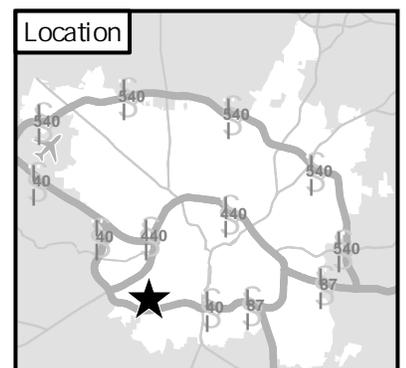


Property	0 Gorman St (PIN 0793023945)
Size	17.88 acres
Existing Zoning	CM w/SRPOD
Requested Zoning	RX-3-CU w/SRPOD





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 type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: CM	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: RX	Height: 3	Frontage:	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: 06/27/2023	Date amended (1):	Date amended (2):
Property address: 0 Gorman Street		
Property PIN: 0793023945		
Deed reference (book/page): Book 16757, Page 244		
Nearest intersection: Gorman Street & Avent Ferry Rd		Property size (acres): 17.88 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Gorman at 40 LLC, 219 Lochview Drive, Cary, NC 27518		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, Smith Anderson, on behalf of Gorman at 40 LLC		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s):		

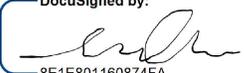
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: CM	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX-District shall be prohibited: (1) Single-unit living; (2) Two-unit living; (3) Cottage court; (5) Multi-unit supportive housing residence; (6) Supportive housing residence; (7) Group Living; (8) Boardinghouse; (9) Congregate care; (10) Dormitory, fraternity, sorority; (11) Continuing care retirement community; (12) Rest home; (13) Emergency shelter type B; (14) Special care facility; (15) Civic; (16) School, public or private (K-12); (17) Telecommunications tower; (18) all uses in Commercial use category; (19) Community garden; (20) Produce stand; (21) Urban farm.

2. The Rental fees for dwelling units on the property shall be affordable for households earning an average of sixty percent (60%) of the area median income or less for a period of no less than thirty (30) years from the date of issuance of a certificate of occupancy on the property. Affordable housing units will be subject to rent and income limits determined annually by the US Department of Housing and Urban Development. A declaration of restrictive covenants for affordable housing in a form approved by the North Carolina Housing Finance Agency shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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: DocuSigned by:

8E1E804160874FA...

Printed Name: Nabi I Qadoura

Certificate Of Completion

Envelope Id: 8D2DCE94CB4943188A5F3C959D3E100F	Status: Completed
Subject: Complete with DocuSign: 0 Gorman Street - Rezoning Application - v 6.23.23(11309676.1).pdf	
Source Envelope:	
Document Pages: 12	Signatures: 2
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	James Heilbron
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	106 Hatfield Lane
	nil
	Raleigh, NC, NC 27603
	tedh@kelleydc.com
	IP Address: 98.121.22.203

Record Tracking

Status: Original	Holder: James Heilbron	Location: DocuSign
6/23/2023 12:18:26 PM	tedh@kelleydc.com	

Signer Events

Nabil Qadoura
 qadoura@icloud.com
 GENERAL MANAGER
 BLUE SKY AUTO SALE
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 8E1E801180874FA...
 Signature Adoption: Drawn on Device
 Using IP Address: 136.54.113.72
 Signed using mobile

Timestamp

Sent: 6/23/2023 12:24:18 PM
 Viewed: 6/23/2023 6:51:49 PM
 Signed: 6/23/2023 6:55:49 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	6/23/2023 12:24:18 PM
Certified Delivered	Security Checked	6/23/2023 6:51:49 PM
Signing Complete	Security Checked	6/23/2023 6:55:49 PM
Completed	Security Checked	6/23/2023 6:55:49 PM

Payment Events

Status

Timestamps

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
<p>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.</p>	
Statement of Consistency	
<p>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.</p>	
<p>1. The Property is primarily designated Private Open Space on the Future Land Use Map, with approximately an acre surrounding a City of Raleigh Greenway Corridor that is designated as Public Parks & Open Space. Many of the properties along Gorman Street between Avent Ferry Road and I-40 are designated Low or Moderate Scale Residential, with some designated as Community or Neighborhood Mixed Use. This rezoning seeks to create new affordable housing on the Property, while also retaining as much of the land as possible in its natural state and preserving sensitive or important ecological resources.</p> <p>2. On the Urban Form Map, the Property is located in a Frequent Transit Area and along a Transit Emphasis Corridor. The guidance recommends a hybrid approach to frontage for the Property, as on-street parking on Gorman Street would not be an option.</p> <p>3. The request is overall consistent with the Comprehensive Plan's policies. The request creates much needed affordable housing in the area and is consistent with several Comprehensive Plan policies, including: LU 2.3 (Open Space Preservation); LU 2.5 (Healthy Communities); LU 4.6 (Transit Oriented Development); LU 8.9 (Open Space in New Development); EP 2.2 (Environmentally Sensitive Development); EP 2.3 (Open Space Preservation); EP 2.6 (Greenway System); H 1.1 (Mixed-income Neighborhoods); H 1.2 (Geographic Dispersal of Affordable Units); H 1.4 (Affordable Housing Design); H 1.8 (Zoning for Housing); H 1.9 (Housing Diversity); H 2.13 (Transit Accessibility); H 2.17 (Equitable Housing around Transit).</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The need for affordable housing in the city is well-known, and the focus of many different City of Raleigh efforts to ensure housing for those in need amid rising housing costs. The potential to provide affordable residences in a frequent transit area and close to a significant employment center, North Carolina State University, represents a step toward fulfilling several of the city's goals, including providing dispersed and diverse housing for a wide range of income levels, and encouraging utilization of public transit.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
None.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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: Transit Emphasis Corridor

