Argument on Behalf of The Zoning Change Requested

Please use this form only – form may be photocopied – please type or print.

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

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

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

PETITIONER'S STATEMENT:

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

- A. Please state which District Plan area the subject property is located within and the recommended land use for this property:

University District
Commercial Mixed Use

- B. Please state whether the subject property is located within any adopted Regional Center Plan, Small Area Plan, Corridor Plan, Neighborhood Plan, Watershed Plan, Streetscape Plan, Redevelopment Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.

Glenwood Small Area Plan, PBOD
Glenwood Streetscape and Parking Plan

C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies?

Yes. The proposal requests alignment of the parking requirements for this district with the text change for other PBOD's approved by Council in CaseTC-2(B)-07.

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

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

The district is already designated a PBOD. The amendment seeks to modify the existing parking requirements for the district to bring it into line with TC-2(B)-07.

The District is adjacent to the Boylan PBOD and The DOD.

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

Glenwood south is a well developed mixed use district. The district contains a mix of office, residential, foodservice, and entertainment uses. The district boasts a number of multistory infill projects, as well as a good stock of older existing 1-2 story fabric.

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

The Adjustment of the zoning to conform to the new PBOD text will allow increased flexibility for sharing parking resources in the area, and will better accommodate the small scale parcels and buildings that are the dominant fabric of the district.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s): Increased ability to adapt older properties to newer uses. Parking for many smaller properties is not readily available, and so properties are either underdeveloped, or left fallow in hopes of purchase in a future large assemblage.

PBOD Parking standards will allow for increased sharing of existing parking resources.

B. For the immediate neighbors: Existing lots, currently largely leased for single users, may be opened up for use by multiple users, possibly as pay parking. This will reduce the amount of overflow parking into neighborhoods

C. For the surrounding community: Increased access to the district, increased prospect of redevelopment and further inclusion of amenities and richness to the Glenwood South Area.

D.

2-27-08

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

No. the Rezoning will cover the entire district.

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

Glenwood South is a 'destination district'. It is pedestrian friendly and has a healthy mix of uses. As a result, many drivers park once, and then visit more than one destination. i.e. work, dinner, entertainments, etc. night time users may park once, and visit several venues, without ever relocating their vehicles. Late night traffic is largely composed of taxis and other alternative transportation.

The healthy mix of uses also encourages opportunities for cross parking, i.e. parking for office uses by day can be made available for dining and entertainment clientele at night.

The PBOD standards will allow relaxation of need for leasing of parking by single users, allowing parking resources to be more efficiently shared. This, in turn will allow smaller properties to redevelop and contribute to the health of the district.

V. Recommended items of discussion (where applicable).

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

N/A

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

The Current Streetscape and parking plan has been in effect for several years and has been an effective guide for the revitalization of the district. The district now enjoys an even more dense, rich mix of uses, including residential , retail, and entertainment projects not in place when the plan was adopted.

Adoption of the PBOD Standards enacted in TC-2(B)-07 will better serve the current and future density an dynamic of the district.

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

This request merely brings the Glewood PBOD into line with other PBOD's.

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

Positive impact should be a more healthy environment for re-use and repositioning of smaller buildings and parcels, and increased sharing and cross use of parking resources. Parking resources will become more 'fungible'.

The area will continue to offer increased density, mix of uses, and ever increasing pedestrian friendliness by de-emphasizing the need for additional parking facilities.

Public services, infrastructure, and other components of an urbane fabric are already in place in the district, and so minimal additional resources will be required to support the additional density in this area.

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



Certified Recommendation of the City of Raleigh Planning Commission

Case File: **Z-27-08 (SSP-2-08) General Use; Glenwood Ave.**

General Location: This site is located between Hillsborough Street and Peace Street, along the general corridor of Glenwood Avenue.

