

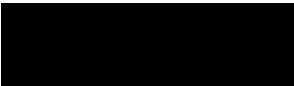
Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 12 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	☐ General use	☒ Conditional use	☐ Planned Development	OFFICE USE ONLY Rezoning case # _____
	☐ Text Change to Zoning Conditions			
Existing zoning base district:	RX	Height: 3	Frontage: None	Overlay(s): SRPOD & NCOD (Oberlin Village)
Proposed zoning base district:	RX	Height: 3	Frontage: None	Overlay(s): SRPOD
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: July 6, 2026	Date amended (1):	Date amended (2):
Property address: 2408 Clark Avenue		
Property PIN: 0794-92-0526		
Deed reference (book/page): Book 20209, Page 0823		
Nearest intersection: Clark Ave & Chamberlain St		Property size (acres): 0.22 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: <u>Khashayar Kevin Neshat, Manager of Lofts Clarke Avenue, LLC</u>		
Printed Name: _____		
Property Owner Signature(s):		
Signature: 		
Signature: _____		
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		

REVIEWED

By Metra Sheshbaradaran at 3:40 pm, Jul 31, 2026



Contact Information	
Property Owner/Applicant*	
Name & Title:	K. Kevin Neshat, Manager of Lofts of Clark Avenue, LLC
Email:	kneshat@bluestonedm.com
Phone:	
Name & Title:	
Email:	
Phone:	
Point of Contact (If different than above)**	
Point of Contact Name:	Ashley Honeycutt Terrazas
Email:	ashleyterrazas@parkerpoe.com
Phone:	(919) 835-4043
Point of Contact Name:	
Email:	
Phone:	

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: RX-3 w/ SRPOD & NCOD (Oberlin Village)	Proposed zoning: RX-3-CU w/ SRPOD	

Narrative of Zoning Conditions Offered

1. T1. The following principal uses as listed in UDO section 6.1.4. shall be prohibited: cemetery

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

Property Owner(s) Signature _____

Printed Name (and Title): Khashayar Kevin Neshat, Manager of Lofts of Clarke Avenue, LLC

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Property PIN: 0794-92-0586		
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Nearest intersection: Clark Avenue & Chamberlain Street		Property size (acres): 0.22 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: Roger Austin, Manager of Lazy Dog Investments, LLC		
Printed Name: _____		
Property Owner Signature(s):		
Signature: _____		
Signature: _____		
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		

Contact Information
Property Owner/Applicant*
Name & Title: Roger Austin, Member of Lazy Dog Investments, LLC
Email: beachbumholdings@gmail.com
Phone:
Name & Title:
Email:
Phone:
Point of Contact (If different than above)**
Point of Contact Name: Jamie S. Schwedler
Email: jamieschwedler@parkerpoe.com
Phone: (919) 835-4529
Point of Contact Name: Ashley Honecutt Terrazas
Email: ashleyterrazas@parkerpoe.com
Phone: (919) 835-4043

Conditional Use District Zoning Conditions

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Printed Name (and Title): Roger Austin, Member of Lazy Dog Investments, LLC

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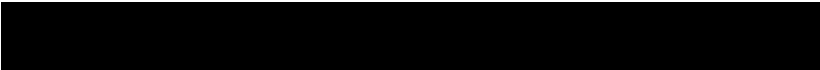
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Property address: 2402 Clark Avenue		
Property PIN: 0794-92-1567		
Deed reference (book/page): Book 15281, Page 2663		
Nearest intersection: Clark Ave & Chamberlain St		Property size (acres): 0.41 acres
For planned development applications only:	Total units:	Total square footage:
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Printed Property Owner Name and Title:		
Printed Name: <u>Khashayar Kevin Neshat, Manager of The Lofts at Cameron Village, LLC</u>		
Printed Name: _____		
Property Owner Signature(s):		
Signature:	_____	
Signature:	_____	
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		



