

**ORDINANCE NO. (2015) 523 ZC 721  
Z-27(B)-14**

**AN ORDINANCE TO ADOPT THE CITYWIDE ZONING MAP TO FULLY  
IMPLEMENT THE UNIFIED DEVELOPMENT ORDINANCE**

**Whereas**, the City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings;

**Whereas**, the adopted 2030 Comprehensive Plan contained action items that directed the City to update the development code, which had not been updated in over forty years;

**Whereas**, the City adopted a Unified Development Ordinance on February 18, 2013, Ordinance NO (2013) 151 TC 357;

**Whereas**, the recently-adopted Unified Development Ordinance, as amended, contains new mixed use zoning districts and special zoning districts to replace the legacy zoning districts of the Part 10 Zoning Code;

**Whereas**, this rezoning request known as Z-27(B)-14 applies these Unified Development Ordinance mixed use and special districts to approximately 35,000 parcels;

**Whereas**, areas zoned R-1, R-2, R-4, R-6, Special R-6, R-10 and Conservation Management, Agriculture Productive, Special Highway Overlay District-1, Special Highway Overlay District-2, Airport Overlay District, Neighborhood Conservation Overlay District, Metro Park Overlay District, General Historic Overlay District, Manufactured Housing District, Reservoir Watershed Protection Area Overlay District and the Urban Water Supply Watershed Protection Area Overlay District zoning districts were previously subjected to all provisions of the Unified Development Ordinance and properties wholly within these zoning districts are not affected by this ordinance;

**Whereas**, in accordance with Article 1.2 and Section 10.2.4 of the Unified Development Ordinance, the City of Raleigh drafted a new zoning map that will implement the Unified Development Ordinance to all zoning districts and properties;

**Whereas**, public notice was provided to property owners affected by the draft zoning map and to property owners located within 100 feet of an affected property. This public notice process, which is not required by State law, announced a public comment period whereby the City solicited comments on the draft zoning map.

**Whereas**, the draft zoning map was reviewed by the public between May and September 2014, comments received by staff that caused the map to be altered;

**Whereas**, the City of Raleigh Planning Commission held 14 public meetings to receive input, ultimately recommending unanimous approval based on the Findings and Reasons contained within Certified Recommendation # 11627;

**Whereas**, The City Council conducted three work sessions prior to the public hearing to review and discussed the Planning Commission recommended zoning map. The City Council accepted the recommendation of the Planning Commission, except as altered during the course of the work sessions;

**Whereas**, the City of Raleigh provided public notice in accordance with NCGS 160A-384 and sections 10.1.8 and 10.2.4 of the Unified Development Ordinance in advance of the public hearing conducted on July 7, 2015 and continued on July 21, 2015;

**Whereas**, Following the public hearing on July 7, 2015 and July 21, 2015 the City Council conducted eight additional work sessions to review all comments received at the public hearing on July 7, 2015 and July 21, 2015; and

**Whereas**, With the exception of the properties listed in section 1, the Raleigh City Council accepts and adopts the findings and reasons for approval included in the Planning Commission Certified Recommendation 11627, and makes the additional findings for approval of Z-27(B)-14,

1. The request is consistent with the 2030 Comprehensive Plan policies and guidance.
2. The 2030 Comprehensive Plan envisions city growth in terms of additional households and jobs by year 2030.
3. If growth continued on a similar trajectory, the City would run out of vacant land by year 2030.
4. The Comprehensive Plan contains mixed use land use categories that reference appropriate use categories and building height for every property in the city. Appropriate urban form is identified in specific areas of the City.
5. After years of public meetings and public input to refine the regulations, the Unified Development Ordinance was adopted in 2013. The UDO contains new mixed use zoning districts that will implement the policy guidance contained in the 2030 Comprehensive Plan.
6. The implementation of the Unified Development Ordinance will advance mixed use development. As the City continues to receive additional population, increased pressure related to growth will be experienced. The new mixed use zoning districts will encourage vertical and horizontal mixed use, which is a more efficient use of land. A mixed use development can alleviate pressure related to increased traffic and impact on the natural environment.