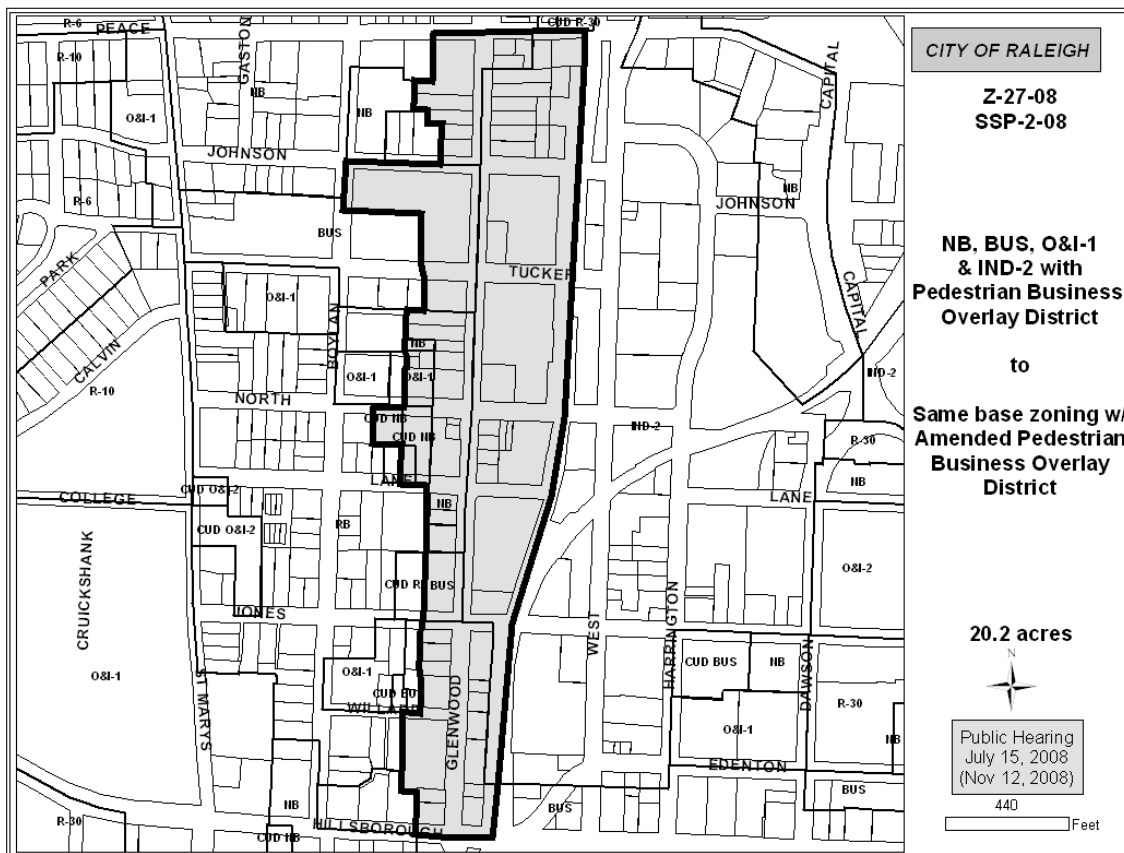
**Planning District
/ CAC:** Hillsborough / University

Request: Petition for Rezoning from **Neighborhood Business, Business, Office and Institution-1 and Industrial-2 with Pedestrian Business Overlay District (PBOD)** to amended PBOD Streetscape and Parking Plan.

**Comprehensive Plan
Consistency:** This request is consistent with the Comprehensive Plan.

**Valid Protest
Petition (VSPP):** NO

Recommendation: The Planning Commission finds that the proposed rezoning is consistent with the Comprehensive Plan, and recommends that this request be approved.



CASE FILE: **Z-27-08 (SSP-2-08) General Use**

LOCATION: This site is located between Hillsborough Street and Peace Street, along the general corridor of Glenwood Avenue.

REQUEST: This request is to rezone approximately 20.2 acres, currently zoned Neighborhood Business, Business, Office and Institution-1 and Industrial-2 with a Pedestrian Business Overlay District (PBOD). The proposal will retain the base zoning while amending the PBOD Streetscape and Parking Plan.

**COMPREHENSIVE
PLAN CONSISTENCY:** This request is consistent with the Comprehensive Plan.

RECOMMENDATION: The Planning Commission finds that the proposed rezoning is consistent with the Comprehensive Plan, and recommends that this request be approved.

**FINDINGS
AND REASONS:**

- (1) The request is consistent with the Comprehensive Plan. The Glenwood South Small Area Plan lists key objectives which include encouraging the adaptive reuse of older buildings and discouraging large surface parking lots. The request to amend the Parking Strategy for Glenwood South will help encourage the fulfillment of these objectives.
- (2) Due to the large variety and mix of land uses, increased opportunities for shared parking are appropriate and in the public interest. Many of the businesses and office tenants in this area function with varying hours of operation which would further increase the potential for, and effectiveness of, shared parking.
- (3) The Glenwood South Pedestrian Business Overlay District is located directly adjacent to the Downtown Overlay District. The requested amendment to the Parking Strategy for this area would allow commercial property owners to receive similar parking exemptions. As Glenwood South is one of the city's primary destination districts for dining and entertainment, the request would be beneficial and compatible.