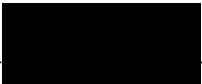
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Property Owner/Applicant*
Name & Title: K. Kevin Neshat, Manager of The Lofts at Cameron Village, LLC
Email: kneshat@bluestonedm.com
Phone:
Name & Title:
Email:
Phone:
Point of Contact (If different than above)**
Point of Contact Name: Jamie S. Schwedler
Email: jamieschwedler@parkerpoe.com
Phone: (919) 835-4529
Point of Contact Name: Ashley Honeycutt Terrazas
Email: ashleyterrazas@parkerpoe.com
Phone: 9919) 835-4043



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Property Owner(s) Signature:  _____

Printed Name (and Title): Khashayar Kevin Neshat, Manager of The Lofts at Cameron Village, LLC

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General Information		
Date: July 6, 2026	Date amended (1):	Date amended (2):
Property address: 300 Horne Street		
Property PIN: 0794-82-9556		
Deed reference (book/page): Book 20245, Page 2543		
Nearest intersection: Clark Avenue & Horne Street		Property size (acres): 0.26 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: Penelope T. Clarke, Member of Fancy Farm Holdings II, LLC		
Printed Name: L. Penn Clarke, Member of Kelso Mill Holdings, LLC		
Property Owner Signature(s):		
Signature: 		
Signature: _____		
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		



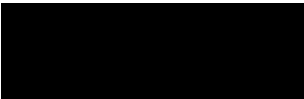
Contact Information	
Property Owner/Applicant*	
Name & Title:	Penelope T. Clarke, Member of Fancy Farm Holdings II, LLC
Email:	
Phone:	
Name & Title:	L. Penn Clarke, Member of Kelso Mill Holdings, LLC
Email:	
Phone:	
Point of Contact (If different than above)**	
Point of Contact Name:	Jamie S. Schwedler
Email:	jamieschwedler@parkerpoe.com
Phone:	(919) 835-4529
Point of Contact Name:	Ashley Honeycutt Terrazas
Email:	ashleyterrazas@parkerpoe.com
Phone:	(919) 835-4043



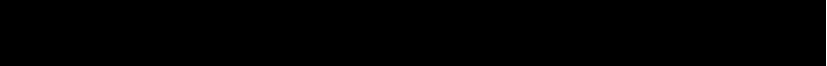
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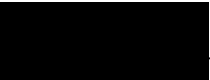
Printed Name (and Title): Penelope T. Clarke, member of Fancy Farm Holdings II, LLC



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Property Owner(s) Signature: _____

Printed Name (and Title): L. Penn Clarke, Member of Kelso Mill Holdings, LLC

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Printed Name: Roger Austin, Manager of Lazy Dog Investments, LLC		
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Printed Name: <u>Khashayar Kevin Neshat, Manager of The Lofts at Cameron Village, LLC</u>		
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Signature: _____		

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

STATEMENT OF CONSISTENCY

The 1.11-acre assemblage bordered by Clark Avenue, Horne Street, and Chamberlain Street (the “Site”) is currently developed with older, small-scale rental housing. Located less than one-quarter mile from N.C. State’s Main Campus, the Site is in an area where demand for convenient student housing remains strong and has increased as N.C. State’s enrollment has grown.

The proposed rezoning would retain the Site’s existing RX-3 base zoning while removing the Oberlin Village NCOD, which does not apply to properties south of Clark Avenue or to properties north of Clark Avenue west of Horne Street. Removing the NCOD would allow the Site to redevelop with newer multifamily student housing that cannot feasibly be built under the NCOD’s current height and lot-size limitations. The Site’s existing housing is aging and expensive to maintain as safe student housing, and its proximity to N.C. State and frequent transit makes it well suited for additional student housing consistent with City policies.

The proposed rezoning reflects the area’s evolving character, where older, smaller-scale residential properties are increasingly used as student housing. The Site also occupies a distinct location on Clark Avenue, a historically high-traffic corridor, and at least one existing structure and lot already exceed what would be permitted under today’s Oberlin Village NCOD standards. This proposed zoning change would allow a unique and already nonconforming portion of the NCOD to redevelop with uses consistent with the ongoing redevelopment pattern along Clark Avenue.

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.