7. The implementation of the Unified Development Ordinance will allow multiple buildings and multiple uses on one lot and will remove density caps in the mixed use districts. These new regulations will encourage mixed use development.
8. The Unified Development Ordinance introduces new bicycle parking standards and flexible parking standards which will encourage alternative modes of transportation.
9. The implementation of the Unified Development Ordinance will provide more predictability for the public. The previous Part 10 zoning code depended upon site plan review by the Planning Commission and City Council when one or more of twenty-two triggers occurred. The Unified Development Ordinance removes this discretionary process, creates enhanced and objective development standards to be applied administratively. The Unified Development Ordinance streamlines the approval process.
10. The new urban form-related standards will promote a more walkable, transit friendly development environment. These urban standards, applied in concert with the Urban Form Map guidance contained within the 2030 Comprehensive Plan, will capitalize on present and future transit investments made by the City, County and other governmental agencies.
11. For these stated reasons, the Unified Development Ordinance zoning map is reasonable and in the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:**

**Section 1.** The City Council received the Unified Development Ordinance citywide rezoning map dated July 7, 2015, presented at the public hearing on July 7, 2015, and July 21, 2015 and accepts all recommendations of the Planning Commission contained in CR 11627, except as follows:

- a. List of changes made during the City Council work sessions, included as Attachment A;
- b. List of properties referred back the Planning Commission for further review, included as Attachment B;
- c. List of all privately-initiated rezoning actions approved between July 7, 2015 and November 17, 2015, included as Attachment C; and
- d. The properties subject to a valid statutory protest petition, each of which is subject to a separate ordinance, included as Attachment D.

With these changes, the Unified Development Ordinance rezoning map is hereby adopted and replaces the Official Zoning Map of the City of November 16 2015. The properties listed in Attachments B and D shall not be included in this ordinance and shall be the subject to separate zoning ordinances.

**Section 2.** The properties contained in Attachment B are removed from the UDO zoning map and remanded back to the Planning Commission for additional review. These properties were discussed during the work sessions and the commentators requested a less restrictive UDO zoning district. The Planning Commission shall review these requests and make a recommendation to the City Council. In the event that the Planning Commission does not recommend a less restrictive zoning classification, the based on the public hearing for Z-27(B)- the City Council may act accordingly.

**Section 3.** Privately-initiated rezoning cases that are in the review process and not yet decided by the City Council as of November 17, 2015 shall continue to be reviewed in accordance with section 10.2.4 of the Unified Development Ordinance. If privately-initiated rezoning cases are adopted prior to the effective date in section 4, then the privately-initiated zoning shall control over this ordinance and the rezoning of Z-27(B)-14 shall be void. But if no privately-initiated zoning case is approved, the property is rezoned in accordance with Z-27(B)-14.

**Section 4.** The Unified Development Ordinance citywide rezoning map shall be effective beginning February 14, 2016. On this effective date the previous citywide zoning map, as amended, is hereby superseded by the UDO citywide zoning map, as amended.

**Section 5.** Following the adoption date of this ordinance, applicants for permits and subdivisions may submit applications for development and plot plans that are compliant with all provisions contained within the Unified Development Ordinance, but final approval shall be made no earlier than the effective date established in Section 4.

Applicants may choose to submit applications for development compliant with the Part 10 Zoning Code between the adoption date and the effective date established in Section 4. The application of either code shall be specified at time of submittal. Completed applications submitted during this period will be processed in accordance with either the Part 10 Code or the Unified Development Ordinance, as specified by the applicant. No submittal for development plans and permits under the Part 10 Zoning Code will be permitted on or after the effective date established in Section 4 that did not sunset.

For such site plans that were submitted prior to the effective date of the Unified Development Ordinance (September 1, 2013), the previous Part 10 Code standards shall apply. For such site plans that were submitted after September 1, 2013, chapters 8, 9 and 10 of the Unified Development Ordinance shall apply in addition to the Part 10 zoning code regulations.

**Section 6.** Following the adoption date of this ordinance, the Part 10 zoning code shall be used for those submittals referenced in Section 5 of this ordinance. Where a previously-approved zoning conditions reference a term that is defined in the Part 10 code and not defined in the UDO, the Part 10 code definition shall apply. The Part 10 Zoning Code shall be used after

the effective date established in Section 4 to provide clarity in interpreting zoning conditions that reference a specific Part 10 zoning code section or defined term.

Upon the effective date established in Section 4 the method for measurement shall be regulated by the Unified Development Ordinance, regardless of language contained within any conditional use zoning district.

**Section 7.** Each separate and discrete area that was rezoned by this ordinance shall be severable. If this ordinance and the UDO rezoning map or application thereof to any person, property or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, or other portions of the UDO rezoning map which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

**Section 8.** Upon the effective date established in Section 4, the Unified Development Ordinance shall be renamed from the Part 10A code to the Part 10 code.

**Section 9.** Changes to the Unified Development Ordinance Zoning Map adopted on November 17, 2015 made after the adoption date but prior to the effective date established in section 4 , may be made by the staff for the following reasons:

- a. Changes made by the City Council prior to the adoption date; and
- b. Technical corrections to address a drafting error made during the creation of the zoning map, such as a misinterpretation of a previous City Council directive or drafting error.

