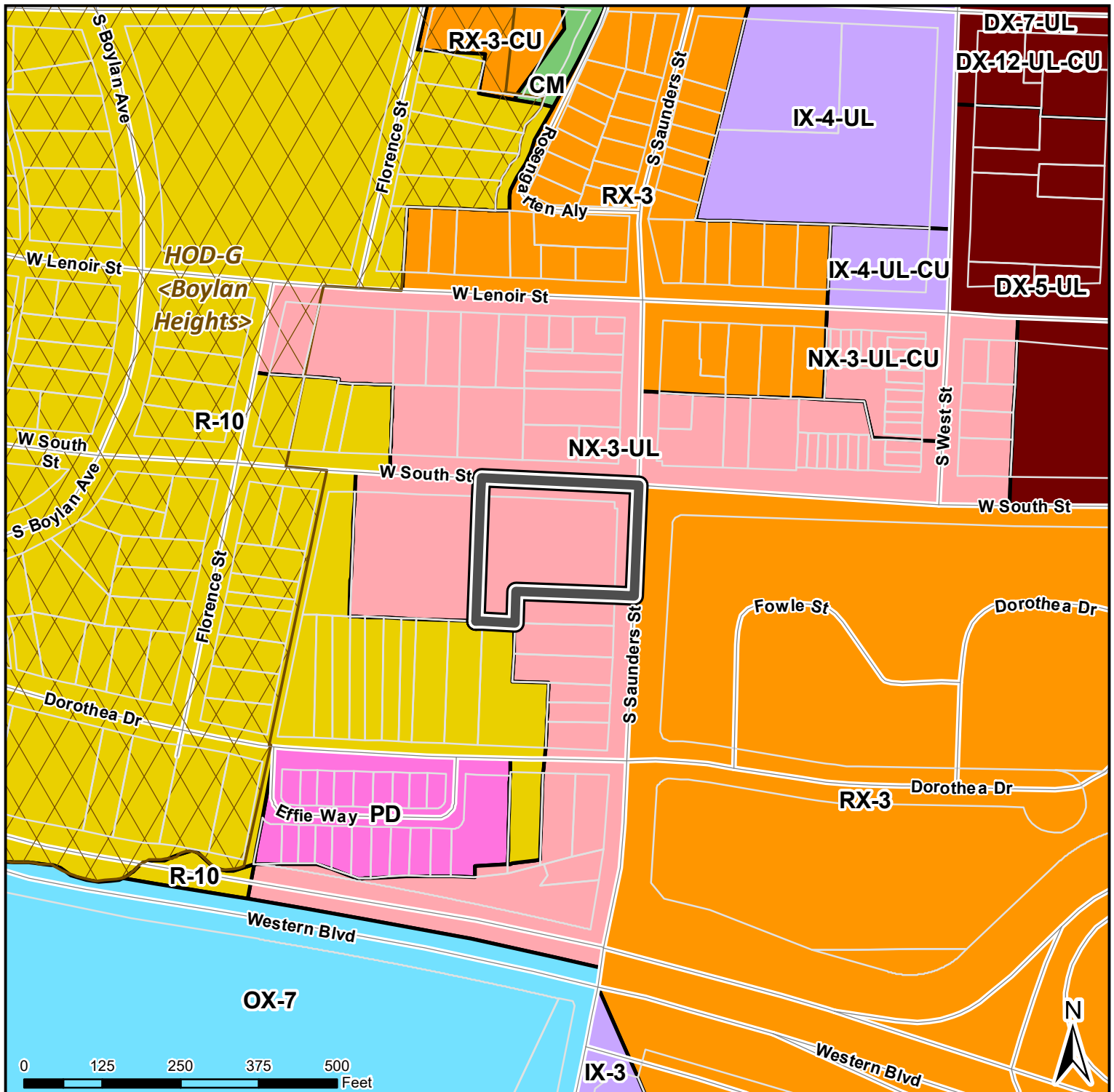
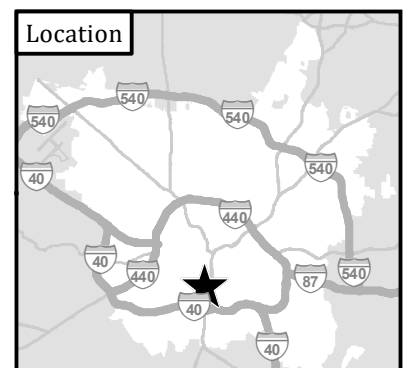


Existing Zoning

Z-45-2019



Property	601 W South St
Size	0.83 acres
Existing Zoning	NX-3-UL
Requested Zoning	NX-4-UL-CU





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Director
FROM: Ira Mabel, AICP, Planner II
DEPARTMENT: City Planning
DATE: March 4, 2020

SUBJECT: City Council agenda item for April 7, 2020 – Z-45-19

On March 3, 2020, City Council authorized the public hearing for the following item:

Z-45-19 601 W South Street, approximately 0.82 acres located [at the southwest quadrant of the intersection of W South Street and S Saunders Street](#).

Signed zoning conditions provided on November 25, 2019 prohibit a number of uses otherwise allowed in NX districts and restrict building materials.

Current zoning: Neighborhood Mixed Use-3 Stories-Urban Limited (NX-3-UL).
Requested zoning: Neighborhood Mixed Use-4 Stories-Urban Limited-Conditional Use (NX-4-UL-CU).

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

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

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

The Planning Commission recommends approval/denial of the request (7 - 0).

The Central CAC did not vote on the case.

