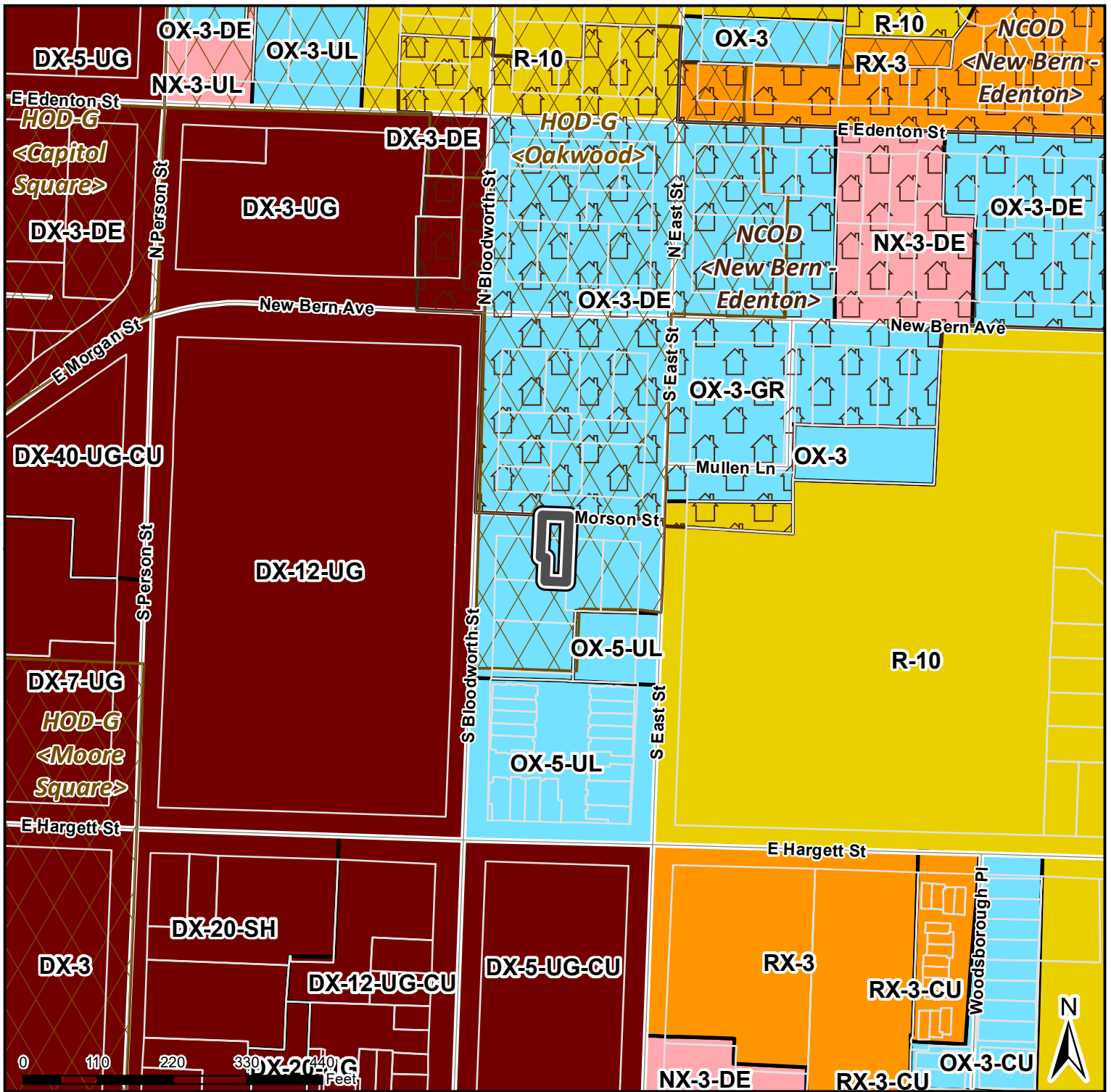
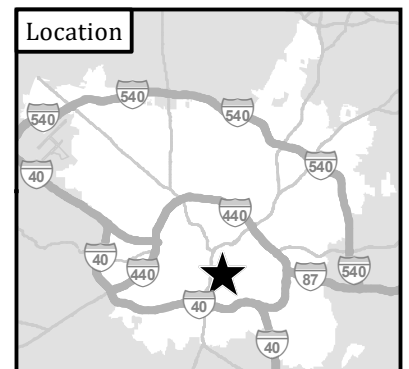


