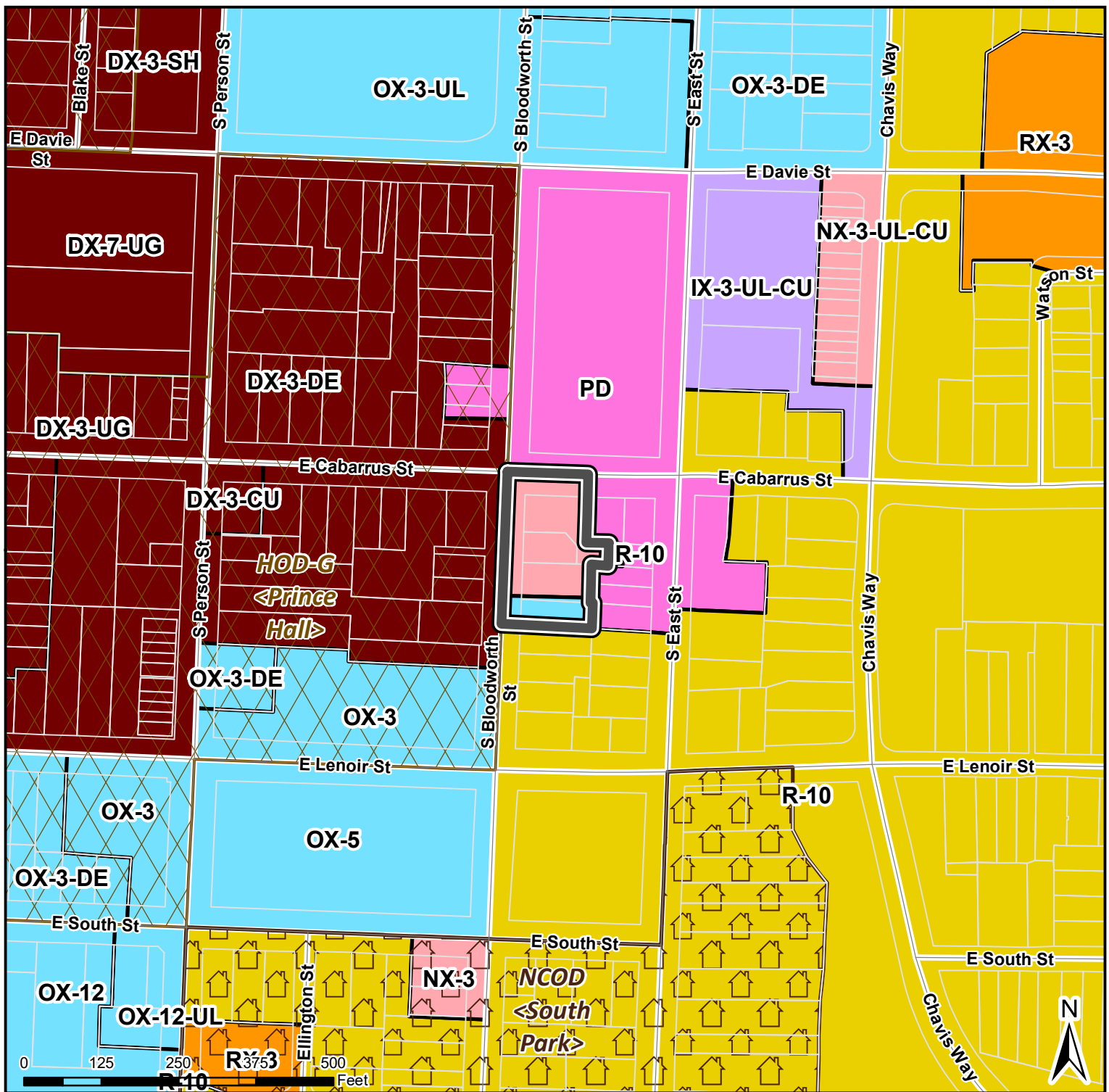


# Existing Zoning

# Z-48-2020



Property	501, 507, 511, & 513 S Bloodworth St
Size	0.53 acres
Existing Zoning	OX-3-DE, NX-3-DE-CU, & R-10
Requested Zoning	RX-3-UL





Raleigh

## MEMO

TO: Marchell Adams-David, City Manager  
THRU: Ken Bowers, AICP, Deputy Director  
FROM: Ira Mabel, AICP, Senior Planner  
DEPARTMENT: Planning and Development  
DATE: April 7, 2021

**SUBJECT: City Council agenda item for April 20, 2021 –  
Z-48-20 Bloodworth Street**

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On April 6, 2021, the City Council held the public hearing for the following item:

**Z-48-20: 501, 507-507 ½, 511 & 513 S Bloodworth Street**, approximately 0.53 acres located at [the southeast corner of S. Bloodworth Street and E. Cabarrus Street](#).

The item was deferred for two weeks by Council Member Branch to allow time for further discussion with one of the speakers in opposition.

Signed zoning conditions provided on February 24, 2012 limit the permissible siding materials; require documentation of three of the homes with photography; require advertising that the three homes are available for donation to anyone who is willing to incur all expense of moving them; and if the three homes are not moved, allowing the removal any items of historical significance.