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# 11984

CASE INFORMATION: Z-45-19 W SOUTH STREET

Location	At the southwest quadrant of the intersection of W South St and S Saunders St, approximately 550 feet north of Western Blvd Address: 601 W South Street PINs: 1703462163 iMaps , Google Maps , Directions from City Hall
Current Zoning	NX-3-UL
Requested Zoning	NX-4-UL-CU
Area of Request	0.82 acres
Corporate Limits	The subject site is within the city's corporate limits.
Property Owner	Lambert Development South Street II LLC 5 Hanover SQ, FL 14 New York, NY 10004
Applicant	David Brown WithersRavenel
Citizens Advisory Council (CAC)	Central CAC First Monday of each month at 7 p.m. Chalisa Williams, Chairperson
PC Recommendation Deadline	May 25, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited: bar, nightclub, tavern, lounge; detention center, jail, prison; vehicle sales; vehicle repair (minor); and vehicle fuel sales.
2. Building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick, cementitious stucco, native and masonry stone, natural wood, precast concrete, and metal panel and/or trim.
3. The following building siding material shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, any synthetic stucco (EIFS). Window frames, door frames, soffits, or miscellaneous trim may be constructed of wood, synthetic stucco (EIFS), fiberglass, or metal.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Neighborhood Mixed Use; Public Parks & Open Space
Urban Form	Downtown
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 4.6—Transit-oriented Development Policy LU 4.7—Capitalizing on Transit Access Policy EP 1.7—Sustainable Development Policy UD 1.10—Frontage Policy UD 7.3—Design Guidelines Policy DT 1.3—Underutilized Sites in Downtown Policy DT 1.12—Downtown Edges Policy DT 1.14—Downtown Transition Areas Policy DT 7.18—Downtown Design Guidelines Policy AP-DW 2—Mixed-Use Development Policy AP-DW 17—Neighborhood Commercial Center Policy AP-DW 18—Live/Work Opportunities
Inconsistent Policies	Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 7.4—Scale and Design of New Commercial Uses Policy AP-DW 1—Zoning Consistency

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

Neighborhood Meeting	CAC	Planning Commission	City Council
11/5/2019 15 attendees	1/6/2020	2/25/2020	3/3/2020

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 is reasonable and in the public interest because it will permit increased density adjacent to a greenway, public transit, and Dorothea Dix Park and will provide greater housing availability in the area.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Tomasulo; Second: Lampman In Favor: Jeffreys, Geary, Lampman, McIntosh, Miller, Tomasulo and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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.

Planning Director 2/25/2020

Planning Commission Chair 2/25/2020

Staff Coordinator: Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov



ZONING STAFF REPORT – CASE Z-45-19

Conditional Use District

OVERVIEW

The request is to rezone approximately 0.82 acres from Neighborhood Mixed Use–3 Stories–Urban Limited (NX-3-UL) to Neighborhood Mixed Use–4 Stories–Urban Limited–Conditional Use (NX-4-UL-CU). Proposed zoning conditions prohibit a number of uses otherwise allowed in NX districts and restrict building materials. Since the request increases the maximum number of stories from 3 to 4, residential and commercial entitlement would essentially be increased by 33%.

The subject site consists of a single parcel at the southwest quadrant of the intersection of W South Street and S Saunders Street. The site is currently vacant, as is the parcel immediately to the west. The four commercial buildings that previously occupied these two lots were demolished in early 2017. The property owner remediated both lots via the North Carolina Department of Environmental Quality's Brownfields Program in 2018 and 2019 to remove contamination in the groundwater, surface water, and soil.

To the north of the site is a strip of 8 retail storefronts, all controlled by the same owner. To the east is the Raleigh Housing Authority's Heritage Park development, 122 one- to five-bedroom units. To the south is a commercial building recently renovated and occupied by The Raleigh Architecture Company.

To the west of the site is a second lot controlled by the owner of the rezoning site, Lambert Development South Street LLC. These two parcels were recombined from 7 parcels in 2018. In December 2019 a new plat was recorded with the Wake Count Register of Deeds that includes a 45-foot greenway easement on the western lot that roughly corresponds with the Capital Area Greenway Master Plan's location for the Rosengarten Greenway; the greenway easement does not extend onto the rezoning site. The western lot, which is also zoned NX-3-CU, has been described as Phase I of a development that will include the rezoning site as Phase II. There is a site plan for the overall development (SR-48-18) approved in January of 2019 under the existing zoning entitlement for two apartment buildings totaling 109,019 square feet of gross floor area for the site.

Other nearby uses in the area are varied. The rezoning site generally marks the western boundary of commercial uses in this part of downtown. New and existing multi-family development and small-scale neighborhood-serving commercial uses to the east transition to more heavily commercial uses and large civic spaces such as Red Hat Amphitheater and the Raleigh Convention Center. To the west is the moderate-density but primarily detached housing of the Boylan Heights neighborhood. The railroad tracks to the north and Western Boulevard to the south create physical boundaries between downtown and Dorothea Dix Park, respectively.

The subject site is designated as Neighborhood Mixed Use and Public Parks & Open Space on the Future Land Use Map. The remainder of the block on Saunders Street and the

commercial buildings across South Street to the north are also Neighborhood Mixed Use. Heritage Park is designated as Central Business District. The lot to the west is a combination of Moderate Density Residential and Public Parks & Open Space. This combination of future land use designations is fitting for the area's function as a transitional zone between downtown and more residential neighborhoods.

The site, and all adjacent parcels, are located within the Downtown Center on the Urban Form Map. This classification suggests an urban frontage approach, which is included in the request. All other NX zoning districts nearby also include an urban frontage.