To PC: 8/12/08
Case History:

To CC: 9/2/08

City Council Status: _____

Staff Coordinator: Stan Wingo

Motion: Mullins

Second: Haq

In Favor: Anderson, Bartholomew, Butler, Chambliss, Haq, Harris Edmisten, Holt, Mullins, Smith

Opposed:

Excused:

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

Signatures: (Planning Dir.)

(PC Chair)

date: _____

date: 8/15/08



Zoning Staff Report: Z-27-08 (SSP-2-08) General Use

LOCATION: This site is located between Hillsborough Street and Peace Street, along the general corridor of Glenwood Avenue.

AREA OF REQUEST: 20.2 acres

PROPERTY OWNER: Several Property Owners

CONTACT PERSON: Ted Van Dyk 831-1308

**PLANNING COMMISSION
RECOMMENDATION
DEADLINE:** November 15, 2008

ZONING: Current Zoning

Neighborhood Business,
Business, Office and Institution-
1 and Industrial-2

Current Overlay District

Pedestrian Business Overlay

Proposed Zoning

Neighborhood Business,
Business, Office and Institution-1
and Industrial-2

Proposed Overlay District

Pedestrian Business Overlay

**ALLOWABLE
DWELLING UNITS:**

Current Zoning

No Change

Proposed Zoning

No Change

**ALLOWABLE OFFICE
SQUARE FOOTAGE:**

Current Zoning

No Change

Proposed Zoning

No Change

**ALLOWABLE RETAIL
SQUARE FOOTAGE:**

Current Zoning

No Change

Proposed Zoning

No Change

**ALLOWABLE
GROUND SIGNS:**

Current Zoning

O&I-1 portion – Low Profile
Other districts – High Profile

Proposed Zoning

O&I-1 portion – Low Profile
Other districts – High Profile

ZONING HISTORY: The base zoning age ranges on the properties vary. The current Pedestrian Business Overlay District was implemented in 2000 as the Glenwood South Streetscape and Parking Plan.

SURROUNDING

ZONING: NORTH: NB, IND-2, R-30 CUD
SOUTH: BUS, DOD
EAST: IND-2, BUS, DOD
WEST: O&I-1, O&I-1 CUD, BUS, BUS CUD, RB, NCOD, DOD, PDD

LAND USE: A mix of retail, mixed use, office and residential uses.

SURROUNDING

LAND USE: NORTH: Retail and Residential Uses
SOUTH: Retail Uses
EAST: Retail and Industrial Uses
WEST: Mix of Retail, Office, and Residential Uses.

DESIGNATED HISTORIC RESOURCES: The site includes the Pine State Creamery building which is a locally designated historic structure.

EXHIBIT C AND D ANALYSIS:

**COMPREHENSIVE
PLAN SUMMARY**

TABLE: In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City's adopted Comprehensive Plan the following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	University
Urban Form	Regional Center, Residential Retail, TOD Fringe
Specific Area Plan	Glenwood South SAP
Guidelines	n/a

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).

This site is located in the University Planning District within the Glenwood South Small Area Plan. The Small Area Plan designates the majority of the area as commercial mixed use, with the portion on the eastern side of Glenwood Avenue between Tucker and Willard being designated for Housing/Mixed Use. The proposal seeks to amend the existing Glenwood South Streetscape and Parking Plan to encourage adaptive reuse of older buildings in order to contribute to the character of the district and to encourage multi-use shared parking facilities. As the base zoning would remain the same, this proposal is consistent with the guidelines of the Comprehensive Plan.

2. Compatibility of the proposed rezoning with the property and surrounding area.

Applicant states that the adjustment to the PBOD text will allow for increased flexibility for sharing parking resources and will better accommodate the small parcels and buildings that are the dominant fabric of the district.

Staff concurs with the applicant in their assessment of compatibility. The base zoning would remain the same, therefore there would be no change in use or increased densities associated with this proposal. The applicant's request to amend the current Streetscape Plan's parking standard is consistent and compatible with surrounding land uses and zoning in this area. The amended parking standards include a parking exemption for the first 10,000 square feet of retail uses other than for

nightlife uses located within 100 feet of a residential district with operating hours after 11:00 pm. The reduction of surface parking and opportunities for shared parking are encouraged. Due to the large variety and mix of land uses, increased opportunities for shared parking are appropriate. Many of the businesses and office tenants in this area function with varying hours of operation which would further increase the potential for, and effectiveness of, shared parking.