Existing Zoning

Z-34-2021



Property	410 Morson St
Size	0.05 acres
Existing Zoning	OX-3-DE w/HOD-G
Requested Zoning	NX-3-DE w/HOD-G





Raleigh

MEMO

TO: Marchell Adams-David, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Matthew Klem, Senior Planner
DEPARTMENT: Planning and Development
DATE: October 6, 2021

SUBJECT: City Council agenda item for October 19, 2021 – Z-34-21

City Council authorized the public hearing for the following item:

Z-34-21 410 Morson, being Wake County PINs 1703889714. Approximately 0.05 acres are requested by DUO LLC to be rezoned from Office Mixed Use-3 stories-Detached-Historic Overlay (OX-3-DE w/ HOD-G) to Neighborhood Mixed Use-3 stories-Detached-Historic Overlay (NX-3-DE w/ HOD-G).

Current zoning: Office Mixed Use-3 stories-Detached-Historic Overlay (OX-3-DE w/ HOD-G)

Requested zoning: Neighborhood Mixed Use-3 stories-Detached-Historic Overlay (NX-3-DE w/ HOD-G)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **inconsistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (8 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-34-21 MORSON STREET

Location	On the south side of Morson Street between its intersections with Bloodworth Street and East Street. Address: 410 Morson Street PINs: 1703889714 iMaps , Google Maps , Directions from City Hall
Current Zoning	OX-3-DE w/ HOD-G Oakwood
Requested Zoning	NX-3-DE w/ HOD-G Oakwood
Area of Request	0.05 acres
Corporate Limits	The site is within the corporate limits of the city.
Property Owner	DUO LLC
Applicant	DUO LLC
Council District	District C – Corey Branch
PC Recommendation Deadline	October 9, 2021

SUMMARY OF PROPOSED CONDITIONS

This is a general use rezoning request. No zoning conditions are proposed.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Station Area and Core Transit Area
Consistent Policies <i>Key Policies are directly related to most changes in zoning and are used to evaluate requests for consistency. They are marked with an orange circle (●).</i>	<ul style="list-style-type: none"> ● LU 1.2 Future Land Use Map and Zoning Consistency ● LU 4.7 Capitalizing on Transit Access ● LU 4.8 Station Area Land Uses ● LU 6.1 Composition of Mixed Use Centers ● LU 6.2 Complementary Land Uses and Urban Vitality LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods
Inconsistent Policies	<ul style="list-style-type: none"> ● UD 1.10 Frontage

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
May 19, 2021 3 attendees	N/A	August 10, 2021 September 14, 2021	October 5, 2021

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request will allow for a greater mix of uses in an area of the city planned for a vibrant, walkable, and transit focused future.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approve
Motion and Vote	Motion: Dautel; Second: Rains; In favor: Bennett, Dautel, Elder, Fox, Lampman, Mann, O'Haver and Rains
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application

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

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT

Z-34-21 MORSON

General Use District

OVERVIEW

The request is to rezone 0.05 acres from Office and Residential Mixed Use-3 stories-Detached with Oakwood Historic Overlay District – General (OX-3-DE w/ HOD-G Oakwood) to Neighborhood Mixed Use-3 stories-Detached with Oakwood Historic Overlay District – General (NX-3-DE w/ HOD-G Oakwood).