**Section 11.** All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

**Section 12.** This ordinance has been provided to the North Carolina Capital Commission as required by law.

**Section 13.** This ordinance shall be enforced by law as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar (\$50.00) limit in G.S. 14-4 (a) or similar limitations.

**ADOPTED:** November 17, 2015

**EFFECTIVE:** February 14, 2016

**DISTRIBUTION:** Planning – Bowers, Crane, Strickland  
Department Heads  
City Attorney – Botvinick, Hargrove

**Attachment A: Changes to UDO Zoning Map Made by City Council**

| <b>Council Work Session Item #</b> | <b>Site Address</b>  | <b>PIN</b> | <b>Public Hearing Zoning</b> | <b>Change</b>   |
|------------------------------------|----------------------|------------|------------------------------|-----------------|
| 1                                  | 5205 Hillsborough St | 0784530059 | IH w/SRPOD                   | IX-3-PL w/SRPOD |
| 2                                  | 5301 Hillsborough St | 0784424777 | IH w/SRPOD                   | IX-3-PL w/SRPOD |
| 3                                  | 0 Glenwood Ave       | 0768914024 | IX-3-PK w/AOD                | R-4 w/AOD       |
| 34                                 | 710 Glenwood Ave     | 1704427474 | RX-3                         | R-10            |
| 34                                 | 712 Glenwood Ave     | 1704427581 | RX-3                         | R-10            |
| 34                                 | 810 Glenwood Ave     | 1704428921 | RX-3                         | R-10            |
| 34                                 | 900 Glenwood Ave     | 1704438032 | RX-3                         | R-10            |
| 34                                 | 901 Glenwood Ave     | 1704436115 | RX-3                         | R-10            |
| 34                                 | 1110 Glenwood Ave    | 1704439925 | RX-3                         | R-10            |
| 34                                 | 1114 Glenwood Ave    | 1704449012 | RX-3                         | R-10            |
| 34                                 | 1218 Glenwood Ave    | 1704449358 | RX-3                         | R-10            |
| 34                                 | 607 Adams St         | 1704449080 | RX-3                         | R-10            |
| 34                                 | 1117 Filmore St      | 1704531912 | RX-3                         | R-10            |
| 34                                 | 1205 Filmore St      | 1704541232 | RX-3                         | R-10            |
| 34                                 | 1315 Filmore St      | 1704541874 | RX-3                         | R-10            |
| 34                                 | 510 Tilden St        | 1704439045 | RX-3                         | R-10            |
| 34                                 | 611 Washington St    | 1704439684 | RX-3                         | R-10            |
| 34                                 | 614 Wills Forest St  | 1704435119 | RX-3                         | R-10            |
| 35                                 | 1440 Rock Quarry Rd  | 1713319493 | IX-5 w/SHOD-1                | CX-5 w/SHOD-1   |
| 35                                 | 2003 S State St      | 1713314042 | IX-5 w/SHOD-1                | CX-5 w/SHOD-1   |
| 40                                 | 618 Elm St           | 1704929168 | RX-3                         | R-10            |
| 40                                 | 601 Honey Ln         | 1704929311 | RX-3                         | R-10            |
| 40                                 | 605 Honey Ln         | 1714020209 | RX-3                         | R-10            |
| 40                                 | 609 Honey Ln         | 1714020353 | RX-3                         | R-10            |
| 40                                 | 615 Watauga          | 1714020196 | RX-3                         | R-10            |

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|    |                     |            |                        |                        |
|----|---------------------|------------|------------------------|------------------------|
|    | St                  |            |                        |                        |
| 40 | 617 Watauga St      | 1714020282 | RX-3                   | R-10                   |
| 40 | 623 Watauga St      | 1714020396 | RX-3                   | R-10                   |
| 40 | 125 S Bloodworth St | 1703888477 | NX-5-UL                | OX-5-UL                |
| 40 | 127 S Bloodworth St | 1703888357 | NX-5-UL                | OX-5-UL                |
| 40 | 110 S East St       | 1703889579 | NX-5-UL                | OX-5-UL                |
| 40 | 116 S East St       | 1703889581 | NX-5-UL                | OX-5-UL                |
| 40 | 120 S East St       | 1703889388 | NX-5-UL                | OX-5-UL                |
| 40 | 0 S Bloodworth St   | 1703888565 | NX-3-DE                | OX-3-DE                |
| 40 | 101 S Bloodworth St | 1703888754 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 105 S Bloodworth St | 1703888687 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 109 S Bloodworth St | 1703888680 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 106 S East St       | 1703980609 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 410 Morson St       | 1703889714 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 412 Morson St       | 1703889750 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 416 Morson St       | 1703980609 | NX-3-DE w/HOD-G        | OX-3-DE w/HOD-G        |
| 40 | 6 N Bloodworth St   | 1703898286 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 10 N Bloodworth St  | 1703898383 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 13 S Bloodworth St  | 1703888972 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 15 S Bloodworth St  | 1703888868 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 17 S Bloodworth St  | 1703888864 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 7 N East St         | 1703899285 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 8 S East St         | 1703889981 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 404 E Edenton St    | 1703899361 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 416 E Edenton St    | 1703990320 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 405 Morson St       | 1703889816 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 411 Morson St       | 1703889886 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |

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|    |                     |            |                        |                        |
|----|---------------------|------------|------------------------|------------------------|
| 40 | 400 New Bern Ave    | 1703888959 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 401 New Bern Ave    | 1703898158 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 407 New Bern Ave    | 1703899108 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 408 New Bern Ave    | 1703889918 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 411 New Bern Ave    | 1703899158 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 412 New Bern Ave    | 1703889968 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 414 New Bern Ave    | 1703980918 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 40 | 415 New Bern Ave    | 1703990118 | NX-3-DE w/HOD-G & NCOD | OX-3-DE w/HOD-G & NCOD |
| 41 | 301 S Person St     | 1703874682 | DX-3-UL                | OX-3-UL                |
| 41 | 315 S Bloodworth St | 1703878526 | NX-3-UL                | OX-3-UL                |
| 41 | 317 S Bloodworth St | 1703879435 | NX-3-UL                | OX-3-UL                |
| 41 | 323 S Bloodworth St | 1703878424 | NX-3-UL                | OX-3-UL                |
| 41 | 305 S Bloodworth St | 1703878720 | NX-3-DE                | OX-3-DE                |
| 41 | 309 S Bloodworth St | 1703878625 | NX-3-DE                | OX-3-DE                |
| 41 | 313 S Bloodworth St | 1703878620 | NX-3-DE                | OX-3-DE                |
| 41 | 300 Chavis Way      | 1703972744 | NX-3-DE                | OX-3-DE                |
| 41 | 304 Chavis Way      | 1703972639 | NX-3-DE                | OX-3-DE                |
| 41 | 308 Chavis Way      | 1703972654 | NX-3-DE                | OX-3-DE                |
| 41 | 312 Chavis Way      | 1703972559 | NX-3-DE                | OX-3-DE                |
| 41 | 316 Chavis Way      | 1703972534 | NX-3-DE                | OX-3-DE                |
| 41 | 320 Chavis Way      | 1703972520 | NX-3-DE                | OX-3-DE                |
| 41 | 324 Chavis Way      | 1703972445 | NX-3-DE                | OX-3-DE                |
| 41 | 328 Chavis Way      | 1703972440 | NX-3-DE                | OX-3-DE                |
| 41 | 505 E Davie St      | 1703971443 | NX-3-DE                | OX-3-DE                |