**Current zoning:** Residential-10 (R-10), Office Mixed Use-3 stories-Detached (OX-3-DE), and Neighborhood Mixed Use-3 stories-Detached- Conditional Use (NX-3-DE-CU).

**Requested zoning:** Residential Mixed Use-3 stories-Urban Limited (RX-3-UL).

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 of the request (6 - 2).

The RHDC provisionally voted to support the case (8 - 2).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, a memo from the Raleigh Historic Development Commission, 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# 12085

## CASE INFORMATION: Z-48-20 S BLOODWORTH STREET

Location	At the southeast corner of S Bloodworth Street and E Cabarrus Street  Address: 501, 507-507 ½, 511 & 513 S Bloodworth Street  PINs: 1703867692, 1703867782, 1703868607, 1703868708  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-10, OX-3-DE, NX-3-DE-CU
Requested Zoning	RX-3-UL-CU
Area of Request	0.53 acres
Corporate Limits	The subject site is within the city's corporate limits.
Property Owner	Robert Charles Lawson & Robert Buckner Lawson 317 W Morgan Street, Apt 515 Raleigh, NC 27601
Applicant	Robert Lawson
Council District	C
PC Recommendation Deadline	March 8, 2020

## SUMMARY OF PROPOSED CONDITIONS

1. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass. No more than 50% of the total facade shall consist of metal, terracotta, and/or glass.
2. Prior to demolition, the owner will document the homes at 501, 507, and 511 S. Bloodworth Street with photography and a dimensioned floor plan sketch.
3. Prior to demolition, the owner will advertise for 60 days that the homes at 501, 507, and 511 S. Bloodworth Street are available for donation to anyone who is willing to incur all expense of moving the homes. If the homes are not moved, the owner will allow 15 days for the removal any items of historical significance.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Downtown, Core Transit Area
Consistent Policies	LU 1.2—Future Land Use Map and Zoning Consistency LU 5.1—Reinforcing the Urban Pattern LU 5.4—Density Transitions LU 8.12—Infill Compatibility H 1.8—Zoning for Housing UD 1.10—Frontage UD 7.3—Design Guidelines AP-SP 1—South Park Downtown Transition AP-SP 3—South Park Owner Occupancy
Inconsistent Policies	HP 1.2—Cultural and Historic Resource Preservation HP 2.4—Protecting Historic Neighborhoods HP 2.7—Mitigating Impacts on Historic Sites H 1.6—Housing Preservation AP-SP 4—Character of South Park Infill AP-SP 5—South Park Historic Preservation

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
6/23/2020 10 attendees	12/3/2020 6 attendees	12/8/2020 (consent agenda) 2/9/2021 2/23/2021	3/2/2021

## PLANNING COMMISSION RECOMMENDATION

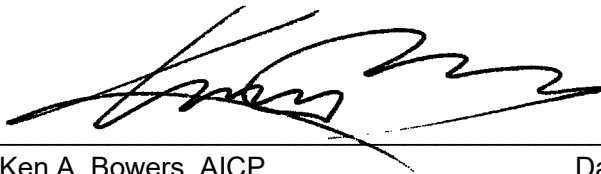
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	Denial of the request is reasonable and in the public interest because the request would have detrimental impacts to a historically Black community, and would facilitate the replacement of naturally recurring affordable housing with housing that is incompatible with incomes in the neighborhood.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Denial
Motion and Vote	Motion: Bennett; Second: Winters In Favor: Bennett, Fox, Hicks, Lampman, McIntosh and Winters Opposed: Miller and O'Haver
Reason for Opposed Vote(s)	None explicitly stated.

## ATTACHMENTS

1. Staff report
2. Original conditions
3. RHDC memo
4. Rezoning application

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



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: 2/23/2021

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

**AGENDA ITEM (E) 2: Z-48-20 – 501, 507-507 ½, 511 & 513 South Bloodworth Street**

This case is located 501, 507-507 ½, 511 & 513 S Bloodworth Street. The southeast corner of the intersection of S Bloodworth Street and E Cabarrus Street.

Approximately 0.53 acres are requested by Robert Charles Lawson & Robert Buckner Lawson to be rezoned. Proposed conditions require documentation of three of the homes with photography and a written description; advertising that the three homes are available for donation to anyone who is willing to incur all expense of moving them; and if the three homes are not moved, allowing the City of Raleigh Museum 15 days to remove any items of historical significance.

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.

This item appeared on Planning Commission's December 8, 2020 consent agenda to satisfy UDO timing but could not be discussed because the report from the second neighborhood meeting had not been received by staff. RHDC will discuss the case on February 16, 2021. The deadline for Planning Commission action is March 8, 2021.

Planner Mabel gave a brief overview of the case.

There clarifying questions regarding type of material to be used regarding RHDC suggestions; change of the advertisement regarding artifacts; how overall consistency is determined and what the concerns of the 2 votes against were.

Planner Mabel spoke regarding how overall consistency being intent and wording of the policy and the triggers to provide consistency or inconsistency.

Collette Kinane spoke regarding the 2 citizens votes against the case and believes the discussion was regarding compatibility.