The rezoning site is a single property developed with a detached structure built in 1910. The site is currently used as an office building. The block containing the rezoning site is currently developed with seven other detached structures built 1870 to 1910 and a 17-unit townhouse development built in 2017 and 2018.

The block to the north contains eight detached structures built in 1905 to 1930 and are currently used for housing. The block to the east of the rezoning site contains the City Cemetery established in 1798. The block to the south of the rezoning site is developed with a four-story apartment building built in 2015. The block to the west of the site is developed with a federal office building containing the United States Federal Highway Administration, a United States District Court, and an office of the Internal Revenue Service. More generally, the built context of the of the rezoning site is at the eastern edge of Downtown Raleigh where more intense urban development transitions to lower-slung buildings with a mix of residential, office, and institutional uses.

Zoning in the area is a mix of Downtown Mixed Use (DX-), Office and Residential Mixed Use (OX), and Residential-10 (R-10) with various frontage designations. Permitted building heights in the area range from three stories to twenty stories. The Oakwood Historic Overlay District is mapped on half of the block that contains the subject site and extends north to encompass the Oakwood neighborhood. Areas to the north are also zoned with the New Bern Edenton Neighborhood Conservation Overlay District (-NCOD).

The block containing the rezoning site is split between Neighborhood Mixed Use and Central Business District designations on the Future Land Use Map. The block to the north is designated as Neighborhood Mixed Use. The block to the east is designated as Public Parks and Open Space. The blocks to the south and west are designated as Central Business District.

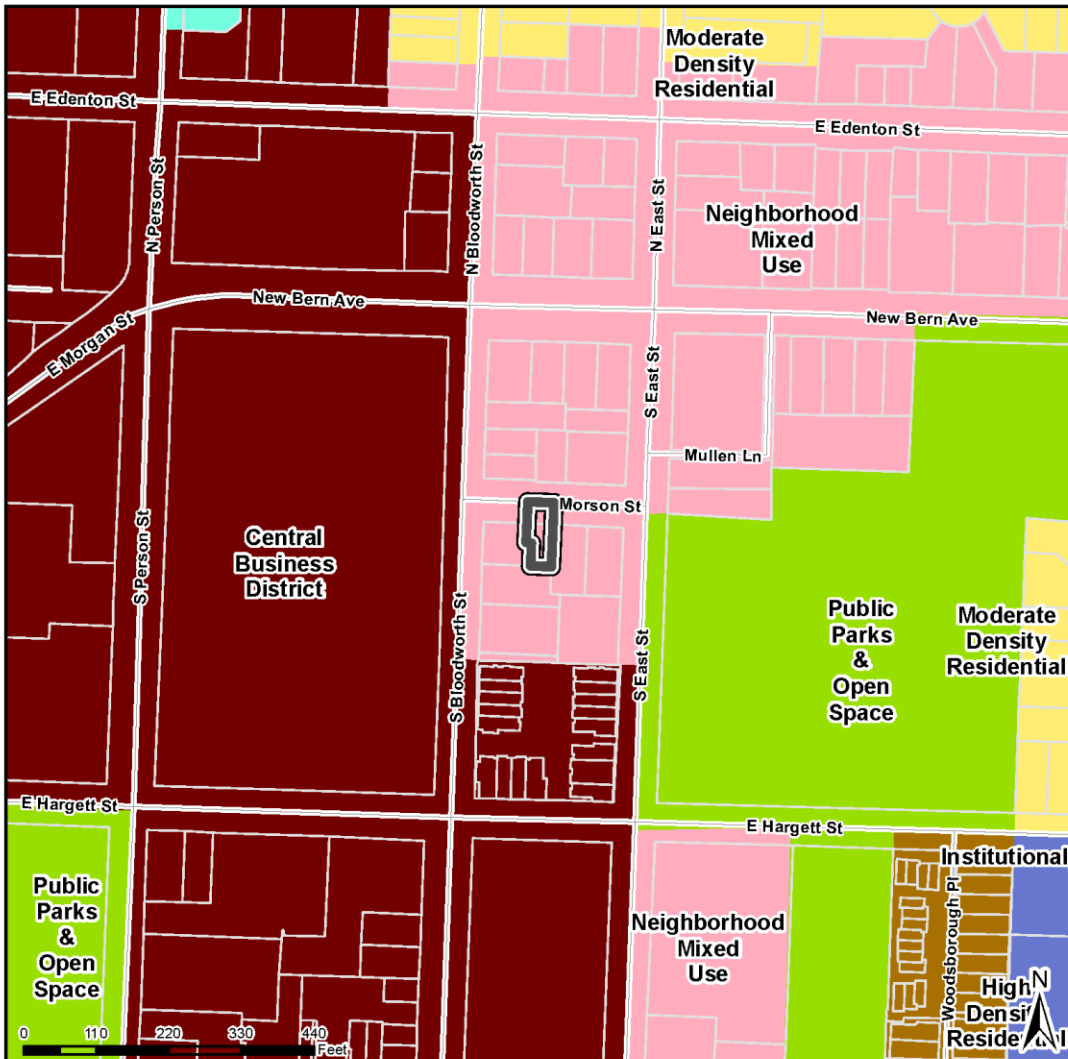
The Urban Form Map locates the subject site within a Transit Station Area associated with multiple planned stations for the New Bern Avenue bus rapid transit route. These station areas are designated as Downtown and Neighborhood Center.