1. **FLUM:** The Property is designated Moderate Scale Residential ("MSR") on the Future Land Use Map ("FLUM"). The 2030 Comprehensive Plan describes this designation as one that envisions a range of residential uses. The Plan further explains that “[i]n areas served by high levels of transit, RX-3 or RX-4 may be appropriate.” 2030 Comprehensive Plan at 3-10. A 3-story height is consistent with Table LU-2 because it falls within the recommended range whether the Site is viewed as a Core/Transit area, based on its Clark Avenue frontage and frequent transit service, or as an Edge area, based on its proximity to lower-density residential development. Comp. Plan 3-15. The Site’s current RX-3 zoning reflects that guidance, but redevelopment consistent with the RX-3 zoning and the development pattern in the area cannot occur unless the NCOD is removed. The Site is located on a frequent transit corridor at the edge of the NCOD.

Accordingly, given the Property's proximity to frequent transit and the existing zoning pattern in the surrounding area, the proposed RX-3-CU zoning is consistent with the Future Land Use Map and represents an appropriate designation for the Property.

2. **Urban Form Map:** The Site is within a Frequent Transit Area on the Urban Form Map. Map UD-1. The Frequent Transit Area designation applies to sites “within a quarter-mile of other frequent transit routes.” Comp. Plan 11-4, 11-5. Clark Avenue, along with nearby Hillsborough Street and Oberlin Road, is served by multiple transit routes used heavily by N.C. State students, including four GoRaleigh routes and four Wolfline routes. The Comprehensive Plan supports denser housing near these transit investments.

3. The proposed rezoning is consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:
- a. **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.* The proposed rezoning is consistent with the Moderate Scale Residential designation because it allows residential uses and building heights supported by the Future Land Use Map and related Comprehensive Plan policies. It would also permit redevelopment that aligns with the pattern to the south and east while providing an appropriate transition to smaller-scale housing to the north and west.
 - b. **Policy 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 noncontiguous development.* The request will allow for the redevelopment of an infill site with more residential density than what exists today in an area that needs more student housing close to N.C. State so that students can walk, bike, or take transit to classes.
 - c. **Policy LU 3.2 Location of Growth**, *The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.* The proposed rezoning Site is within the City limits. It is an infill site in a developed area near N.C. State. Utilities and City services are available for the Site.
 - d. **Policy LU 4.1 Coordinate Transportation Investments with Land Use**, *Ensure that transportation decisions, strategies, and investments are coordinated with and support the city's land use objectives.* The Site is in a Frequent Transit Area and is within close walking distance to GoRaleigh and Wolfline bus lines on Clark Avenue, Hillsborough Street, and Oberlin Road. The Site will have access to transit and is an appropriate location for the proposed residential use. The proposed density is appropriate in this location to provide housing in close proximity to transit and to concentrate uses along this infrastructure.
 - e. **Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use**, *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* The Site is within walking distance of commercial amenities along Hillsborough Street and in the Village District. Redevelopment is expected to provide additional student housing, and locating that housing near shops, services, and transit would reduce students' need to bring cars to campus or rely on them for daily transportation.
 - f. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* Removing the NCOD would allow the Site to redevelop in a manner consistent with its base zoning and the redevelopment pattern emerging nearby.
 - g. **Policy LU 5.4 Density Transitions**, *Low- to medium-scale residential development and/or low-impact office uses should serve as transitional densities between lower-scale neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different*

development intensity about on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity. Redevelopment consistent with the Site's base zoning, which matches the base zoning across Clark Avenue, would provide an appropriate transition to nearby smaller-scale residential development.

- h. **Policy LU 6.3 Mixed-use and Multimodal Transportation**, *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.* The zoning change will allow the Site to support greater residential density in an area that is served by transit, allowing the potential for residents to walk, bike, or take transit to N.C. State.
 - i. **Policy LU 8.1 Housing Variety**, *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning would allow more student housing to be provided by redeveloping older existing housing.
 - j. **Policy LU 8.10 Infill Development**, *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* The proposed rezoning would allow appropriate infill development on the Site that would not differ significantly from the form of what can be developed on surrounding properties that are not in the NCOD.
4. The proposed rezoning is consistent with the following policies of the Housing Element ("H") of the 2030 Comprehensive Plan:
- a. **Policy H 1.8 Zoning for Housing**, *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows more student housing where fewer housing units are located today.