There was further discussion regarding the conditions of material and why it wasn't in the staff report and would applicant be willing to add vertical dimension as related to general details of the elevation and prevent certain material such as vinyl, stucco or ephys.

Planner Mabel responded that the official conditions would have that clarity and revision would be represented in the staff report.

There was further discussion regarding what the effect of new townhomes on the historic integrity of the area.

Tom Johnson representing the applicant spoke regarding being willing to add dimension for sketch and the measurements of the area.

Ms. Bennett expressed concern regarding this not preserving this community. It is not in keeping with the spirit of the community and believe we're preserving black communities through pictures instead of actually trying to preserve the actual communities themselves.

Mr. Johnson spoke regarding offering to move these historic homes to another location to preserve them. Ms. Lampman spoke regarding struggling with understanding why the RDHC voted the way they did regarding this request.

Ms. Winters asked why this was not considered a local historic district.

Senior Planner Tully responded regarding RHDC voting perspective being because of regulatory control and having the opportunity to have better designs and recordation being better than nothing.

Chair Fox gave of brief overview of today's discussions.

**Ms. Bennett made a motion to recommend denial of the case. Ms. Winters seconded the motion.**

**Commissioners how do you vote?**

**Bennett (Aye), Fox (Aye), Hicks (Aye), Lampman (Aye), McIntosh (Aye), Miller (Nay), O'Haver (Nay) and Winters (Aye). The vote was not unanimous 6-2. Opposed was Miller and O'Haver**



# ZONING STAFF REPORT – CASE Z-48-20

## Conditional Use District

### OVERVIEW

This request is to rezone approximately 0.53 acres from Residential-10 (R-10), Office Mixed Use-3 stories-Detached (OX-3-DE), and Neighborhood Mixed Use-3 stories-Detached-Conditional Use (NX-3-DE-CU) to Residential Mixed Use-3 stories-Urban Limited (RX-3-UL). Proposed conditions limit the permissible siding materials; require documentation of three of the homes with photography; require advertising that the three homes are available for donation to anyone who is willing to incur all expense of moving them; and if the three homes are not moved, allowing the removal any items of historical significance.

The subject site consists of four parcels at the southeast corner of the intersection of S. Bloodworth Street and E. Cabarrus Street. There are currently three detached and one attached dwelling on the site, totaling five units. The parcels immediately adjacent to the rear of the site are all vacant. The remainder of the block is also composed of detached and attached dwellings.

The site is within the East Raleigh/South Park National Register Historic District, which covers approximately 208 acres and 708 buildings. Three of the four structures on the rezoning site are contributing to the district, the fourth was relocated to the site around 2008. The Prince Hall historic overlay district (HOD-G) exists across Bloodworth Street, but does not include the rezoning site. There is an existing zoning condition on the three northernmost lots that prevent demolition of the houses and require any structures rebuilt in the event of damage or destruction to be “residential in character.” There is no equivalent protection for any of the houses offered with this request.

To the north of the block are 84 apartment units constructed in 2006. To the east are undeveloped lots and detached houses. To the south is the United House of Prayer. To the west are undeveloped lots, detached houses, and Shaw University’s Center for Early Childhood Education, Development and Research.

This area functions as a transitional zone between downtown and more residential neighborhoods. For the most part, the neighborhood is residential in nature, with historical detached and newly constructed townhouse and apartment units. A Shaw University dormitory is one block to the southwest; Transfer Co. Food Hall is one block to the northeast.

The subject site is generally positioned at the southeast corner of downtown. It is designated as Central Business District on the Future Land Use Map, as is all the nearby land to the northwest. FLUM designations to the southeast are primarily Moderate Density Residential.

The Urban Form Map also follows this pattern; the site and land to the north and west are located within the Downtown Center and the Core Transit Area. This classification suggests an urban frontage approach, which is included in the request through the Urban Limited. Many other zoning districts nearby include a Detached frontage, which is not one of the urban options.



The site is within the boundaries of the Downtown Transition Zone of the South Park Small Area Guidance.

### Update for February 23, 2021

Following Planning Commission's discussion of the case on February 9, 2021, the applicant submitted revised zoning conditions. The new conditions specify allowable building materials, and refine the timing and methods of advertising for the relocation and salvage of the existing houses. This staff report has been updated accordingly, although no determination of consistency has changed.

On February 16, 2021, the Raleigh Historic Development Commission (RHDC) voted 8-2 to support the rezoning application, provided that the proposed conditions are modified as follows:

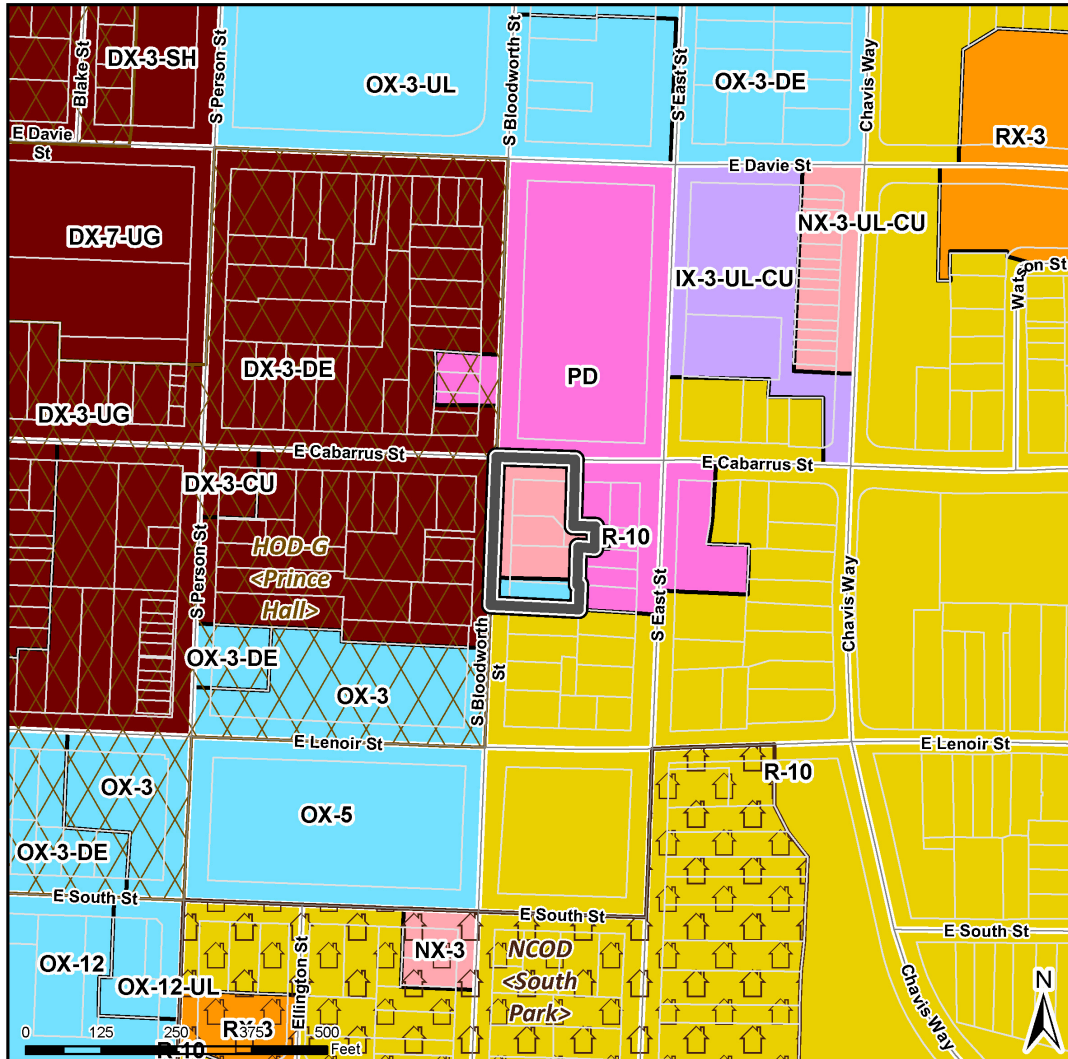
- Condition 1: the material of the new construction is not predominately metal, terracotta, or glass; and
- Condition 2: dimensioned, detailed drawings of the structures is included as a method of recordation.

### **OUTSTANDING ISSUES**

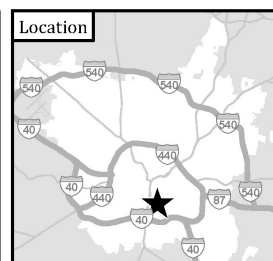
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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# Existing Zoning