OUTSTANDING ISSUES

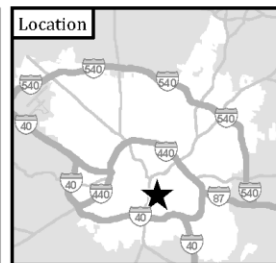
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Future Land Use Map

Z-34-2021



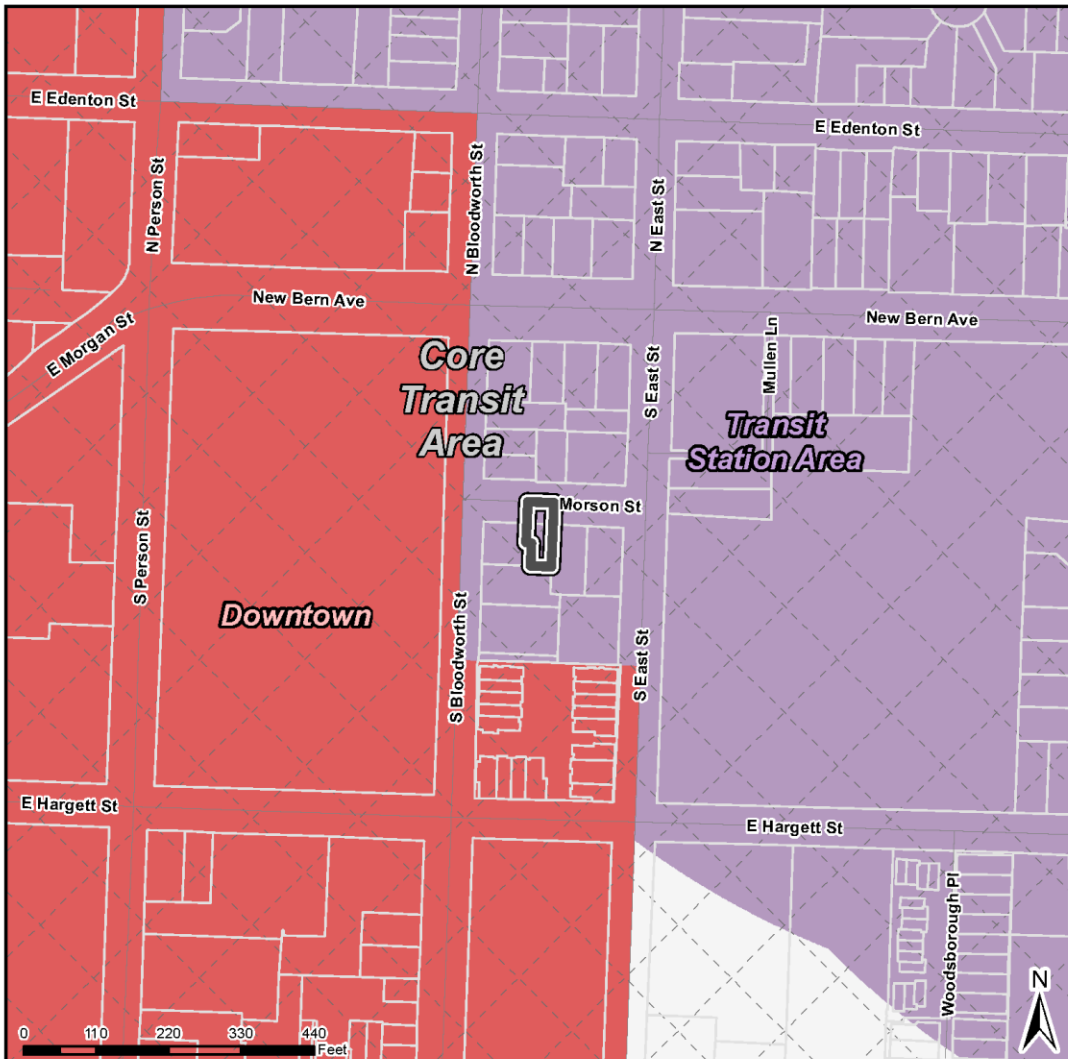
Property	410 Morson St
Size	0.05 acres
Existing Zoning	OX-3-DE w/HOD-G
Requested Zoning	NX-3-DE w/HOD-G