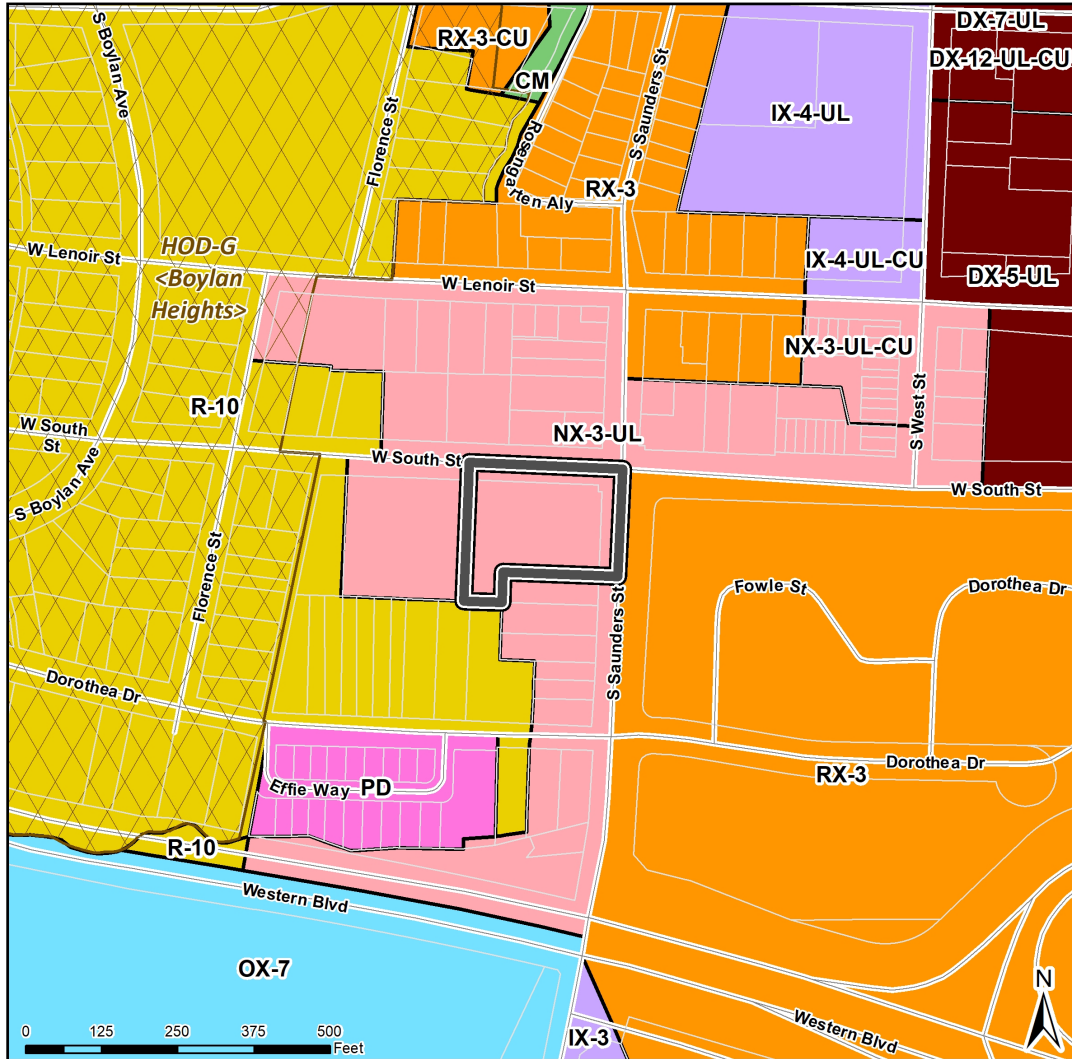
The site is within the boundaries of the Saunders North Retail District of the Downtown West Gateway Area Plan. The relevant policies for that area have to do with encouraging mixed-use development.

OUTSTANDING ISSUES

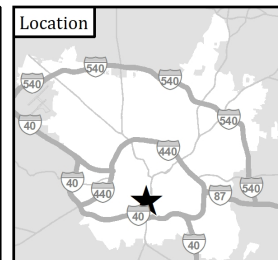
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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Existing Zoning

Z-45-2019



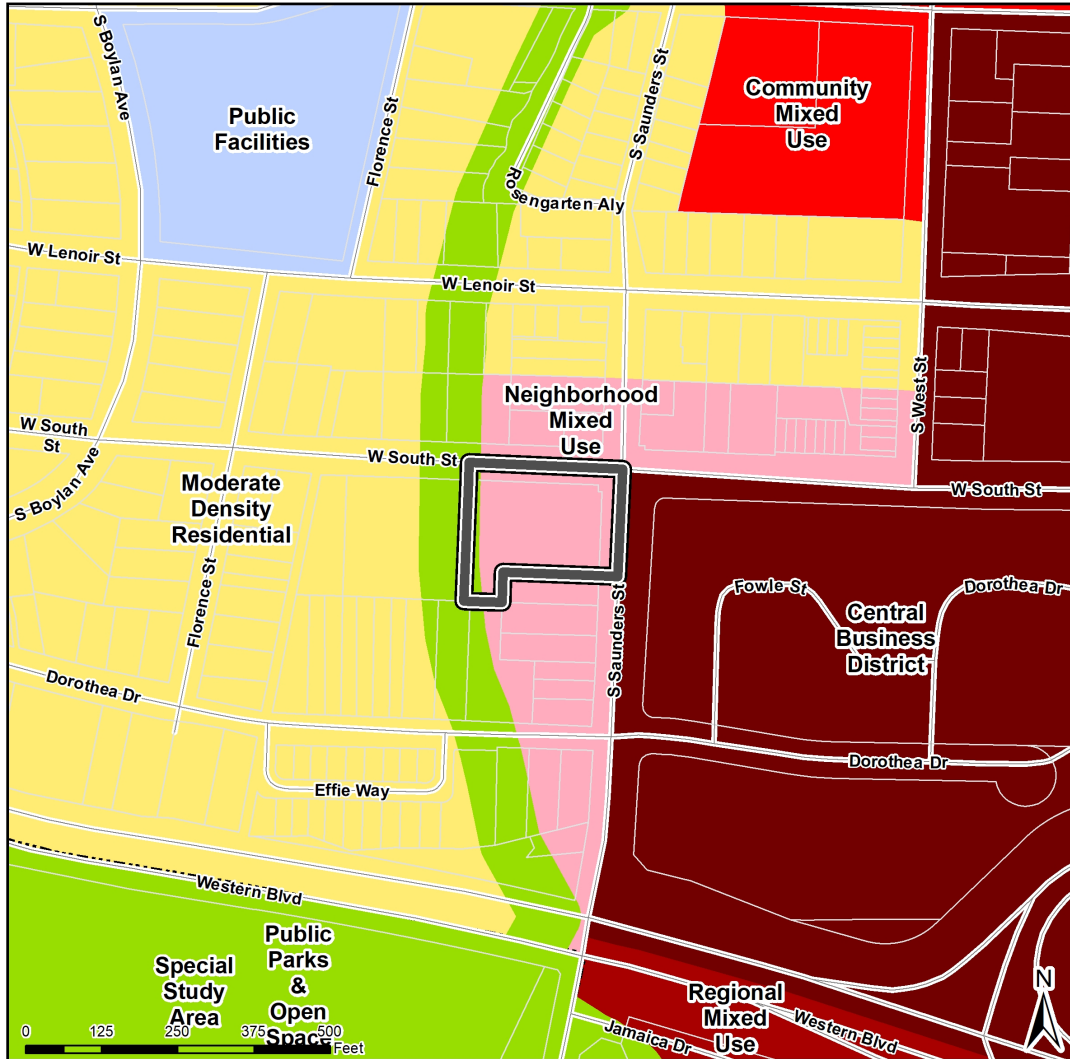
Property	601 W South St
Size	0.83 acres
Existing Zoning	NX-3-UL
Requested Zoning	NX-4-UL-CU



