

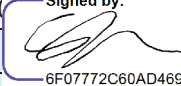
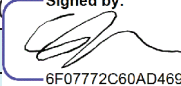


Rezoning Application and Checklist

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	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		
Existing zoning base district: R-10		Height:	Frontage:
Proposed zoning base district: RX		Height: 3	Frontage:
			Overlay(s): NCOD
			Overlay(s):
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:	Date amended (1):	Date amended (2):
Property address: 319 Heck Street, Raleigh, NC 27601		
Property PIN: 1714102600		
Deed reference (book/page): 012287 / 00655		
Nearest intersection: Heck Street and Oakwood Ave		Property size (acres): 0.504
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 319 HECK STREET LLC, 319 SEAWELL AVE RALEIGH NC 27601-1255		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Molly M. Stuart, 434 Fayetteville St, Suite 2200, Raleigh, NC 27601		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Signed by: 		
Applicant signature(s): 		
Additional email(s): hwinstead@morningstarlawgroup.com		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10 (NCOD)	Proposed zoning: RX-3 -CU	

Narrative of Zoning Conditions Offered

The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- district shall be prohibited:

- (i) Detention center, jail, prison;
- (ii) 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.

Signed by: 
Property Owner(s) Signature: _____
6F07772C60AD469...

Printed Name: Stuart Cullinan, as Manager of 319 Heck Street, LLC

RECEIVED

By Metra Sheshbaradaran at 11:03 am, Oct 13, 2025

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 Attachment A.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
The proposed rezoning from R-10 (NCOD) to RX-3 is reasonable and in the public interest because it will allow for the transformation of a vacant apartment building into a carefully designed, attractive development that establishes a sense of place, provides an opportunity for attainable home ownership, and brings gentle density to this portion of the Frequent Transit Area.	

Attachment A

Future Land Use Designation

The subject property carries a Moderate Scale Residential future land use designation. According to the Comprehensive Plan, “this category envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses. Scale would follow existing precedents of detached and missing middle housing in the area.” By allowing for a carefully blended mix of townhomes to accompany the existing apartment building, the proposed rezoning closely follows this vision.

Further, “RX-3 is . . . appropriate when controls or conditions that address building mass are included, such as a Detached frontage or limiting the number of units in a single building to no more than 24. In areas served by high levels of transit, RX-3 or RX-4 may be appropriate. In some instances, small-scale commercial uses allowed in RX districts are appropriate.” The proposed rezoning to RX-3 complies with this guidance because the site is located within an area served by high levels of transit.

Urban Form Map

The Urban Form Map delineates centers and corridors, with frontage recommendations triggered by either designation. In instances of overlapping center or corridor designations, the more urban designation's guidance takes precedence. The following analysis demonstrates consistency between the proposed rezoning and each applicable Urban Form Map designation:

Bus Rapid Transit Area Designation

The property is situated within a designated Bus Rapid Transit Area along the New Bern Avenue corridor. This area is “programmed for increased density and special design standards promoting enhanced pedestrian mobility and reduced parking requirements.” According to Policy LU 4.7, “[s]ites 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.” The proposed RX-3 rezoning specifically advances this intentional BRT “programming” and Policy LU 4.7 by eliminating minimum lot size requirements, thus enabling increased density and providing the potential for more intense residential and mixed uses.

Frequent Transit Area Designation

The subject property is designated as a Frequent Transit Area. This designation applies to areas within a half-mile of proposed bus rapid transit corridors or within a quarter-mile of other frequent transit routes

(defined as routes with peak hour headways of 15 minutes or less). Policy LU 4.7 also provides that “[a]dditional density for housing and employment . . . is appropriate around current and future frequent transit routes.” The proposed RX-3 rezoning demonstrates consistency with the Frequent Transit Area designation and specifically advances this policy by allowing for increased density at the site.

Other 2030 Comprehensive Plan Policies

The proposed rezoning from R10-NCOD to RX-3 also advances the following policies set forth in the Comprehensive Plan:

- Policy UD 8.1 Transit-oriented Development
 - Promote dense, mixed-use development within the core area around transit stations. Development intensity should be greatest within walking distance of existing and proposed rail stations and bus rapid transit stations.
- Policy UD 8.3 Transit Area Infill
 - Encourage sensitive densification in areas surrounding transit routes by promoting "missing middle" housing and accessory dwelling units in nearby residential areas, and the retrofit or redevelopment of existing underutilized properties.
- 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.
- 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.