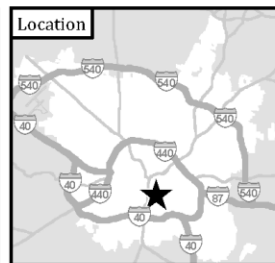
Map by Raleigh Department of Planning and Development (kuanc) 6/10/2021

Urban Form Map

Z-34-2021



Property	410 Morson St
Size	0.05 acres
Existing Zoning	OX-3-DE w/HOD-G
Requested Zoning	NX-3-DE w/HOD-G



Map by Raleigh Department of Planning and Development (kuanc) 6/10/2021

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the request is consistent with the vision, themes, and policies in the Comprehensive Plan. Specifically, the request is consistent with the **Coordinating Land Use and Transportation** theme by increasing permitted uses within Raleigh's core transit area. The request is also consistent with the **Growing Successful Neighborhoods and Communities** by maintaining the existing Oakwood Historic Overlay District while allowing for base zoning changes that increase the intensity and mix of permitted uses.

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

Yes, the request is consistent with the Future Land Use Map designation of Neighborhood Mixed Use.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

N/A

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

Community facilities and streets are anticipated to adequately serve development under the proposed zoning.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The Future Land Use Map recommends Neighborhood Mixed Use (NX-) zoning for the subject site.

Urban Form

Urban Form designation: Transit Station Area and Core Transit Area

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

Overview: The request maintains the existing Detached (-DE) which is intended to maintain and produce a suburban development pattern. The Urban Form Map recommends an urban approach to frontage in Transit Station Areas and Core Transit Areas.

Impact: The Detached frontage permits buildings to be further from the public right of way compared to other urban frontage designations. The Detached frontage also restricts permitted building heights to three stories and fifty feet.