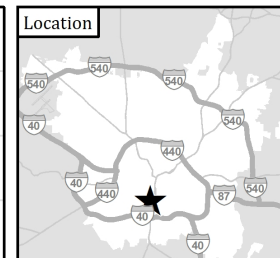
Map by Raleigh Department of City Planning (mansolf): 12/5/2019

Future Land Use

Z-45-2019



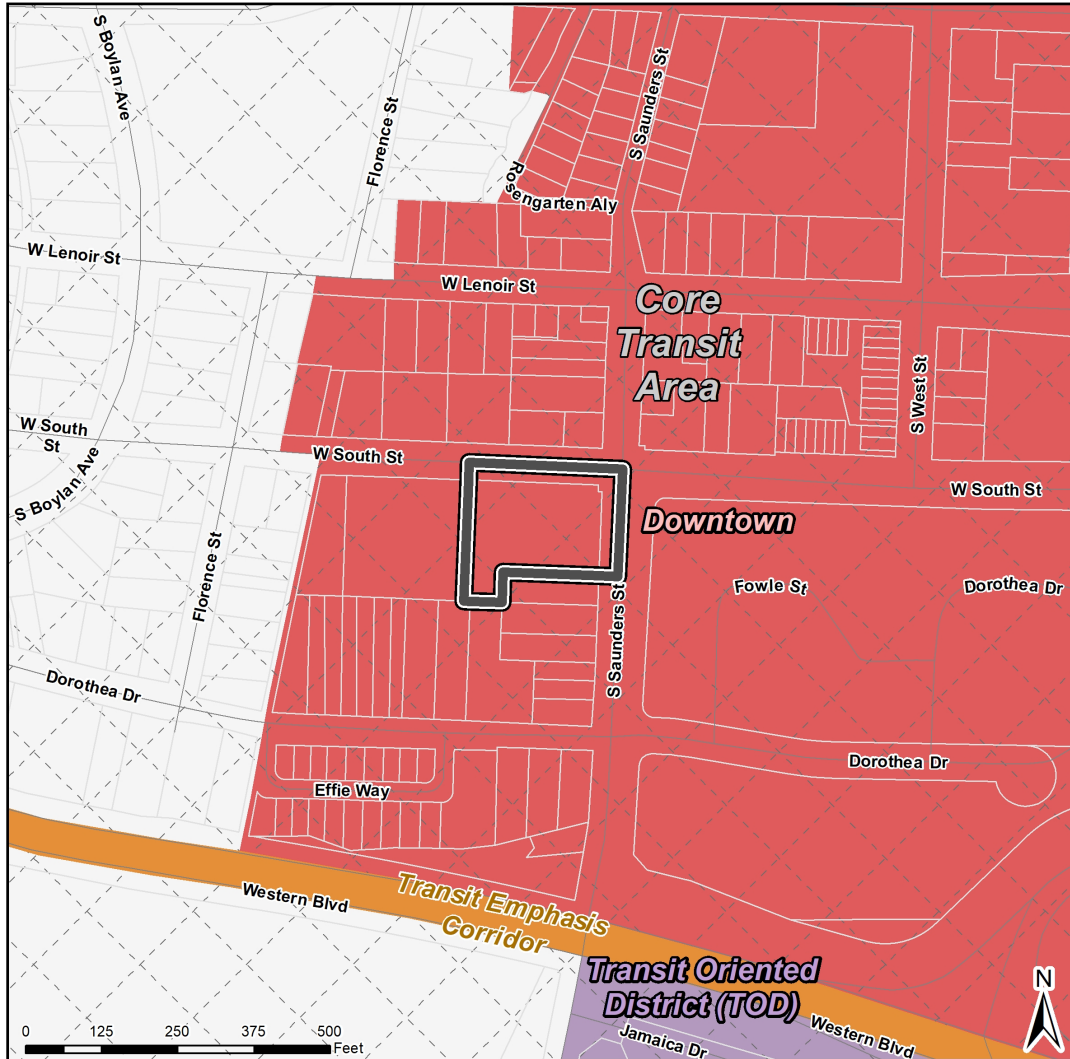
Property	601 W South St
Size	0.83 acres
Existing Zoning	NX-3-UL
Requested Zoning	NX-4-UL-CU



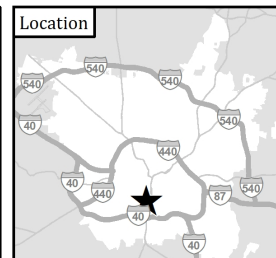
Map by Raleigh Department of City Planning (mansoff): 12/5/2019

Urban Form

Z-45-2019



Property	601 W South St
Size	0.83 acres
Existing Zoning	NX-3-UL
Requested Zoning	NX-4-UL-CU



Map by Raleigh Department of City Planning (mansoff): 12/5/2019

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?

The request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses; providing desirable spaces and places to live, work, and play; and development in areas where infrastructure is already in place. An increase in vertical mixed-use development within downtown, which has the highest concentration of employment and transit options available in the city, fulfills these goals.

The request is consistent with the **Coordinating Land Use and Transportation** vision theme. This theme envisions higher density residential and mixed-use development to support new local and regional public transit services. Although station locations are not known at this time, the subject site is 0.1 to 0.25 miles of the Western Avenue BRT line, and could be within walking distance the southern BRT line, as well.

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

Yes. The subject site is classified mainly as Neighborhood Mixed Use on the Future Land Use Map, which recommends the Neighborhood Mixed Use zoning district. The Public Parks & Open Space FLUM designation roughly corresponds with the recorded greenway easement on the neighboring parcel.

- 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?