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

1	<p>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.</p> <p>Response: To minimize impact and to preserve sensitive or important ecological resources, this rezoning will only allow the development of affordable housing on the site.</p>
2	<p>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.</p> <p>Response: This request sets a height restriction of three stories and development of the property shall be sensitive to the context and character of the surrounding area.</p>
3	<p>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.</p> <p>Response: To minimize impact and to preserve sensitive or important ecological resources, this rezoning will only allow the development of affordable housing on the site and have entrances onto Gorman Street.</p>
4	<p>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.</p> <p>Response: Future development will take this guideline into account.</p>
5	<p>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.</p> <p>Response: Future development will take this guideline into account.</p>
6	<p>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.</p> <p>Response: Future development will take this guideline into account.</p>

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: Future development will take this guideline into account.</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: This site is not located at a street intersection.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: The proposed rezoning would permit limited affordable housing on property that is otherwise open space.</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: Future development will take this guideline into account.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account. The limited development that would be permitted on this site under this rezoning probably would not support structured parking.</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: To minimize impact and to preserve sensitive or important ecological resources, this rezoning will only allow the development of affordable housing on the site.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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: Future development will take this guideline into account.</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 Fee Guide 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 and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan 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 type="checkbox"/>				
2. Total number of units and square feet	<input type="checkbox"/>				
3. 12 sets of plans	<input type="checkbox"/>				
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>				
5. Vicinity Map	<input type="checkbox"/>				
6. Existing Conditions Map	<input type="checkbox"/>				
7. Street and Block Layout Plan	<input type="checkbox"/>				
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>				
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>				
10. Development Plan (location of building types)	<input type="checkbox"/>				
11. Pedestrian Circulation Plan	<input type="checkbox"/>				
12. Parking Plan	<input type="checkbox"/>				
13. Open Space Plan	<input type="checkbox"/>				
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>				
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>				
16. Generalized Stormwater Plan	<input type="checkbox"/>				
17. Phasing Plan	<input type="checkbox"/>				
18. Three-Dimensional Model/renderings	<input type="checkbox"/>				
19. Common Signage Plan	<input type="checkbox"/>				

SUMMARY OF ISSUES

A neighborhood meeting was held on June 15, 2023 (date) to discuss a potential rezoning

located at 0 Gorman Street, Raleigh (property address). The

neighborhood meeting was held at Pullen Park Community Center, 408 Ashe Ave., Raleigh (location).

There were approximately 9 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Addressed questions surrounding affordable housing (e.g., crime, property values, how to qualify)
Addressed environmental concerns (e.g., flooding, run-off, impervious surfaces)
Addressed questions surrounding site selection and conceptual site design
Addressed questions regarding parking, entrance location, and traffic

Attendance Roster
Pre-Application Neighborhood Meeting
0 Gorman Street Rezoning
June 15, 2023

Carole P. Coble
3215 Tanager Street
Raleigh, NC 27606

Crash Gregg
402 Glenwood Avenue
Raleigh, NC 27603

Nicola Longo
69 Boots Drive
Angier, NC 27501

Ad Andrews
3228 Tanager Street
Raleigh, NC 27606

Patricia Beach
1209 Trailwood Drive
Raleigh, NC 27606

Gerry Luginbuhl
218 Bald Eagle Lane
Cary, NC 27518

Lucy Reid
3122 Tanager Street
Raleigh, NC 27606

Jill Freeman

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 2nd day June, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

6/5/2023

Date

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

June 1, 2023

Re: Notice of neighborhood meeting to discuss proposed rezoning of parcel located at 0 Gorman Street, Raleigh, NC 27606 (PIN: 0793023945)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the parcel located at 0 Gorman Street, Raleigh, NC 27606 (PIN: 0793023945) (the "Property").

The neighborhood meeting will be held on June 15, 2023 at 6 p.m. in the Pullen Park Community Center located at 408 Ashe Avenue, Raleigh, North Carolina 27606.

The Property is currently zoned Conservation Management with Special Residential Parking Overlay District (CM with SRPOD) and is proposed to be rezoned to Residential Mixed Use-3 with Special Residential Parking Overlay District (RX-3 with SRPOD). The enclosed maps show the location and current base zoning of the Property and surrounding parcels. The rezoning is being sought to facilitate the development of affordable housing on the Property.