PUBLIC BENEFITS

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

The rezoning request will complement and add to the residential growth near N.C. State, which is needed as the student population has grown. The proposed RX-3-CU zoning that removes the Oberlin Village NCOD will add to the housing supply consistent with surrounding development trends of the area.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
The properties are located within the West Raleigh National Register District. The property at 2402 Clark Avenue (Simpson Apartments) is on the National Register Study List. The proposed zoning would not directly affect these structures. These structures are eligible for demolition under current zoning and proposed zoning.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Urban Design Guidelines

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

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

Urban form designation:

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

1

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

Response: The rezoning permits additional residential density within walking distance to a mix of uses.

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response: The proposed zoning is consistent with other properties on the same block (3 stories).

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response: The properties are located in an area well-connected to the neighborhood and mixed-use area through a network of sidewalks.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response: No new streets are anticipated as part of a redevelopment of the properties.

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response: The properties are on a block that does not exceed 660 feet.

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response: The applicable setbacks permit structures lining the street.

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

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response: It is anticipated that redevelopment of the properties would include parking in a way that does not negatively affect pedestrian routes.
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less. Response: It is anticipated that redevelopment of the properties would not involve parking lots between the building and Clark Avenue.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement. Response: Any parking structure associated with redevelopment will comply with the UDO.
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile. Response: The properties are located within walking distance to transit stops and walkable to key destinations.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response: The surrounding area includes an existing network of sidewalks connecting to transit stops.
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design. Response: There are no known sensitive natural resources on the property.
20	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians. Response: No new streets are anticipated as part of any redevelopment.

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

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

REZONING OF PROPERTY CONSISTING OF +/- 1.11 ACRES,
LOCATED ON THE NORTH SIDE OF CLARK AVENUE, BETWEEN HORNE STREET
AND CHAMBERLAIN STREET, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
JUNE 23, 2026

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to rezoning case Z-11-25 with nearby neighbors on Tuesday, June 26, 2026 at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.11 acres, and is located on the north side of Clark Avenue, between Horne Street and Chamberlain Street, in the City of Raleigh, having the following addresses and PINs: 2402 Clark Ave (0794-92-1567), 2404 Clark Ave (0794-92-0526), 2408 Clark Ave (0794-92-0526), and 300 Horne Street (0794-82-9556) and 2230 S. New Hope Road and Wake County Parcel Identification Number 1732-86-7012. This meeting was held at the Jaycee Community Center, located at 2405 Wade Avenue, Raleigh, NC 27607. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Michael Birch
Date: June 12, 2026
Re: Neighborhood Meeting for Rezoning of 2402, 2404 & 2408 Clark Ave. & 300 Horne St.

You are invited to attend an informational meeting to discuss the proposed rezoning of 2402, 2404 & 2408 Clark Avenue and 300 Horne Street (PINs 0794-92-1567, 0794-92-0586, 0794-92-0526, and 0794-82-9556).

The meeting will be held on **Tuesday, June 23, 2026, from 6:00 PM until 7:00 PM**, at the following location:

**Jaycee Community Center
Game Room
2405 Wade Avenue
Raleigh, NC 27607**

The properties total approximately 1.11 acres in size and are located on the north side of Clark Avenue, between Horne Street and Chamberlain Street. The properties are currently zoned Residential Mixed Use, 3-story height limit (RX-3), with the Oberlin Village Neighborhood Conservation Overlay District (NCOD), and with the Special Residential Parking Overlay District (SRPOD). The proposed rezoning is for Residential Mixed Use, 3-story height limit, conditional use (RX-3-CU), maintaining the SRPOD, and removing the NCOD. An aerial of the properties and a map showing the current zoning of the properties are provided on the other side of this notice.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-208-9427 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Matthew McGregor at 919.996.4637 or matthew.mcgregor@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT C – ITEMS DISCUSSED