Z-48-2020



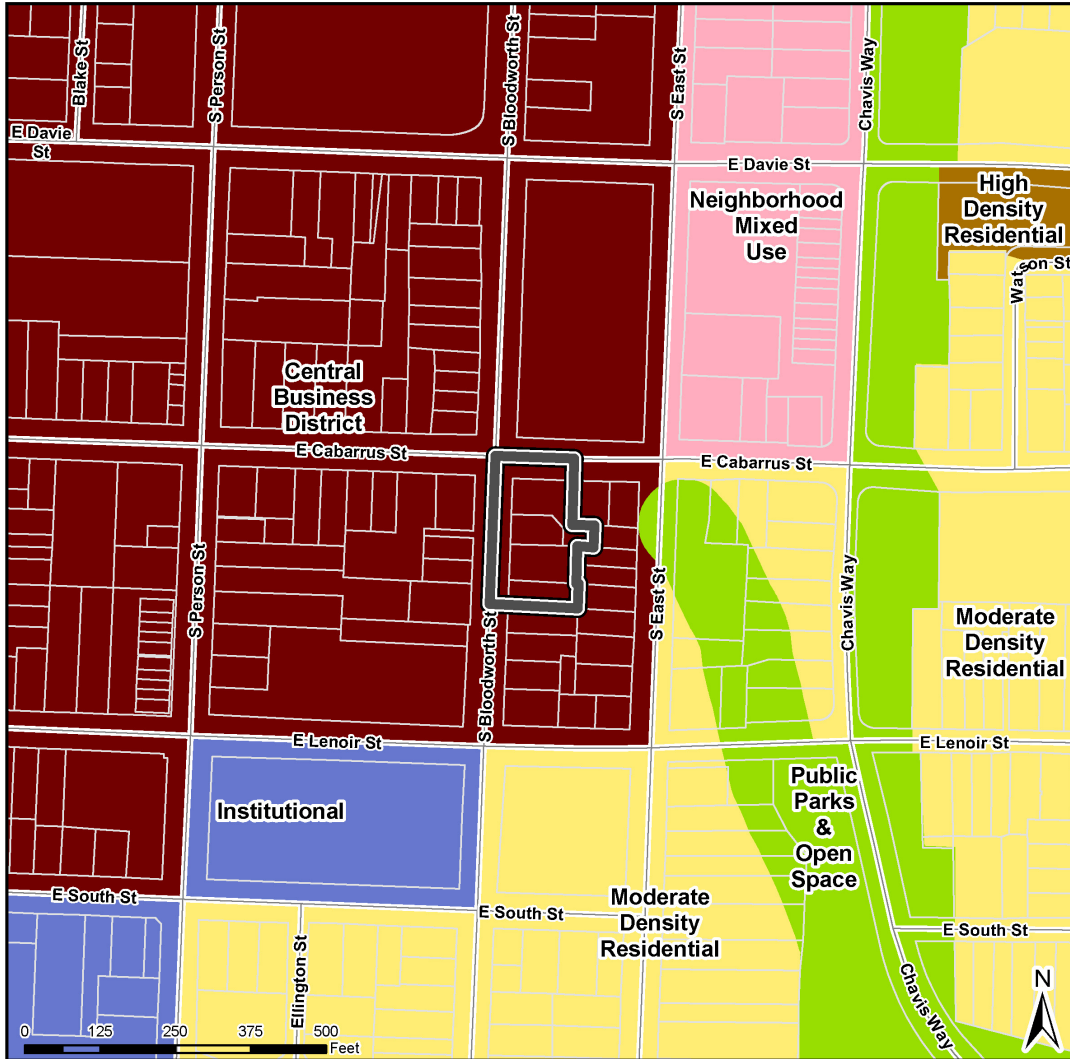
<b>Property</b>	501, 507, 511, & 513 S Bloodworth St
<b>Size</b>	0.53 acres
<b>Existing Zoning</b>	OX-3-DE, NX-3-DE-CU, & R-10
<b>Requested Zoning</b>	RX-3-UL



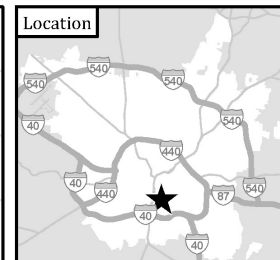
Map by Raleigh Department of City Planning (mansolf): 10/13/2020

# Future Land Use

Z-48-2020



<b>Property</b>	501, 507, 511, & 513 S Bloodworth St
<b>Size</b>	0.53 acres
<b>Existing Zoning</b>	OX-3-DE, NX-3-DE-CU, & R-10
<b>Requested Zoning</b>	RX-3-UL



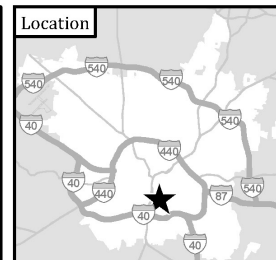
Map by Raleigh Department of City Planning (mansolfj): 10/13/2020

# Urban Form

Z-48-2020



<b>Property</b>	501, 507, 511, & 513 S Bloodworth St
<b>Size</b>	0.53 acres
<b>Existing Zoning</b>	OX-3-DE, NX-3-DE-CU, & R-10
<b>Requested Zoning</b>	RX-3-UL



Map by Raleigh Department of City Planning (mansolf): 10/13/2020

# 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?

For the most part, the request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** vision theme, which encourages expanding the supply of affordable housing. The request would permit up to 28 units and permit townhouse and apartment building types on the entire site, which is a significant increase over the 11 units and limited building types permitted under the current zoning.

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 low-rise residential entitlement within this portion of downtown, which is already defined by this type of development primarily, fulfills these goals.

The request is somewhat consistent with **Growing Successful Neighborhoods and Communities** vision theme. This theme advocates for conserving older neighborhoods through careful infill development that complements existing character, as well as protecting places of historic and architectural significance. Although the request would result in infill development that is compatible with the neighborhood, there are no protections included for the historic assets on the site. Consistency with this vision theme could be improved via zoning conditions that protect the historic structures.

- 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 as Central Business District on the Future Land Use Map, which is intended to enhance downtown as a mixed-use center and supports high-intensity housing.

- 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:** Central Business District

**The rezoning request is**

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

☐ **Inconsistent**

The subject site is classified as Central Business District on the Future Land Use Map, which recommends the Downtown Mixed Use zoning district. The request is for Residential Mixed Use zoning, which is much less intense than the districts supported by the FLUM.

## Urban Form

**Urban Form designation:** Downtown, Core Transit Area

**The rezoning request is**

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

☐ **Inconsistent**

**Overview:** The site is located within the Downtown Center and the Core Transit Areas, which suggest 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. The DX zoning district to the west of the site has a Detached frontage, which also prohibits parking between buildings and the street.