**Attachment A: Changes to UDO Zoning Map Made by City Council**

|    |                     |            |                 |                 |
|----|---------------------|------------|-----------------|-----------------|
| 41 | 301 S East St       | 1703971745 | NX-3-DE         | OX-3-DE         |
| 41 | 303 S East St       | 1703971720 | NX-3-DE         | OX-3-DE         |
| 41 | 304 S East St       | 1703878697 | NX-3-DE         | OX-3-DE         |
| 41 | 306 S East St       | 1703879658 | NX-3-DE         | OX-3-DE         |
| 41 | 308 S East St       | 1703879644 | NX-3-DE         | OX-3-DE         |
| 41 | 309 S East St       | 1703971604 | NX-3-DE         | OX-3-DE         |
| 41 | 310 S East St       | 1703879539 | NX-3-DE         | OX-3-DE         |
| 41 | 315 S East St       | 1703971509 | NX-3-DE         | OX-3-DE         |
| 41 | 319 S East St       | 1703971515 | NX-3-DE         | OX-3-DE         |
| 41 | 323 S East St       | 1703971500 | NX-3-DE         | OX-3-DE         |
| 41 | 331 S East St       | 1703970461 | NX-3-DE         | OX-3-DE         |
| 41 | 400 E Martin St     | 1703877795 | NX-3-DE         | OX-3-DE         |
| 41 | 404 E Martin St     | 1703878725 | NX-3-DE         | OX-3-DE         |
| 41 | 408 E Martin St     | 1703878775 | NX-3-DE         | OX-3-DE         |
| 41 | 412 E Martin St     | 1703879715 | NX-3-DE         | OX-3-DE         |
| 41 | 416 E Martin St     | 1703879765 | NX-3-DE         | OX-3-DE         |
| 41 | 0 S Blount St       | 1703767279 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 601 S Blount St     | 1703767363 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 607 S Blount St     | 1703767276 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 611 S Blount St     | 1703767283 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 615 S Blount St     | 1703767178 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 206 E Lenoir St     | 1703767393 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 208 E Lenoir St     | 1703768340 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 212 E Lenoir St     | 1703768390 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 216 E Lenoir St     | 1703769330 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 218 E Lenoir St     | 1703769370 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 205 E South St      | 1703768220 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 207 E South St      | 1703768250 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 211 E South St      | 1703768290 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 213 E South St      | 1703769230 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 217 E South St      | 1703769179 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 219 E South St      | 1703860129 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 41 | 225 E South St      | 1703860189 | DX-3-DE w/HOD-G | OX-3-DE w/HOD-G |
| 61 | 234 S Boylan Ave    | 1703377957 | DX-3            | IX-3            |
| 61 | 236 S Boylan Ave    | 1703377911 | DX-3            | IX-3            |
| 61 | 706 Mountford St    | 1703375997 | DX-3            | IX-3            |
| 70 | 207 Fayetteville St | 1703780297 | DX-40-SH        | DX-5-SH         |
| 70 | 208 Fayetteville St | 1703688257 | DX-40-SH        | DX-5-SH         |
| 70 | 210 Fayetteville    | 1703688253 | DX-40-SH        | DX-5-SH         |

**Attachment A: Changes to UDO Zoning Map Made by City Council**

|    |                     |            |          |          |
|----|---------------------|------------|----------|----------|
|    | St                  |            |          |          |
| 70 | 218 Fayetteville St | 1703688159 | DX-40-SH | DX-5-SH  |
| 70 | 220 Fayetteville St | 1703688146 | DX-40-SH | DX-5-SH  |
| 70 | 222 Fayetteville St | 1703688143 | DX-40-SH | DX-5-SH  |
| 70 | 224 Fayetteville St | 1703688048 | DX-40-SH | DX-5-SH  |
| 70 | 228 Fayetteville St | 1703688065 | DX-40-SH | DX-5-SH  |
| 70 | 230 Fayetteville St | 1703688042 | DX-40-SH | DX-5-SH  |
| 70 | 300 Fayetteville St | 1703678831 | DX-40-SH | DX-5-SH  |
| 70 | 14 W Martin St      | 1703678946 | DX-40-SH | DX-5-SH  |
| 70 | 133 Fayetteville St | 1703780495 | DX-40-SH | DX-7-SH  |
| 70 | 234 Fayetteville St | 1703679916 | DX-40-SH | DX-7-SH  |
| 70 | 400 Fayetteville St | 1703678312 | DX-40-SH | DX-12-SH |
| 70 | 5 W Hargett St      | 1703689301 | DX-40-SH | DX-12-SH |
| 70 | 19 W Hargett St     | 1703688302 | DX-40-SH | DX-12-SH |
| 70 | 16 W Martin St      | 1703677987 | DX-40-SH | DX-12-SH |
| 70 | 333 Fayetteville St | 1703771436 | DX-40-SH | DX-20-SH |

**Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission**

| <b>Council Work Session Item #</b> | <b>Site Address</b>     | <b>PIN</b> | <b>Public Hearing Zoning</b> |
|------------------------------------|-------------------------|------------|------------------------------|
| 4                                  | 9721 Fonville Rd        | 1729471182 | NX-3 w/UWPOD                 |
| 4                                  | 9733 Fonville Rd        | 1729473029 | NX-3 w/UWPOD                 |
| 4                                  | 9745 Fonville Rd        | 1729473029 | NX-3 w/UWPOD                 |
| 9                                  | 230 E South St          | 1703861013 | R-10                         |
| 9                                  | 234 E South St          | 1703861053 | R-10                         |
| 9                                  | 706 S Person St         | 1703851915 | R-10                         |
| 11                                 | 0 Gresham Lake Rd       | 1727653974 | IX-3 w/SHOD-2                |
| 13                                 | 6301 Mt Herman Rd       | 0778073740 | IX-3-PK w/AOD                |
| 15                                 | 8024 Glenwood Ave       | 0787039224 | OX-3-CU                      |
| 21                                 | 6830 Old Wake Forest Rd | 1727208758 | IX-3-PL                      |
| 21                                 | 5839 Capital Blvd       | 1727304088 | CX-3-PL                      |
| 21                                 | 5857 Capital Blvd       | 1727301427 | IX-3                         |
| 21                                 | 6001 Capital Blvd       | 1727302961 | CX-3-PL                      |
| 26                                 | 4205 Pleasantville Dr   | 1747763401 | CX-3-PL-CU                   |
| 26                                 | 4125 Mitchell Mill Rd   | 1747761226 | CX-3-PL-CU                   |
| 26                                 | 4133 Mitchell Mill Rd   | 1747763124 | CX-3-PL-CU                   |
| 31                                 | 10211 Lumley Rd         | 0768128237 | CX-3-PK w/SHOD-2             |
| 31                                 | 10310 Moncreiffe Rd     | 0768128681 | CX-3-PL & CX-3-PK            |
| 31                                 | 8911 Brier Creek Pkwy   | 0768128846 | CX-3-PK                      |
| 31                                 | 8901 Brier Creek Pkwy   | 0768220904 | CX-3-PK                      |
| 31                                 | 8851 Ellstree Ln        | 0768222237 | CX-3-PK w/SHOD-2 & AOD       |
| 31                                 | 8811 Ellstree Ln        | 0768225319 | CX-3-PK w/SHOD-2 & AOD       |
| 31                                 | 10370 Lumley Rd         | 0768233280 | CX-5-PK                      |
| 31                                 | 8741 Brier Creek Pkwy   | 0768237660 | CX-5-PK                      |
| 31                                 | 8801 Brier Creek Pkwy   | 0768239018 | CX-5-PK w/SHOD-2 & AOD       |
| 31                                 | 8701 Brier Creek Pkwy   | 0768239676 | CX-5-PK                      |
| 31                                 | 10100 Lumley Rd         | 0768328520 | OP-5-PK w/SHOD-2 & AOD       |
| 31                                 | 8651 Brier Creek Pkwy   | 0768334614 | CX-5-PK w/SHOD-2 & AOD       |
| 31                                 | 10200 Lumley Rd         | 0768339078 | OP-5-PK w/SHOD-2 & AOD       |
| 31                                 | 8611 Brier Creek Pkwy   | 0768348092 | CX-5-PK w/AOD                |
| 31                                 | 8401 Brier Creek Pkwy   | 0768356260 | CX-5-PK                      |
| 31                                 | 8341 Brier Creek Pkwy   | 0768356389 | CX-5-PK                      |
| 31                                 | 8121 Brier Creek Pkwy   | 0768369074 | CX-5-PK                      |
| 31                                 | 0 Brier Creek Pkwy      | 0768431808 | CX-5-PK w/SHOD-2 & AOD       |
| 31                                 | 8080 Arco Corporate Dr  | 0768435332 | OP-5-PL w/SHOD-2 & AOD       |
| 31                                 | 8331 Brier Creek Pkwy   | 0768440719 | CX-5-PK w/ part SHOD-2 & AOD |
| 31                                 | 8161 Brier Creek Pkwy   | 0768454921 | CX-5-PK                      |
| 31                                 | 8115 Brier Creek Pkwy   | 0768460198 | CX-5-PK                      |

**Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission**

|    |                        |            |                                  |
|----|------------------------|------------|----------------------------------|
| 31 | 8101 Brier Creek Pkwy  | 0768462322 | CX-5-PK                          |
| 31 | 8011 Brier Creek Pkwy  | 0768464394 | CX-5-PK                          |
| 31 | 8001 Brier Creek Pkwy  | 0768466576 | CX-5-PK                          |
| 31 | 8081 Arco Corporate Dr | 0768531315 | OP-5-PL w/SHOD-2 & AOD           |
| 31 | 8061 Arco Corporate Dr | 0768535777 | OP-5-PL w/SHOD-2 & AOD           |
| 31 | 8051 Arco Corporate Dr | 0768547190 | OP-5-PL w/SHOD-2 & AOD           |
| 31 | 8041 Arco Corporate Dr | 0768549715 | OP-5-PL w/SHOD-2 & AOD           |
| 31 | 8020 Arco Corporate Dr | 0768551384 | CX-7-PL w/AOD                    |
| 31 | 8010 Arco Corporate Dr | 0768553790 | CX-7-PL w/AOD                    |
| 31 | 7980 Arco Corporate Dr | 0768555829 | CX-5-PK w/AOD                    |
| 31 | 7990 Arco Corporate Dr | 0768557740 | CX-5-PK w/AOD                    |
| 31 | 8021 Arco Corporate Dr | 0768559276 | OP-7-PL w/SHOD-2 & AOD           |
| 31 | 8045 Arco Corporate Dr | 0768642550 | OP-5-PL w/SHOD-2 & AOD           |
| 31 | 8001 Arco Corporate Dr | 0768652213 | OP-7 w/SHOD-2 & AOD              |
| 36 | 3312 New Bern Ave      | 1724447360 | CX-3-PK-CU & RX-3-PK-CU w/SHOD-1 |
| 42 | 1900 Blue Ridge Rd     | 0784786489 | CX-5-UL, CX-12-UL, OX-3          |
| 43 | 5420 Capital Blvd      | 1726484341 | IX-3-PK                          |
| 43 | 5500 Capital Blvd      | 1726484449 | IX-3-PK                          |
| 43 | 5510 Capital Blvd      | 1726483612 | IX-3-PK                          |
| 48 | 600 W Hargett St       | 1703485792 | DX-3                             |
| 52 | 600 S Blount St        | 1703766323 | OX-4-SH w/HOD-G                  |
| 52 | 121 E South St         | 1703765249 | OX-4-SH w/HOD-G                  |
| 52 | 125 E South St         | 1703766221 | OX-4-SH w/HOD-G                  |
| 53 | 401 N Harrington St    | 1704502819 | DX-12-SH                         |
| 58 | 1408 Brookside Dr      | 1714157326 | RX-3                             |
| 62 | 118 E Lenoir St        | 1703765313 | DX-4-UG w/HOD-G                  |
| 62 | 101 E South St         | 1703763211 | CX-4-UG                          |
| 62 | 111 E South St         | 1703764221 | CX-4-UG                          |
| 62 | 117 E South St         | 1703764280 | CX-4-UG                          |
| 63 | 3900 Sumner Blvd       | 1726681771 | CX-3-UL                          |
| 64 | 4208 New Bern Ave      | 1724858510 | IX-3-PK                          |
| 65 | 900 Coleman St         | 1713147688 | R-10                             |
| 65 | 904 Coleman St         | 1713147692 | R-10                             |

**Attachment C: Zoning Cases Approved between July 7, 2015 and November 16, 2015**

| Zoning Case | Effective Date | Ordinance  |
|-------------|----------------|------------|
| Z-25-2014   | 10/7/2015      | 496-ZC-715 |
| Z-28-2014   | 7/21/2015      | 466-ZC-712 |
| Z-42-2014   | 8/4/2015       | 470-ZC-713 |
| Z-1-2015    | 9/1/2015       | 482-ZC-714 |
| Z-2-2015    | 8/4/2015       | 470-ZC-713 |
| Z-4-2015    | 10/7/2015      | 496-ZC-715 |
| Z-7-2015    | 10/7/2015      | 496-ZC-715 |
| Z-12-2015   | 8/4/2015       | 470-ZC-713 |
| Z-13-2015   | 8/4/2015       | 470-ZC-713 |
| Z-17-2015   | 10/7/2015      | 496-ZC-715 |
| Z-18-2015   | 8/4/2015       | 470-ZC-713 |
| Z-19-2015   | 10/7/2015      | 496-ZC-715 |
| Z-21-2015   | 9/1/2015       | 482-ZC-714 |
| Z-23-2015   | 10/7/2015      | 496-ZC-715 |
| Z-24-2015   | 10/7/2015      | 496-ZC-715 |
| Z-26-2015   | 9/1/2015       | 482-ZC-714 |
| Z-27-2015   | 11/3/2015      | 507-ZC-717 |
| Z-28-2015   | 11/3/2015      | 507-ZC-717 |
| Z-29-2015   | 11/3/2015      | 507-ZC-717 |
| Z-30-2015   | 10/20/2015     | 501-ZC-716 |
| Z-31-2015   | 11/3/2015      | 507-ZC-717 |
| Z-32-2015   | 11/3/2015      | 507-ZC-717 |
| Z-33-2015   | 10/20/2015     | 501-ZC-716 |