3. Public benefits of the proposed rezoning

Applicant states that Glenwood South is a “destination district”. It is pedestrian friendly and has a healthy mix of uses. As a result, many drivers park once, and then visit several destinations. A significant share of late night traffic in this area is reportedly composed of taxis and other alternative transportation. The applicant also states that the healthy mix of uses encourages opportunities for shared parking. Parking for office uses by day can be made available for dining and entertainment at night. The PBOD standards will allow relaxation of need for leasing of parking by single users, allowing parking resources to be more efficiently shared. This, in turn will allow smaller parcels to redevelop and contribute to the health of the district.

Staff concurs with the applicant’s statement. The amendment to the current Streetscape Plan is appropriate and will provide public benefit. The allowance of shared parking should alleviate an existing, congested parking situation. There are numerous structures in the Glenwood South area that were constructed prior to WWII and were done so with very little associated parking. Amending the parking strategy for this area will help encourage the adaptive reuse of such structures and help to preserve the character of this district.

4. Detriments of the proposed rezoning

The amended parking strategy for this area could increase overflow parking into adjacent neighborhoods. During peak parking demand times, surrounding areas could see an increase in on-street parking utilization.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

TRANSPORTATION: Glenwood Avenue (2005 ADT - 12,000 vpd) is classified as a major thoroughfare and exists as a four lane undivided street with on street parking. This segment of Glenwood Avenue has a 45-foot back-to-back curb and gutter cross section with sidewalk on both sides within a 66-foot right-of-way. This portion of Glenwood Avenue is within the Glenwood South pedestrian business overlay district. Hillsborough Street is also classified as major thoroughfare and exists as 5 lane street with a 52-foot back-to-back curb and gutter section with sidewalk on both sides within a 70-foot right of way. Peace Street is classified as major thoroughfare and exists as a three lane street with a 39-foot back to curb and gutter section with sidewalks on both sides within a 60-foot right of way. Neither NCDOT nor the City have any projects scheduled on any of these roadways in the vicinity of this case.

TRANSIT: None

HYDROLOGY: FLOODPLAIN: Possible flood-prone soils. FEMA floodplain not on site but just downstream.
DRAINAGE BASIN: Pigeon House
STORMWATER MANAGEMENT: Site is subject to Part 10, Chapter 9 – Stormwater Regulations. Neuse Riparian Buffer regulations may apply. No WSPOD.

PUBLIC UTILITIES:

**Maximum Demand
on Current Zoning**

**Maximum Demand
on Proposed Zoning**

Water	Approx. <u>151,500</u> gpd	Approx. <u>151,500</u> gpd
Waste Water	Approx. <u>151,500</u> gpd	Approx. <u>151,500</u> gpd

The proposed rezoning would not change the amount of wastewater or water to the wastewater collection or water distribution systems of the City's utilities. There are existing sanitary sewer and water mains in the streets rights-of-way which would serve the proposed rezoning area.

PARKS AND

RECREATION:

This property is not adjacent to any greenway corridors. This proposed change in zoning will not create any adverse impacts upon the delivery of park services.

WAKE COUNTY

PUBLIC SCHOOLS:

This rezoning proposal would not change the base zoning or increase residential density for these properties. There would be no impact on the Wake County Public School system.

IMPACTS SUMMARY:

Surrounding neighborhoods could see an increase in on-street parking due to the proposed reduction associated with the amended parking strategy.

OPTIONAL ITEMS OF DISCUSSION

1. An error by the City Council in establishing the current zoning classification of the property.

N/A

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

Applicant states that the current Streetscape and Parking Plan has been in effect for several years and has been an effective guide for the revitalization of the district. The district now enjoys a more dense development pattern and a rich mix of uses, including residential, retail, and entertainment projects not in place when the plan was adopted. Adoption of the PBOD Standards enacted in TC-2(B)-07 will better serve the current and future density and dynamic of the district.

Staff concurs with this statement and maintains that the reduction of surface parking and opportunities for shared parking are encouraged by the Comprehensive Plan. Due to the large variety and mix of land uses, increased opportunities for shared parking are appropriate. Amending the parking strategy for this area will help encourage the adaptive reuse of older structures and help to preserve the character of this district.

APPEARANCE

COMMISSION:

This request is subject to Appearance Commission review. The commission reviewed the proposal on June 17th and noted the request as being a positive step toward achieving greater density and intensity of use in the subject area. The commission also recommended the city follow up with an expanded commitment to alternative means of transportation, especially transit.

CITIZEN'S

ADVISORY COUNCIL:

DISTRICT: Hillsborough
CAC CONTACT PERSON: Ana Pardo 818-5933

SUMMARY OF ISSUES:

DESIGNATED HISTORIC RESOURCES:

The site includes the Pine State Creamery building which is a locally designated historic structure. The proposal to amend the Glenwood South Parking Strategy should help encourage adaptive reuse of older, historically significant structures within the district,