Yes. Community facilities and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use; Public Parks & Open Space

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The request is for Neighborhood Mixed Use zoning. The subject site is mainly classified as Neighborhood Mixed Use on the Future Land Use Map, which recommends the Neighborhood Mixed Use zoning district. The Public Parks & Open Space designation roughly corresponds with the recorded greenway easement on the neighboring parcel.

Urban Form

Urban Form designation: Downtown

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Overview: The site is located within the Downtown Center, which suggests an urban frontage. The request includes an Urban Limited (UL) frontage, which is one of the urban frontage options.

Impact: The Urban Limited frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk, but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

The primary street build-to in UL is 0 – 20 feet, with a minimum of 50% of the building width being within that range. Street-facing entrances are required every 75 feet.

Compatibility: The Urban Limited designation is compatible with neighboring properties and the general context of the area. All other NX zoning districts nearby also have a UL frontage designation.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The request is compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties. Nearby zoning districts abutting the site include NX-3, RX-3, and R-10, with general and apartment building types existing currently. The building types permitted in NX districts are not out of character with the area. The request also includes a condition which prohibits some of the uses allowed in NX districts that are the least compatible with downtown residential areas. Although the Downtown West Gateway Area Specific Guidance proposes building heights of no more than three stories at this location, the request for four stories is a modest departure from this recommendation that would not result in development that is incompatible with the surrounding neighborhood.

Public Benefits of the Proposed Rezoning

- The request would allow increased land use intensity in the urban core of Raleigh with high access to transit and employment options.

Detriments of the Proposed Rezoning

- No significant detriments of the rezoning have been identified.

Policy Guidance

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

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

- The request is consistent with the Future Land Use Map designation of Neighborhood Mixed Use, which applies to neighborhood shopping centers and pedestrian-oriented retail districts with service areas of one mile or less. Residential and mixed-use projects are also supported.

Policy LU 4.6—Transit-oriented Development

Promote transit-oriented development around planned bus rapid transit (BRT) and fixed commuter rail stations through appropriate development regulation, education, station area planning, public-private partnerships, and regional cooperation.

Policy 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.

- If approved, the subject site could add housing units and commercial uses in an area with easy access to transit. Although station locations are not known at this time, the subject site is within walking distance of the Western Avenue BRT line and probably the southern BRT line, as well.

Policy EP 1.7—Sustainable Development

Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.

Policy DT 1.3—Underutilized Sites in Downtown

Encourage the redevelopment of underutilized sites in downtown, included but not limited to vacant sites, surface parking lots, and brownfield sites.

- The rezoning site is currently a vacant, remediated brownfield. The rezoning request will potentially facilitate the redevelopment of the site into a contributing asset to the community.

Policy 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.

- A Downtown Center urban form designation suggests an urban frontage option, which was included with this request via Urban Limited. All of the frontage designations in the nearby area are also UL, including directly north, northeast, south, and west of the site.

Policy UD 7.3—Design Guidelines

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Policy DT 7.18—Downtown Design Guidelines

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

- The proposed Urban Limited frontage is an urban frontage that is consistent with the Urban Design Guidelines. The relation of the building to the street in the UL frontage conforms to Urban Design Guidelines 6, 7, 8, 23, 24, and 25. The required build-to on both streets will ensure a defined urban space that provides interest to pedestrians and has a primary entrance on the primary public street. The proximity to planned BRT routes satisfies guideline 17.
- A development proposal in the requested district can be designed consistently with the Downtown Design Guidelines. Conditions #2 and 3 in particular are consistent with Guidelines 35 and 36.

Policy DT 1.12—Downtown Edges

Appropriate transitions in height, scale, and design should be provided between Central Business District land uses and adjacent residential districts.

Policy DT 1.14—Downtown Transition Areas

In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Non-residential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.

- Much of the density and height guidance in the Downtown West Gateway Area Plan is designed to create transitions between downtown (usually entitled for 12 to 20 stories) and residential neighborhoods (primarily envisioned for 14 units/acre and less in the area plan). The request of 4 stories at this location would create a reasonable transition between the building heights of downtown and the low- to medium-density residential recommended in the Area Plan directly west of the site.

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

Policy LU 5.1—Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 7.4—Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- The request to permit commercial uses on the subject site is in keeping with the character of the surrounding commercial area, and a 4-story building would not necessarily be incompatible with the surrounding context. Table LU-2 in the Comprehensive Plan recommends a maximum of four stories. However, four stories would be much taller than the existing single-story development in the area.

Area Plan Policy Guidance

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

Policy AP-DW 2—Mixed-Use Development

Mixed-use development should be the primary form of development in the area with an emphasis on significant new residential growth and a vertical mix of uses in multi-story buildings.

Policy AP-DW 17—Neighborhood Commercial Center

Encourage the revitalization and redevelopment of the W. South Street/S. Saunders Street commercial area as a neighborhood retail/mixed-use center serving not only the area residents, but also visitors to the nearby Convention Center and Performing Arts Center.

Policy AP-DW 18—Live/Work Opportunities

Encourage Live/Work opportunities in the area through mixed use buildings with office and residential above retail uses.

- The site is within the boundaries of the Saunders North Retail District of the Downtown West Gateway Area Plan. Map AP-DWG-1 describes that area as “Neighborhood Service / Retail: office/residential above retail, 2 - 3 Story.” The rezoning request complies with the use but not the height guidance of the area plan.

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

Policy AP-DW 1—Zoning Consistency

Map AP-DWG-1 shall be used alongside the Future Land Use Map to evaluate the consistency of all proposed zoning maps amendments within the Downtown West Gateway plan boundaries. Where there is a conflict regarding preferred densities, the guidance in this Area Plan shall control.

- The Downtown West Gateway Area Specific Guidance recommends a maximum of three stories at this location. The request is for four stories.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	68	The transit score for the site is much higher than the citywide average.
Walk Score	30	64	The walk score for the site is much higher than the citywide average.

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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: According to Walk Score, this part of Raleigh has walkability that is much higher than average. The dense street grid, proximity to downtown, and general availability of potential destinations all likely contribute to this.

Carbon/Energy Footprint: Housing

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.

Summary: The proposed district would not alter the types of housing possible in the neighborhood. Approval of this rezoning request would allow the most energy-efficient housing units to be developed.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	Increasing the maximum building height correspondingly increases the potential number of housing units possible.
Does it include any subsidized units?	No	
Does it permit a variety of housing types?	Yes	The proposed district does not change the types of housing allowed.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	The site is currently served by GoRaleigh Routes 11 and 21, with stops all within 400 feet.