1. Properties subject to rezoning request and details of the request
2. Comparison of current zoning to proposed zoning in terms of density and allowable height
3. Why the applicant is proposing to remove the NCOD
4. The Oberlin NCOD standards that would be removed as part of the rezoning
5. Questions regarding the possible preservation of trees, particularly on 300 Horne St and at the corner of Clark & Chamberlain
6. Existing overcrowding of on-street parking and impacts of new higher density development on the lack of on-street parking
7. Whether the new development would provide any parking on-site
8. The anticipated number of dwelling units
9. Whether the new development would be purpose-built student housing or market-rate apartments
10. Building height transitions to properties on the north side of the block and the broader neighborhood
11. Whether a new building under the proposed rezoning would be compatible with the adjoining homes and surrounding neighborhood and consistent with the character of the surrounding neighborhood
12. Whether the request is consistent with the Comprehensive Plan
13. Sentiment that students need to live somewhere else, and not in a new building on these properties
14. Questions of why owners do not fix-up the existing structures
15. Statement that the properties are within the West Raleigh National Register District
16. Statement that new development must be respectful of the neighborhood
17. Questions about impacts on the nearby church and church parking lot
18. The impact of this rezoning on the north side of Clark Avenue as setting a precedent for higher density development on the north side of Clark Avenue, and a statement that such housing should be on the south side of Clark Avenue
19. Questions about other proposed student-housing or apartment developments on the south side of Clark Avenue
20. The need for new development to provide parking on-site because there is already no space for on-street parking for residents of the neighborhood
21. Statements about the amount of existing traffic along Clark Avenue and Chamberlain Street, and the poor driving of students in the area
22. Impact of a single, taller building on the access to sunlight for adjoining properties and other properties in the neighborhood
23. Impact of redevelopment on the quality of life for those living in the neighborhood
24. Statements that no student housing should be located on the north side of Clark Avenue
25. Concerns about balconies of the new building on adjoining properties and residents
26. Statement to provide notice to the new owner of an adjacent property
27. Statements and discussion concerning the different traffic patterns, traffic and parking cycles, parking needs, and traffic impacts between student housing and non-student housing projects

28. Discussion of whether affordable housing units would be included within the new development
29. Statements that the speed bumps and stop signs do not work to calm traffic
30. Question of whether a traffic impact analysis is required, and a statement that the neighborhood would like a traffic study
31. Statement that the neighborhood worked hard in 1995 to put together the NCOD, and that it has been whittled away by rezonings and new development
32. Questions about why the owners could not build townhomes like those across Clark Avenue, with much less units
33. Discussion of past rezonings that have removed the Oberlin Village NCOD
34. Discussion of whether the owners could develop the properties for townhomes or condos similar to those developments north on Oberlin Road where the NCOD was removed
35. Commitment by the applicant to hold another “first” neighborhood meeting
36. Commitment by the applicant to hold a second neighborhood meeting with notices going to owners and tenants within 1,000 feet, prior to Planning Commission meeting
37. Request for notices of subsequent meetings to be sent to attendees via email addresses provided on the sign-in sheet of this meeting

EXHIBIT D – MEETING ATTENDEES

1. Gail Carroll
2. Paul Carroll
3. Jan Flaherty
4. Sue Edmonson
5. Sandy Singram
6. George Huntley
7. Mandy Peacock
8. Amanda Terbech
9. Stephen Moreland
10. Andrea Azcatore
11. Carolyn Guckert
12. Larry Miler
13. Millicent Mooring
14. Ben Crawley
15. Laurie Dunne
16. Scott Davison
17. Suzanne Davison
18. Kay Yarborough
19. Melissa Dandy
20. Charles Henderson
21. Elijah Ensley
22. Madison Jennette
23. Heather Virdy
24. Jeri & Mike Gray
25. Stacy Roberts
26. Mike Dunne
27. Thomas Feeny
28. Nancy Buffaloe