Compatibility: The Detached frontage is compatible with the context of the built environment and adjacent structures. All adjacent structures and many surrounding blocks have the same frontage designation. Maintaining the Detached frontage, while compatible with existing conditions, does not advance the Urban Form Map policy goal of encouraging walkability and enhancing the pedestrian experience.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

The rezoning is compatible with the area. The request maintains the HOD-G and incrementally increases the range of permitted uses. Maintaining the HOD-G will ensure that changes to the structure or wholesale redevelopment will be reviewed with public input by the Raleigh Historic Developments Commission. This means physical changes to the existing structure or erection of new structures will be analyzed through the lens of the Oakwood Historic Overlay District in an issuance of a Certificate of Appropriateness.

Public Benefits of the Proposed Rezoning

- The request will allow for a greater mix of uses in an area of the city planned for a vibrant, walkable, and transit focused future.

Detriments of the Proposed Rezoning

- There are no public detriments associated with the requested change in zoning.

Policy Guidance

Key Policies are directly related to most changes in zoning and are used to evaluate requests for consistency. They are marked with an orange circle (●).

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

● **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 Future Land Use Map recommends Neighborhood Mixed Use (NX-) zoning for the subject site.

● **LU 4.7 Capitalizing on Transit Access**

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

● **LU 4.8 Station Area Land Uses**

A complementary mix of uses, including multifamily residential, offices, retail, civic, and entertainment uses, should be located within transit station areas.

● **LU 6.1 Composition of Mixed Use Centers**

Mixed-use centers should comprise a variety of integrated residential and commercial uses – mixed both vertically and horizontally - that have well planned public spaces that bring people together and provide opportunities for active living and interaction.

● **LU 6.2 Complementary Land Uses and Urban Vitality**

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.

- The subject property is within a quarter mile of a planned BRT station. Allowing a broader range of uses, specifically to include retail uses, will benefit this planned transit station area by permitting new businesses to provide goods and services to people riding the bus.

LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

- Maintaining the existing Oakwood Historic Overlay District, while allowing for incremental change to permitted uses, will allow neighborhood commerce to expand. Physical changes to the existing structure or wholesale redevelopment will be reviewed by the Raleigh Historic Developments Commission through the Certificate of Appropriateness process.

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

● **UD 1.10 Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- The request maintains the existing Detached (-DE) which is intended to maintain and produce a suburban development pattern. The Urban Form Map recommends an urban approach to frontage in Transit Station Areas and Core Transit Areas. Maintaining the Detached frontage does not advance the Urban Form Map policy goal of encouraging walkability and enhancing the pedestrian experience.

Area Plan Policy Guidance

There is no area specific policy guidance for the subject property.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	85	Very walkable. Most errands can be accomplished on foot.
Transit Score	30	76	Excellent transit. Transit is convenient for most trips. Once BRT is complete, transit access will be more excellent.
Bike Score	41	90	Biker's Paradise. Ride a bike everywhere.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	88	The cost index is 88 out of 100. This means that transportations costs in the part of town are very low.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	The jobs proximity index is 97 out of 100. This means the site has excellent access to job opportunities.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds/Subtracts	No change. The existing and proposed zoning are anticipated to yield the same number of residential units.
Is naturally occurring affordable housing present on the site?	Likely/Unlikely	No. The subject site is currently used for office space.
Does it include any subsidized units?	No	There are no existing subsidized units, and none are required by the requested zoning district.
Does it permit a variety of housing types beyond detached houses?	Yes	All housing types are permitted under the requested zoning district.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	The rezoning request is for a mixed use district.
Is it within walking distance of transit?	Yes	The subject site is within a 7-minute walk to Moore Square Station and within a quarter mile of a planned BRT station.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	35	36
People of Color Population (%)	41	46
Low Income Population (%)	29	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	10	9
Population under Age 5 (%)	2	6
Population over Age 64 (%)	10	11
% change in median rent since 2015	19	20.3

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the state average?	81.8	Life expectancy is higher than the state average of 78.1.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	N/A
Are there hazardous waste facilities are located within one kilometer?	No	N/A
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	No	N/A