## Compatibility

### **The proposed rezoning is**

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

☐ **Incompatible.**

The density and building types permitted in RX districts are compatible with the urban nature of this part of the city. There is a broad range of zoning districts nearby, including R-10, OX-3, and DX-3, as well as a range of building types, with detached houses, apartment, and general building types existing currently. Overall, the request is generally compatible with the property and the surrounding area and can be established without adversely impacting neighboring properties.

## Public Benefits of the Proposed Rezoning

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

## Detriments of the Proposed Rezoning

- The request would facilitate the demolition of historic resources.

## Policy Guidance

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

---

### **LU 1.2—Future Land Use Map and Zoning Consistency**

*The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The request is consistent with the Future Land Use Map designation of Central Business District, which envisions a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses. The requested Residential Mixed Use zoning is much less intense than the districts supported by the FLUM.

**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.*

**LU 8.12—Infill Compatibility**

*Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.*

- The request to permit residential uses on the subject site is in keeping with the character of the surrounding area, which is primarily residential. The requested RX-3 district will create a built form in height and scale that is comparable to the development already existing elsewhere in the neighborhood.

**LU 5.4—Density Transitions**

*Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.*

- Redevelopment under the requested zoning would create a transition zone of moderate density residential between the single-family development and R-10 zoning district to the east and commercial entitlement in OX and DX zoning district to the west.

**H 1.8—Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The rezoning request would more than double the potential residential entitlement from 11 units to 28 units. The proposed RX district allows all building types which will provide for maximum housing choice and variety.



### **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 and Core Transit Area urban form designation suggests an urban frontage option, which was included with this request via Urban Limited. All of the zoning districts with frontage designations in the nearby area west of the rail line are Detached, which is not one of the urban frontage options but does limit parking between buildings and the streets similar to UL.

### **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.*

- 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, and 24. The required build-to on two streets will ensure a defined urban space that provides interest to pedestrians and has a primary entrance on the primary public street. The transparency requirement of the DX district conforms with guideline 25.

<b>Guideline 6</b>	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.
<b>Guideline 7</b>	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.
<b>Guideline 8</b>	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
<b>Guideline 23</b>	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
<b>Guideline 24</b>	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.
<b>Guideline 25</b>	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.

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

**HP 1.2—Cultural and Historic Resource Preservation**

*Identify, preserve, and protect cultural and historic resources, including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.*

**HP 2.4—Protecting Historic Neighborhoods**

*Protect the scale and character of the city's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.*

**HP 2.7—Mitigating Impacts on Historic Sites**

*Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.*

**H 1.6—Housing Preservation**

*Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.*

- The rezoning site is within the East Raleigh/South Park National Register Historic District, and three of the four structures on the site are contributing to the district. The request includes conditions for documenting the homes, as well as soliciting interest in relocating them or preserving their contents. These conditions rely on a hypothetical third party and do not actively protect the historic resources on the site or the character of the surrounding National Register Historic District, nor do they address any alternatives to the demolition of the buildings. In addition, the request would remove an existing zoning condition that on the three northernmost lots that prevent demolition of the houses and require any structures rebuilt in the event of

damage or destruction to be “residential in character.” There is no equivalent protection for any of the houses offered with this request.

## Area Plan Policy Guidance

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

---

### **AP-SP 1 South Park Downtown Transition**

*Encourage mixed-use development (small scale Office, Retail, and/or Residential uses) in the area bounded by Cabarrus, East, Lenoir, and Wilmington streets.*

- The requested zoning would permit small scale residential development with very limited commercial uses in the area described.

### **AP-SP 3 South Park Owner Occupancy**

*Encourage increased owner-occupied housing in South Park by encouraging housing that accommodates a mixture of income levels through public and private housing programs.*

- The proposed RX district allows all townhouse and apartment building types, which will provide for maximum housing choice and variety and are generally more affordable than the existing detached and attached units.

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

---

### **AP-SP 4 Character of South Park Infill**

*Infill residential development should reflect the existing historic building types in the South Park study area.*

### **AP-SP 5 South Park Historic Preservation**

*Emphasize the historic significance of the South Park neighborhood through the promotion and protection of contributing historic elements.*

- The request would eliminate the existing protection of the historic structures, and would permit townhouse and apartment building types which differ from the historic pattern of detached and attached buildings in the area.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	75	The transit score for the site is higher than the citywide average.
Walk Score	30	89	The walk score for the site is much higher than the citywide average.
Bike Score	41	78	The bike score for the site is 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 permit all housing types. 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	The potential residential entitlement will increase from 11 to 28 units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed district permits all housing types.
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 within walking distance of outbound routes 5, 13, and 22, and inbound routes 5, 13, 20, 22, 40X, and 55X.

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

**Summary:** The request would allow townhouse and apartment building types, which are generally more affordable than detached and attached units.

# IMPACT ANALYSIS

## Historic Resources

1. The site is located within the East Raleigh - South Park National Register Historic District and is adjacent to the Prince Hall Raleigh Historic Overlay District.

**Impact Identified:** Conditions were submitted to staff in response to RHDC comment and the matter will be placed on the Feb 16th RHDC Business agenda for final vote.