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

Summary: The request will not alter the type of development that is possible under the existing entitlement, but will allow a greater amount of housing to be built.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None.

Parks and Recreation

1. Greenway Easement has been dedicated on the adjacent parcel for public access in Book 017590 Page 00210-00237.
2. Nearest existing park access is provided by Lenoir Street Park (0.1 miles) and Dix Park (0.2 miles).
3. Nearest existing greenway trail access is provided by Rocky Branch Greenway Trail (0.2 miles).
4. 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	0 gpd	50,625 gpd	67,500 gpd
Waste Water	0 gpd	50,625 gpd	67,500 gpd

1. The proposed rezoning would add approximately 16,875 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.

4. 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.

Impact Identified: None.

Stormwater

Floodplain	n/a
Drainage Basin	Rocky
Stormwater Management	UDO 9.2
Overlay District	n/a

1. No downstream structural impacts identified.

Impact Identified: None.

Transit

1. Greenway easement, pedestrian easement, sidewalk easement, utility placement easement, and offsite private drainage easement required.

Impact Identified: None.

Transportation

1. **Location:** The Z-28-18 site is located in southwest Downtown Raleigh, on the southwest corner of West South Street and South Sanders Street. It is located near the Boylan Heights community.
2. **Area Plans:** The Z-28-18 site is located within the Downtown West Gateway Area Plan. Policy AP-DWG 3 of this Area Plan calls for “Transportation Network Connectivity.” It suggests additional street, pedestrian, greenway, bicycle, and transit connections. Policy AP-DWG 5 calls for “broader pedestrian systems.” The plan specifically details the area surrounding the recently constructed Raleigh Union Station and the future Raleigh Union Bus Station, which are providing city and regional services. The plan suggests that this area should develop as a transit hub and downtown destination.

The Downtown West Gateway Area Plan specifically comments on traffic in the Boylan Heights area. Policy AP-DWG 9 says that increases in transit traffic should be discouraged on nearby neighborhood streets. The Plan also comments on Streetscape Design in Policy AP-DWG 12, in which it indicates that streetscape improvements such as curbing, landscaping, and lighting should be sensitive to the history of the district.

3. **Other Projects in the Area:** The Z-28-18 site is located south of Raleigh Union Station, which is on South West Street. West Street is planned to be extended under the railroads to connect to portions of the street north and south of the tracks. This project is budgeted in the Capital Improvement Program (CIP) as the “West Street Extension – South.” This project will improve connectivity to Union Station and the Warehouse District of Downtown Raleigh.
4. **Existing Streets:** The subject property has frontage on South West Street. This section of South West Street is not in the Raleigh Street Plan. East of the intersection with South Saunders, South West Street is designated as a 3-lane avenue with parallel parking. The site is also bordered by South Saunders Street, which is designated as a 2-lane divided avenue. Both streets are all maintained by the City of Raleigh.
5. **Street Network:** In accordance with UDO section 8.3.2, the maximum block perimeter for NX-4 Zoning districts is 3,000 feet. The existing block perimeter is approximately 2,020 feet.
6. **Pedestrian Facilities:** Sidewalks are complete in the vicinity of the subject property. Development of the site will result in wider sidewalks conforming to Article 8.5 of the UDO.
7. **Bicycle Facilities:** South Street has bicycle lanes east of the intersection with South Saunders Street. There is also a multi-use path along the east side of South Saunders between Dorthea Drive and West South Street. Map T-3 in the comprehensive plan designates South Sanders Street for a separated bikeway that would connect to the Rocky Branch Greenway Trail and Dix Park to the south. Map T-2 also designates South West Street for a bicycle lane along the site frontage. There is an existing bikeshare station on the southeast corner of South Saunders Street with West South Street.
8. **Transit:** The site is currently served by GoRaleigh Routes 11 and 21, with stops all within 400 feet.
9. **Access:** Access to the subject site may be via any of the surrounding streets. Driveway spacing standards (Unified Development Ordinance Section 8.3.5.C.3) likely prohibits vehicle access to South Saunders Street.
10. **TIA Determination:** Based on the Envision results, approval of case Z-45-19 would increase the amount of projected vehicular trips for the site. The projected increase from the current entitlements to the Proposed Zoning Maximums would be 60 more trips in the AM Peak Hour and 74 more trips in the PM Peak Hour. These values do not trigger a Traffic Impact Analysis based on the thresholds in the Raleigh Street Design Manual.

Z-45-19 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-45-19 Current Zoning Entitlements NX-3-UL	Daily	AM	PM
	1,067	87	124
Z-45-19 Proposed Zoning Maximums NX-4-UL CU	Daily	AM	PM
	1,786	146	197
Z-45-19 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	719	60	74

Impact Identified: None.

Urban Forestry

1. The property is currently less than two acres in size and therefore would not need to comply with UDO section 9.1 if a development plan were submitted for lot within this rezoning case. The proposed zoning will not affect the Urban Forestry requirements.
2. Additionally there are no trees present on the rezoning or adjacent property.

Impact Identified: None.

Impacts Summary

No significant negative impacts have been identified.

Mitigation of Impacts

No mitigation of impacts is needed at this time.

CONCLUSION

This request is to rezone one parcel of approximately 0.82 acres from Neighborhood Mixed Use–3 Stories–Urban Limited (NX-3-UL) to Neighborhood Mixed Use–4 Stories–Urban Limited–Conditional Use (NX-4-UL-CU). Proposed zoning conditions prohibit a number of uses otherwise allowed in NX districts and restrict building materials.

The request is **consistent** with Comprehensive Plan overall; **consistent** with the Future Land Use Map; and **consistent** with the Urban Form Map.

The request is **consistent** with Comprehensive Plan policies regarding transit-oriented development, urban design, and policies specific to this part of downtown. The request is **inconsistent** with policies regarding the relative scale of infill.

The request would support the Vision Themes of *Managing Our Growth* and *Coordinating Land Use and Transportation*.