## Attachment D: Properties Subject to Valid Statutory Protest Petition

| Address                 | PIN               | Previous Part 10 Zoning        | Approved Zoning                                    |
|-------------------------|-------------------|--------------------------------|--|
| 8104 FALLS OF NEUSE RD  | (PIN: 1718105396) | O&I-1 CUD                      | OX-3-PL-CU   |
| 8206 FALLS OF NEUSE RD  | (PIN: 1718109431) | O&I-2 & CM                     | OX-3-PL & CM                                       |
| 11110 FALLS OF NEUSE RD | (PIN: 1729212644) | R-4 with PDD Overlay and UWPOD | Planned Development                                |
| 1590 DUNN RD            | (PIN: 1729214636) | R-4 with PDD Overlay and UWPOD | Planned Development                                |
| 1540 DUNN RD            | (PIN: 1729216967) | BC CUD with UWPOD              | NX-3 CU (w/ UWPOD)<br>New conditions dated 7-31-15 |
| 1605 OCTOBER RD         | (PIN: 1729219494) | R-4 with PDD Overlay and UWPOD | Planned Development                                |
| 1500 DUNN RD            | (PIN: 1729223012) | BC CUD with UWPOD              | NX-3 CU (w/ UWPOD)<br>New conditions dated 7-31-15 |
| 1609 OCTOBER RD         | (PIN: 1729310409) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1613 OCTOBER RD         | (PIN: 1729310515) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1617 OCTOBER RD         | (PIN: 1729310610) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1621 OCTOBER RD         | (PIN: 1729310636) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1625 OCTOBER RD         | (PIN: 1729310753) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1629 OCTOBER RD         | (PIN: 1729310769) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1633 OCTOBER RD         | (PIN: 1729310888) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1502 NEALSTONE WAY      | (PIN: 1729311474) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1501 NEALSTONE WAY      | (PIN: 1729311670) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1506 MICHELLE DR        | (PIN: 1729311791) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1501 MICHELLE DR        | (PIN: 1729311952) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1506 NEALSTONE WAY      | (PIN: 1729312433) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1505 NEALSTONE WAY      | (PIN: 1729312549) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1509 NEALSTONE WAY      | (PIN: 1729312598) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |
| 1510 MICHELLE DR        | (PIN: 1729312750) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD                      |

## Attachment D: Properties Subject to Valid Statutory Protest Petition

|                    |                   |                                |                               |
|--------------------|-------------------|--------------------------------|-------------------------------|
| 1505 MICHELLE DR   | (PIN: 1729312828) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1509 MICHELLE DR   | (PIN: 1729312886) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1510 NEALSTONE WAY | (PIN: 1729313402) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1518 NEALSTONE WAY | (PIN: 1729313481) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1513 NEALSTONE WAY | (PIN: 1729313558) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1514 MICHELLE DR   | (PIN: 1729313619) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1518 MICHELLE DR   | (PIN: 1729313668) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1515 MICHELLE DR   | (PIN: 1729313846) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1524 NEALSTONE WAY | (PIN: 1729314369) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1517 NEALSTONE WAY | (PIN: 1729314507) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1521 NEALSTONE WAY | (PIN: 1729314556) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1522 MICHELLE DR   | (PIN: 1729314628) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1526 MICHELLE DR   | (PIN: 1729314677) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1519 MICHELLE DR   | (PIN: 1729314805) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1523 MICHELLE DR   | (PIN: 1729314875) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1528 NEALSTONE WAY | (PIN: 1729315338) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1532 NEALSTONE WAY | (PIN: 1729315490) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1525 NEALSTONE WAY | (PIN: 1729315516) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1529 NEALSTONE WAY | (PIN: 1729315576) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1530 MICHELLE DR   | (PIN: 1729315637) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1534 MICHELLE DR   | (PIN: 1729315687) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1527 MICHELLE DR   | (PIN: 1729315834) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1531 MICHELLE DR   | (PIN: 1729315894) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1536 NEALSTONE WAY | (PIN: 1729316451) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1533 NEALSTONE WAY | (PIN: 1729316536) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |

## Attachment D: Properties Subject to Valid Statutory Protest Petition

|                    |                   |                                |                               |
|--------------------|-------------------|--------------------------------|-------------------------------|
| 1538 MICHELLE DR   | (PIN: 1729316647) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1540 NEALSTONE WAY | (PIN: 1729317412) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1544 NEALSTONE WAY | (PIN: 1729317473) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1603 GOLDEN SUN DR | (PIN: 1729317528) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1611 GOLDEN SUN DR | (PIN: 1729317626) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1541 MICHELLE DR   | (PIN: 1729317813) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1545 MICHELLE DR   | (PIN: 1729317873) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1548 NEALSTONE WAY | (PIN: 1729318453) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1608 GOLDEN SUN DR | (PIN: 1729318690) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1612 GOLDEN SUN DR | (PIN: 1729318696) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1549 MICHELLE DR   | (PIN: 1729318855) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1600 GOLDEN SUN DR | (PIN: 1729319406) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1604 GOLDEN SUN DR | (PIN: 1729319504) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1616 GOLDEN SUN DR | (PIN: 1729319702) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |
| 1620 GOLDEN SUN DR | (PIN: 1729319810) | R-4 with PDD Overlay and UWPOD | Planned Development and UWPOD |