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.	
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:

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:

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:

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:

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:

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:

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:

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:
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:
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:
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:
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:
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:
13	New public spaces should provide seating opportunities. Response:

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response:
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:
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:
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:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response:
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:
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:

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:
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:
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:
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:
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:
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:

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. 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.	☒	☐	☐	☐	☐
9. Trip generation study	☐	☒	☐	☐	☐
10. Traffic impact analysis	☐	☒	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☒	☐	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☒	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☒	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☒	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☒	☐	☐	☐

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.	☐	☒	☐	☐	☐
2. Total number of units and square feet	☐	☒	☐	☐	☐
3. 12 sets of plans	☐	☒	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☒	☐	☐	☐
5. Vicinity Map	☐	☒	☐	☐	☐
6. Existing Conditions Map	☐	☒	☐	☐	☐
7. Street and Block Layout Plan	☐	☒	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☒	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☒	☐	☐	☐
10. Development Plan (location of building types)	☐	☒	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☒	☐	☐	☐
12. Parking Plan	☐	☒	☐	☐	☐
13. Open Space Plan	☐	☒	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☒	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☒	☐	☐	☐
16. Generalized Stormwater Plan	☐	☒	☐	☐	☐
17. Phasing Plan	☐	☒	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☒	☐	☐	☐
19. Common Signage Plan	☐	☒	☐	☐	☐

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: March 28, 2025

Re: Neighborhood Meeting regarding 319 Heck Street (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **April 8, 2025, from 6 pm to 7 pm**. The meeting will be held at Tarboro Road Community Center, Tarboro Road CC Meeting Room 1, 121 N. Tarboro Street, Raleigh, NC 27610.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 319 Heck Street. This Property is currently zoned Residential-10 with Neighborhood Conservation Overlay District (R-10 (NCOD)) and is proposed to be rezoned to Residential Mixed Use-3 (RX-3). The purpose of the zoning request is to add townhome residences to the property. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

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:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is placed below the typed name.

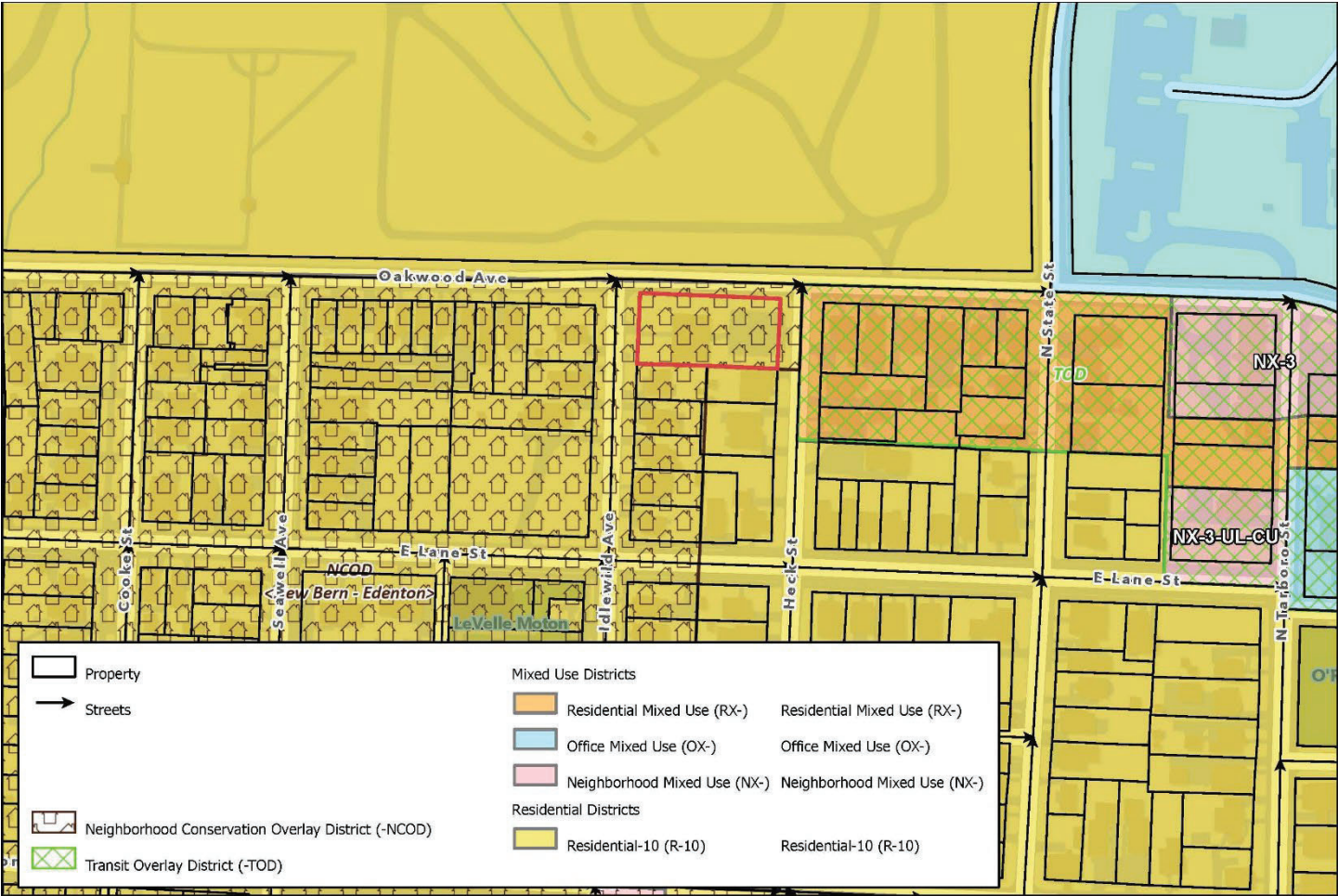
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning



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	☒ General use	☐ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		
Existing zoning base district: R-10		Height:	Frontage:
Proposed zoning base district: RX		Height: 3	Frontage:
			Overlay(s): NCOD
			Overlay(s):
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:	Date amended (1):	Date amended (2):
Property address: 319 Heck Street, Raleigh, NC 27601		
Property PIN: 1714102600		
Deed reference (book/page): 012287 / 00655		
Nearest intersection: Oakwood Ave		Property size (acres): 0.504
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 319 HECK STREET LLC, 319 SEAWELL AVE RALEIGH NC 27601-1255		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Molly Stuart, Esq., 434 Fayetteville St, Suite 2200, Raleigh, NC 27601		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s): hwinstead@morningstarlawgroup.com		

319 Heck St Rezoning | First Neighborhood Meeting Report

Date: April 8, 2025

The applicant explained the rezoning process, described the property as it currently sits, and presented an overview of the base zoning district and the NCOD associated with the property. The applicant discussed the comprehensive plan and related documents. The applicant presented the specific requests associated with the present rezoning petition.

A participant asked to explain the frequent transit area designation.

Response: It is an option available to a property owner within the designated area from the Urban Form Map, but is different than an overlay district.

A participant asked about parking on site on Hargett Street (the nearby development shown on the presentation).

Response: Not sure if there is on site parking at the properties on Hargett Street

A participant asked if there will be on site parking.

Response: Not sure at this stage.

A participant asked about the square-footage difference between the examples shown on the presentation.

Response: The presentation slides show the difference between a ~4,000 sqft lot and a ~1,400 sqft lot.

A participant asked if the purpose is to remove the 4,000 sqft minimum lot size requirement.

Response: Yes.

A participant asked about the connection between R10 and RX3 in regard to the NCOD.

Response: The major reason for the rezoning petition is the lot size issue.

A participant asked about the proposed number of units and minimum lot size.

Response: RX3 has no minimum lot size requirements.

A participant asked, why not just keep the R10 base district?

Response: R10 has a density cap. We already have 12 units on the site. RX3 removes the density cap.

A participant asked about the subdivision from last year.

Response: We ran into stormwater issues because the site is too big.

A participant asked if there would be condos and townhomes.

Response: That likely would be the plan.

A participant asked if businesses can buy the townhomes.

Response: Not necessarily, but potentially. The corner units could possibly accommodate some commercial uses.

A participant asked if there would be limitation on walk-in traffic.

Response: There would be limitations on size.

A participant asked whether there would be an HOA.

Response: Likely yes, the City requires an HOA for common area maintenance.

A participant asked about preserving the neighborhood character.

Response: The character has a lot of variety. Duplexes, quads, small lots, and a 12-unit apartment building.

A participant asked about what might actually be built, architecturally speaking.

Response: We want the new building to play well with the angles and features of the current building.

A participant asked if there will be one-to-one parking.

Response: Not entirely sure at this stage.

A participant made a note about potential street infrastructure impacts.

Response: Thank you for your note.

[illegible]