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Patterson Green Park (175 feet) and John Chavis Memorial Park (500 feet).
3. Nearest existing greenway trail access is provided by Little Rock Greenway Trail (175 feet).
4. Current park access level of service in this area is graded an A letter grade.

**Impact Identified:** None.

## Public Utilities

1. The proposed rezoning would add approximately 7,000 gpd to the wastewater collection and water distribution systems of the city. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. 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 and constructed prior to release of a Certificate of Occupancy.
3. 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.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,750	2,750	7,000
Waste Water	2,750	2,750	7,000

**Impact Identified:** None.

### Stormwater

Floodplain	n/a
Drainage Basin	Walnut
Stormwater Management	UDO Chapter 9
Overlay District	n/a

**Impact Identified:** No downstream structural impacts identified

### Transportation

1. **Location:** The Z-48-20 site is located in Downtown Raleigh, on the southeast corner of S Bloodworth Street and E Cabarrus St.
2. **Area Plans:** The Z-48-20 site is located within the Downtown Plan boundaries.
3. **Existing Streets:** The subject property has frontage on S Bloodworth St and E Cabarrus Street. Both streets are designated as Main Street with parallel parking. Both streets are maintained by the City of Raleigh.
4. **Street Network:** In accordance with UDO section 8.3.2, the maximum block perimeter for NX Zoning districts is 3,000 feet. The existing block perimeter is approximately 1,300 feet.
5. **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.
6. **Bicycle Facilities:** Bloodworth is designated as a neighborhood bikeway in the Long-Term Bike Plan.
7. **Transit:** The Z-48-2020 site is well served by existing public transit. GoRaleigh routes 5,13 and 22 operate every 30 minutes during peak on E Lenoir Street and East Street

with stops within 400 feet of the site. GoRaleigh routes 13 and 20 operate 30 minutes during peak on S Person Street with stops within 800 feet of the site. GoRaleigh routes 17, which operates every 30 minutes, and 18, which operates every 60 minutes, both run along E Martin Street. The nearest stop for route 17 and 18 is located a quarter of a mile from the site.

8. **Access:** Access to the subject site is on S Bloodworth and E Cabarrus St.
9. **Other Projects in the Area:** Approximately a half mile north of the site, GoRaleigh is designing bus rapid transit (BRT) infrastructure to provide a dedicated transitway between GoRaleigh Station and Wake Med Hospital. The service will extend beyond the I-440 beltway.

East of the site, the City of Raleigh is beginning design to implement additional phases of the Blount Street, Person Street Corridor Plan, including converting the streets to two-way operations.

10. **TIA Determination:** Based on the Envision results, approval of case Z-48-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from NX-3-DE-CU and OX-3-DE to NX-3-UL is projected to have 7 new trips in the AM peak hour and 2 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. Based on the Envision results, approval of case Z-48-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from NX-3-DE-CU and OX-3-DE to NX-3-UL is projected to have 7 new trips in the AM peak hour and 2 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-48-20 Existing Land Use Residential	Daily	AM	PM
	47	4	5
Z-48-20 Current Zoning Entitlements Mixed Use	Daily	AM	PM
	182	10	20
Z-48-20 Proposed Zoning Maximums Residential Mixed Use	Daily	AM	PM
	257	17	22
Z-48-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	75	7	2

**Impact Identified:** None



## Urban Forestry

1. Proposed rezoning does not impact Urban Forestry requirements.

**Impact Identified:** None.

## Impacts Summary

- The request would facilitate the demolition of historic resources.

## Mitigation of Impacts

- The applicant could add zoning conditions that preserve the historic structures.

# CONCLUSION

This request is to rezone four parcels totaling approximately 0.53 acres from Residential-10 (R-10), Office Mixed Use-3 stories-Detached (OX-3-DE), and Neighborhood Mixed Use-3 stories-Detached-Conditional Use (NX-3-DE-CU) to Residential Mixed Use-3 stories-Urban Limited-Conditional Use (RX-3-UL-CU). Proposed conditions limit the permissible siding materials; require documentation of three of the homes with photography; require advertising that the three homes are available for donation to anyone who is willing to incur all expense of moving them; and if the three homes are not moved, allowing the removal any items of historical significance.

The request is **consistent** with Comprehensive Plan overall; **consistent** with the Future Land Use Map; and **consistent** with the Urban Form Map. The request has split consistency with regards to South Park Area Specific Guidance policies.

The request is **consistent** with Comprehensive Plan policies regarding infill compatibility, density, and urban design. The request is **inconsistent** with policies regarding historic preservation.

The request would support the Vision Themes of *Expanding Housing Choice* and *Managing Our Growth*, but only partially support the *Growing Successful Neighborhoods and Communities* vision theme.