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The subject site is within the original boundaries of the city created in 1792. During that time black people had virtually no legal rights.
Has the area around the site ever been the subject of an urban renewal program?*	Yes	The subject site is within an area identified under the Downtown Eastside Redevelopment. This project included plans to demolish structures deemed to be old or dilapidated and slated for redevelopment. The structure on the subject site was not demolished under this plan.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	Staff was unable to locate any deed restrictions for the subject site.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	Staff was unable to locate any deed restrictions for the subject site or nearby properties.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: There is no change to housing options under this rezoning request. The change in zoning would permit more commercial uses on the site which may increase access to goods and services and an increase to job opportunities in the area.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The change in zoning would permit more commercial uses on the site which may increase access to goods and services and an increase to job opportunities in the area. The subject site is in an area where transportation cost are very low, and biking and walking are viable options for every day living.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs have risen at a slightly slower pace than the city average.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: The subject site was part of the original boundaries of the city created in 1792. At that time black people had virtually no legal rights. The rezoning request does not make any significant changes to the subject site that would greatly improve racial equity in this area of the city.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: There are no known industrial uses or hazardous waste sites in the area. The life expectancy is slightly higher than the state average.

IMPACT ANALYSIS

Historic Resources

The site is located within the Oakwood National Register Historic District and Oakwood Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: The rezoning request will maintain the Oakwood Historic Overlay District.

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by City Cemetery (200 ft) and John Winters Park (900 ft). Nearest existing greenway trail access is provided by the Little Rock Greenway Trail (900 ft). Current park access level of service in this area is graded an A letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	250 gpd	555 gpd	361 gpd
Gpd	250 gpd	555 gpd	361 gpd

Impact Identified: The proposed rezoning would add 111 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area

At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy

Verification of water available for Fire Flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

Stormwater

Floodplain	None
Drainage Basin	Walnut Stormwater Management
Stormwater Management	Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen.
Overlay District	None

Impact Identified: No impacts identified

Transportation and Transit

Transportation will provide comments for this project when it is discussed by the Planning Commission.

Impact Identified:

Urban Forestry

Proposed zoning and conditions offered do not alter Tree Conservation Area requirements or street tree requirements of the UDO from the existing zoning.

Impact Identified: None

Impacts Summary

There are minimal impacts anticipated with the requested change in zoning.

Mitigation of Impacts

No mitigations are proposed.

CONCLUSION

The request to rezone will incrementally increase permitted uses and maintain the Oakwood Historic Overlay District on the subject site. The change requested is consistent with the Future Land Use Map and the 2030 Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
May 19, 2021	Neighborhood meeting	3 attendees
August 10, 2021	Planning Commission – Consent Agenda	
September 14, 2021	Planning Commission	Recommend Approval
October 5, 2021	City Council – Recommendation of Planning Commission	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OX-3-DE	OX-3-DE	OX-3-DE	OX-3-DE	OX-3-DE
Additional Overlay	HOD-G	HOD-G	HOD-G	HOD-G	HOD-G
Future Land Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use
Current Land Use	Office	Office and Residential	Office and Residential	Office	Office
Urban Form	Transit Station Area and Core Transit Area	Transit Station Area and Core Transit Area	Transit Station Area and Core Transit Area	Transit Station Area and Core Transit Area	Downtown and Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-3-DE w/ HOD-G	NX-3-DE HOD-G
Total Acreage	0.05	0.05
Setbacks:		
Front	5	5
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	40 units/acre	40 units/acre
Max. # of Residential Units	2	2
Max. Gross Building SF	2,836	2,562
Max. Gross Office SF	1,622	1,897
Max. Gross Retail SF	384	1,987
Max. Gross Industrial SF	-	-
Potential F.A.R	1.30	1.18