CASE TIMELINE

Date	Action	Notes
11/25/2019	Submitted application	
2/25/2020	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	NX-3-UL	NX-3-UL	R-10; NX-3-UL	RX-3	NX-3-UL
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Neighborhood Mixed Use; Public Parks & Open Space	Neighborhood Mixed Use; Public Parks & Open Space	Neighborhood Mixed Use; Public Parks & Open Space	Central Business District	Moderate Density Residential; Public Parks & Open Space
Current Land Use	Undeveloped	Retail	Office	Apartments	Undeveloped
Urban Form	Downtown	Downtown	Downtown	Downtown	Downtown

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	NX-3-UL	NX-4-UL-CU
Total Acreage	0.83	0.83
Setbacks:		
Front	5'	5'
Side street / side lot	5' / 0' or 6'	5' / 0' or 6'
Rear	0' or 6'	0' or 6'
Residential Density:	97.6	130.1
Max. # of Residential Units	81	108
Max. Gross Building SF	95,449	127,383
Max. Gross Office SF	53,105	84,926
Max. Gross Retail SF	31,813	42,457
Max. Gross Industrial SF	-	-
Potential F.A.R	2.64	3.52

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

AGENDA ITEM (E): NEW BUSINESS

AGENDA ITEM (E) 1: Z-45-19 – W. South Street

This case is located 601 W. South Street at the southwest quadrant of the intersection of W. South St. and S. Saunders St., approximately 550 feet north of Western Blvd.

This is a request to rezone from Neighborhood Mixed Use-3 stories-Urban Limited (NX-3-UL) to Neighborhood Mixed Use-4 stories-Urban Limited-Conditional Use (NX-4-UL-CU).

Planner Mabel presented the case.

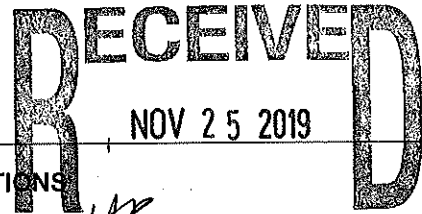
David Brown 137 South Wilmington Street representing the applicant gave a brief overview of the case.


Ben Kuhn also representing the applicant spoke regarding believing this case is in the public interest and consistency with Comprehensive Plan.

There was discussion regarding this being the first case without the CAC vote

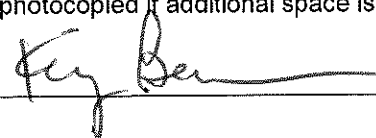
There is no public comment.

Mr. Tomasulo made a motion to recommend approve stating is consistent with Comprehensive Plan and Future Land Use Map. Ms. Lampman seconded the motion. The vote was unanimous, 7-0.



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	BY: 
Date Submitted	OFFICE USE ONLY
Existing Zoning NX-3-UL	Transaction #
Proposed Zoning NX-4-UL-CU	Rezoning Case #
Narrative of Zoning Conditions Offered	
1. The following uses shall be prohibited on the subject property: bar, nightclub, tavern, lounge; detention center, jail, prison; vehicle sales; vehicle repair (minor); vehicle fuel sales.	
2. Building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick, cementitious stucco, native and masonry stone, natural wood, precast concrete, and metal panel and/or trim.	
3. The following building siding material shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, any synthetic stucco (EIFS). Window frames, door frames, soffits, or miscellaneous trim may be constructed of wood, synthetic stucco (EIFS), fiberglass, or metal.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature  Print Name **Kerry Berman**

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **NX** Height **3** Frontage **UL** Overlay(s) _____

Proposed Zoning Base District **NX** Height **4** Frontage **UL** Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **N/A**

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **601 W South Street**

Property PIN **1703462163**

Deed Reference (book/page) **17374/2253**

Nearest Intersection **W South St and S Saunders St**

Property Size (acres) **0.83**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner/Address

Lambert Development South Street II LLC 5
Hanover Square, 14th floor
New York, New York 10004

Phone 212-785-0090 ext 225

Fax **212-785-7931**

Email **kberman@lambertdevelopment.com**

Project Contact Person/Address

David Brown WithersRavenel
137 S Wilmington St, Ste 200
Raleigh, NC 27601

Phone **919.469.3340**

Fax

Email **dbrown@withersravenel.com**

Owner/Registered Agent Signature *[Signature]*

Email **hlambert@lambertdevelopment.com**

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	OFFICE USE ONLY Transaction # 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.	
1.	
2.	
3.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	
2.	
3.	
4.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Transaction # 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.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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

- | | |
|-----------|---|
| 1. | <p><i>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.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> |

7.	<p><i>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.</i></p> <p>Response:</p>
8.	<p><i>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.</i></p> <p>Response:</p>
9.	<p><i>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.</i></p> <p>Response:</p>
10.	<p><i>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.</i></p> <p>Response:</p>
11.	<p><i>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.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<i>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.</i> Response:
16.	<i>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.</i> Response:
17.	<i>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.</i> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<i>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.</i> Response:

20.	<p><i>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.</i></p> <p>Response:</p>
21.	<p><i>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.</i></p> <p>Response:</p>
22.	<p><i>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.</i></p> <p>Response:</p>
23.	<p><i>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.</i></p> <p>Response:</p>
24.	<p><i>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.</i></p> <p>Response:</p>
25.	<p><i>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.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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 type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned (all applications)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input type="checkbox"/>			
14. Copy of ballot and mailing list (for properties requesting Accessory Dwelling Unit Overlay)	<input type="checkbox"/>	<input type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Benjamin R. Kuhn | D 919.881.2201 | bkuhn@rl-law.com

October 24, 2019

Re: Rezoning proposal concerning 601 W. South Street

Dear Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **November 5, 2019**.

The neighborhood meeting will be held at the **John P. Top Community Center** located at 401 Martin Luther King Jr Blvd, Raleigh, NC 27601, from **6:00 to 7:00 pm**.

The purpose of this meeting is to discuss a potential rezoning of the property located at **601 W. South Street** (situated at and near the southwestern quadrant of the intersection of W. South Street and S. Saunders Street). **This site is currently zoned NX-3-UL, and is proposed to be rezoned to NX-4-UL-CU.**

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting be held and the property owners within 500 feet of the area requested for rezoning be noticed of such meeting where they can attend and learn more about the proposal and/or ask questions. This is why you are receiving this notice of neighborhood meeting.