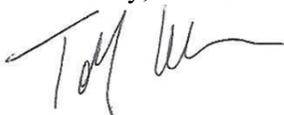
At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions that would prohibit non-residential uses on the Property and require any residential development on the Property to be affordable housing.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

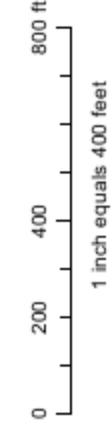
Sincerely,


Toby Coleman

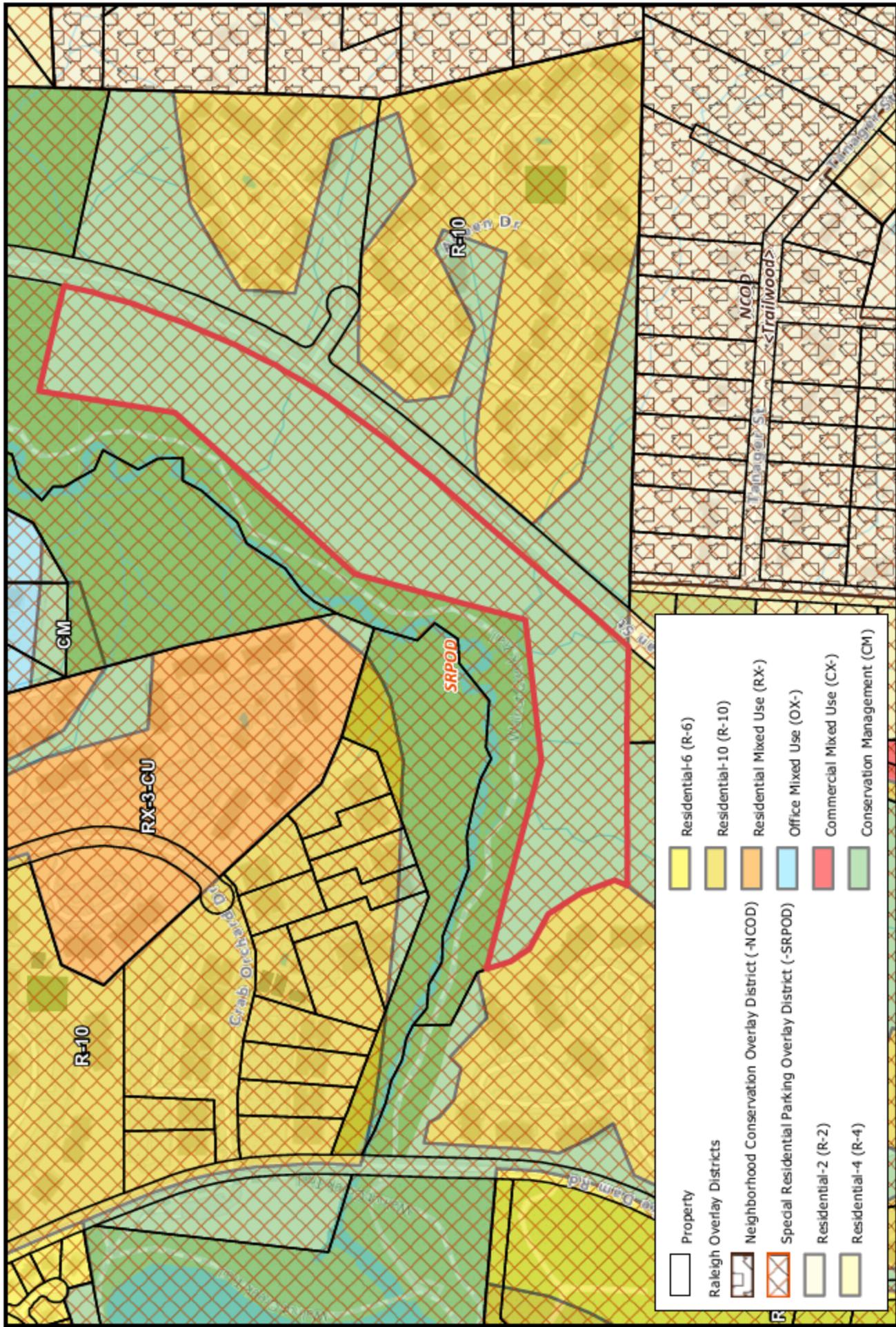
enclosures



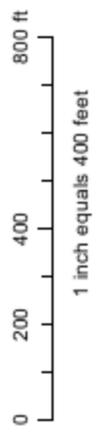
0 Gorman Street



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



	Property		Residential-6 (R-6)
	Raleigh Overlay Districts		Residential-10 (R-10)
	Neighborhood Conservation Overlay District (-NCOB)		Residential Mixed Use (RX-)
	Special Residential Parking Overlay District (-SRPOD)		Office Mixed Use (OX-)
	Residential-2 (R-2)		Commercial Mixed Use (CX-)
	Residential-4 (R-4)		Conservation Management (CM)



Disclaimer
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0 Gorman Street - Current Zoning