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

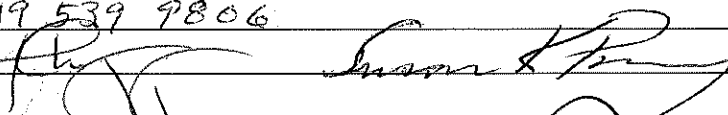
Rezoning Application and Checklist

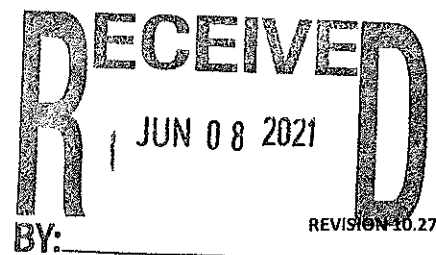
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: <u>OX</u>	Height: <u>3</u>	Frontage: <u>DE</u>	OFFICE USE ONLY Rezoning case # _____
Proposed zoning base district: <u>NX</u>	Height: <u>3</u>	Frontage: <u>DE</u>	Overlay(s): <u>HOD-G (Oakwood)</u>
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: <u>4/4/2021</u>	Date amended (1):	Date amended (2):
Property address: <u>410 MORSON ST, RALEIGH, NC 27601</u>		
Property PIN: <u>1703889714</u>		
Deed reference (book/page): <u>11566 0517</u>		
Nearest intersection: <u>MORSON AND BLOODWORTH</u>	Property size (acres): <u>.05</u>	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: <u>DUO LLC 1535 114 CARALEIGH MILLS CT, RALEIGH NC 27603</u>		
Property owner email: <u>cjknowles@earthlink.net</u>		
Property owner phone: <u>919 757 9279</u>		
Applicant name and address: <u>JOHN MONTGOMERY 609 E. LANE ST, RALEIGH, NC 27601</u>		
Applicant email: <u>jdmont.53@gmail.com</u>		
Applicant phone: <u>919 539 9806</u>		
Applicant signature(s): 		
Additional email(s):		



Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY
Rezoning case #

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The site is already designated to be rezoned to NX so it is consistent with future land use designation.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The request is reasonable and in the public interest since it would allow a single tenant to occupy the building in addition to multiple tenants. This would allow a small business such as a violin studio to serve the public.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY
Rezoning case #

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 two story building at 410 Morson St would not be impacted by the rezoning change. As per Historic District Guidelines the exterior would maintain its historic appearance.

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

No actions would be needed since there would be no negative impacts.

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 location is within walking distance of downtown.*

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: *These details would not be changed.*

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 location is amply served by East St, Bloodworth st. and Morson St.*

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: *Existing streets would not be changed.*

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: *Not a new development*

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: *N/A*

7	<p>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.</p> <p>Response: <i>site would not be changed.</i></p>
8	<p>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.</p> <p>Response: <i>N/A</i></p>
9	<p>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.</p> <p>Response: <i>N/A</i></p>
10	<p>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.</p> <p>Response: <i>N/A</i></p>
11	<p>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.</p> <p>Response: <i>N/A</i></p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: <i>N/A</i></p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: <i>N/A</i></p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: <i>N/A</i></p>
15	<p>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.</p> <p>Response: <i>There is an existing parking spot which conforms with the Historic District.</i></p>
16	<p>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.</p> <p>Response: <i>N/A</i></p>
17	<p>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.</p> <p>Response: <i>It is within walking distance of bus stops</i></p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: <i>N/A</i></p>
19	<p>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.</p> <p>Response: <i>N/A</i></p>
20	<p>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.</p> <p>Response: <i>N/A</i></p>

21	<p>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.</p> <p>Response: Existing sidewalk would not be changed.</p>
22	<p>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.</p> <p>Response: The existing trees would remain</p>
23	<p>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.</p> <p>Response: N/A</p>
24	<p>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.</p> <p>Response: Entrance would remain the same,</p>
25	<p>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.</p> <p>Response: There would be signage indicating a violin studio.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see _____ for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on May 19 2021 (date) to discuss a potential rezoning located at 410 Morson St (property address). The neighborhood meeting was held at zoom (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

A question about whether the use would create
sound that would be intrusive. The answer
was no.