If you have any concerns or questions we can be reached

Alissa Pelham
Withers&Ravenel
919.238.0385
apelham@withersravenel.com

Ben Kuhn
Ragsdale Liggett PLLC
919.881.2201
bkuhn@rl-law.com

For more information about rezoning, you may also visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919) 996-2682, or via e-mail at rezoning@raleighnc.gov.

Thank you,

Ben Kuhn

Cc Henry A. Lambert (via email)
David Brown, Withers/Ravenel
Alissa Pelham, Withers/Ravenel

NEIGHBORHOOD MEETING

601 W SOUTH STREET REZONING

DATE: November 5, 2019
TIME: 6:00 pm to 7:00 pm
LOCATION: John P Top Community Center
401 Martin Luther King Jr Blvd
Raleigh, NC 27601
FACILITATORS: David Brown, WithersRavenel
Brendie Vega, WithersRavenel
Benjamin R Kuhn, Ragsdale Liggett

The meeting was held in an open house fashion with people walking in and asking questions or raising concerns.

General questions:

1. What is the purpose of the rezoning? It was explained that the rezoning is to add a 4th story to the building on the corner.
2. Will both buildings be rezoned to 4 stories? No, the building to the west of it will remain a 3-story building.
3. What is currently approved there? The site is currently approved for a 3-story condo, same as the neighboring parcel. The intent is for this building to be a 4-story and the building to the west to stay a 3-story.
4. Will there be a greenway connection? An easement has been recorded and deeded to the City, if or when a greenway will be constructed is unknown.
5. What is the developer's experience with condos? There are some in Durham, they can be seen on Lambert's website.
6. Will there be commercial on the first floor? The rezoning permits mixed uses in the building, but it is unknown if there will be commercial incorporated into the building.
7. If commercial is added, will additional parking be added? There is enough parking for commercial, and the frontage type would not require additional parking.
8. What uses are being excluded, don't want to see any self-storage on this site? The prohibited uses were explained, at this time self-storage is not one of them but will look into adding it as a prohibited use.
9. It makes sense to exclude a nightclub but the owner shouldn't exclude bar or tavern. Some in attendance immediately disagreed with this statement.
10. What is the project timeline? Phase I is going up 1st or 2nd quarter of 2020, possible 15 – 18-month build.
11. Will there be a sidewalk before the building is built? There will be a temporary sidewalk.
12. Will there be parking on the street? Not at this time but will look into it.
13. When will presales occur? There is a sales team currently in place.

Comments and Additional Remarks:

1. There was disagreement between those in attendance on whether commercial/ retail on the first floor would be good. Most were in favor of it and some thought it would be great for the neighborhood.
2. Some desired for the consultant/developer to speak with the Boylan Heights Association.
3. A resident commented on the now 3 story building that presents as 4 story will be 4 story presenting as 5 story.
4. General concerns were voiced about parking if a commercial component was present.
5. Residents would like to see some traffic calming, same as on the other side of S. Saunders street.
6. Residents are anxious for the hole on the property to get filled.
7. Residents desired nicer fencing around the corner during construction.
8. Questions were asked about the greenway connection.
9. Culvert replacement was explained to residents.
10. The rezoning process was explained to those in attendance.

Attendance Sheet

Project:

Subject:

Location:

Date:

Time:

Name	Address	Email	Phone (optional)
MARIAN POOLIE, DAVID STEWART	608 W. SOUTH ST	dustewartrental@gmail.com	
ANNA SMITH, JAY SPAIN	632 W SOUTH ST	neighbor27893@gmail.com	
JAY SPAIN		jayspain@aol.com	
Matt Daniels	620+ 640 W. South St.	mattdanielswail@gmail.com	
Domino Ireland	505 Rosegarten Alley	domino.ireland@gmail.com	
Debra Ireland	505 "	dlstiezel@hotmail.com	
ERIC SHAFER	517 W. LENOIR ST	ericjshaffer@gmail.com	
TOM BANCY	PO BOX 2544 RAL 27602	tony@raleighbuilding.com	
GREG KELLY	518 E 520 WEST SOUTH ST.	greg@modboxUSA.com	



Attendance Sheet

Project: 601 W. SOUTH STREET REZONING

Date: 11/5/2019

Subject: NEIGHBOR NOTICE MEETING

Time: 6:00 PM

Location: TOP GREENE COMMUNITY CENTER

Name

Address

Email

Phone (optional)

Jeff Shepherd

702 Florence St.

jshpherd@montforthall.com



Our People. Your Success.

Attendance Sheet

Project: 601 W. SOUTH STREET REZONING

Date: 11/5/2019

Subject: NEIGHBOR NOTICE MEETING

Time: 6:00 PM

Location: TOP GREENE COMMUNITY CENTER

Name

Address

Email

Phone (optional)

Name
David Brown

WITHERS DAVID

Email
d.brown@WITTENBERGPAUL.COM

Brendie Vega

Withers Ravenel

bvega@withersravenel.com

919-535-5212

CARL WENNER

717 FLORENCE ST

WENJIA @ CFL.RR.COM

Jeff Denny

626 Dorothee

reff denna p att.net

Beth Dennis

11

bdeann103@gmail.com

Carey Van

613 Dorothea Dr

crvan84@gmail.com



Pre-Application Conference

Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 11/8/19	
Attendees: Ira Mabel, Don Belk, JP Mansolf, Brendy Vega, David Brown	
Site Address/PIN: 601 W South St	
Current Zoning/Designation: NX-3-UL	
Proposed Zoning/Designation: NX-4-UL-CU	
CAC Contact Information: Central CAC, Pam Adderley: pam.adderley@raleighnc.gov	
Notes: Current construction approvals in place. Looking to add a floor to a building that is overparked. Greenway easement exists. In downtown urban form district. Area plan points to 2-3 stories in this location. BRT on Western could be relevant to policy analysis. Urban Form Map has changed. Residential only planned here. Conditions to limit some retail uses. Condition to put parking under the building, to minimize auto impacts. Central CAC will have concerns about adding affordable units. Requirements for Urban plazas would only apply for 5 stories and above. Outdoor amenity area may be an area that could help the case be more consistent.	
Department & Staff	Notes
Transportation <input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166	
Historic Preservation <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	

<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	