### **CASE TIMELINE**

Date	Action	Notes
10/13/2020	Submitted application	
11/17/2020	RHDC review	
12/8/2020	Planning Commission consent agenda	
12/15/2021	RHDC review	
1/25/2021	Converted from General Use to Conditional Use	
2/9/2021	Planning Commission review	
2/12/2021	Submitted revised conditions	
2/16/2021	RHDC review	Voted on final recommendation.
2/23/2021	Planning Commission review	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10, OX-3-DE, NX-3-DE-CU	PD	R-10	PD	DX-3-DE
Additional Overlay	N/A	N/A	N/A	N/A	HOD-G
Future Land Use	Central Business District	Central Business District	Central Business District	Central Business District	Central Business District
Current Land Use	Detached/ attached dwellings	Apartment	Detached/ attached dwellings	Vacant	Detached dwellings; Vacant
Urban Form	Downtown, Core Transit Area	Downtown, Core Transit Area	Downtown, Core Transit Area	Downtown, Core Transit Area	Downtown, Core Transit Area

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-10, OX-3-DE, NX-3-DE-CU	RX-3-UL
Total Acreage	0.53	0.53
Setbacks:	(apartment)	(apartment)
Front	5'	5'
Side Street / Lot	5' / 0' or 6'	5' / 0' or 6'
Rear	0' or 6'	0' or 6'
Build-to's:		
Primary street	N/A	0'/20', 50%
Side street	N/A	0'/20', 25%
Residential Density:	20.75	52.83
Max. # of Residential Units	11	28
Max. Gross Building SF	8,965	33,348
Max. Gross Office SF	8,694	4,000
Max. Gross Retail SF	7,950	4,000
Potential F.A.R	0.39	1.44

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

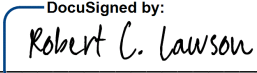
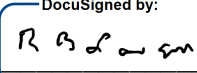
**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-48-20</b>	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-10; OX-3-DE; NX-3-DE-CU	Proposed zoning: <b>RX-3-UL</b>	

**Narrative of Zoning Conditions Offered**

1. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass. No more than 50% of the total facade shall consist of metal, terracotta, and/or glass.
2. Within sixty (60) days after the rezoning becomes final and not subject to challenge, the applicant, its successors or assigns, ("Applicant") shall document any of the remaining houses in their original location through photographs (black and white, and in color) and dimensioned elevations and floor plans, and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation unit, and the State of North Carolina Historic Preservation Office. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street.
3. The Applicant will allow any non-profit entity, individual or for-profit entity to relocate any of the existing houses on the property at no cost to the Applicant and without payment to the Applicant so long as the party relocating any of the houses is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office at least sixty (60) days prior to the scheduled demolition of the structures. Prior to demolition of any of the houses that have not been relocated within thirty (30) days prior to demolition, the Applicant will allow the City of Raleigh Museum or any local non-profit organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street.

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

Property Owner(s) Signature:  

Printed Name: Robert C. Lawson Robert B. Lawson

**RECEIVED****By Ira Mabel at 11:18 am, Feb 24, 2021**



TO: Planning Commission  
FROM: Nick Fountain, Raleigh Historic Development Commission  
CC: Ira Mabel, Senior Planner  
Tania Tully, Senior Preservation Planner  
SUBJECT: Rezoning case Z-48-20 (501, 507, 511, and 513 S Bloodworth St)  
DATE: February 17, 2021

The Raleigh Historic Development Commission (RHDC) reviewed rezoning case Z-48-20 at its November 17, 2020, December 15, 2020 and February 16, 2021 meetings. The proposed rezoning includes the properties located at 501, 507, 511, and 513 S Bloodworth Street. The current zoning is NX-3-DE-CU and OX-3-DE (513 S Bloodworth parcel only). The application requests a change to RX-3-UL.

### **Recommendation**

The RHDC, on a vote of 8-2, supports the rezoning application with the with the 3 conditions offered by the applicant provided that they are modified as follows:

Condition 1: the material of the new construction is not predominately metal, terracotta, or glass; and

Condition 2: dimensioned, detailed drawings of the structures is included as a method of recordation.

Additionally, the RHDC strongly encourages the applicant to do proportional studies of the existing neighborhood fabric to ensure compatibility with the East Raleigh – South Park Historic District.

### **Analysis**

The site includes four properties located in the [East Raleigh-South Park National Register Historic District](#) and is directly adjacent to the Prince Hall Historic Overlay District (properties located on the west side of S Bloodworth Street are included in the HOD).

The East Raleigh-South Park district was designated in 1990. The summary notes that the neighborhood's significance stems from its distinction as "one of the largest and most historic, relatively intact urban black residential and cultural concentrations in North Carolina."

The neighborhood began to be established during the Reconstruction period when freedmen from across the state gravitated to Raleigh. The availability of cheap land and the emergence of three prominent Black institutions -- Second Baptist Church (now Tupper Memorial), Shaw Collegiate Institute (later Shaw University) and the School for the Negro Deaf, Dumb and Blind (formerly on Bloodworth, demolished in the 1990s)—helped to sparked the development of the neighborhood.

Relevant Conditions Offered (as of 2/16/21)

1. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
2. Within sixty (60) days after the rezoning becomes final and not subject to challenge, the applicant, its successors or assigns, (“Applicant”) shall document any of the remaining houses in its original location through photographs (black and white, and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation unit, and the State of North Carolina Historic Preservation Office. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street.
3. The Applicant will allow any non-profit entity, individual or for-profit entity to relocate any of the existing houses on the property at no cost to the Applicant and without payment to the Applicant so long as the party relocating any of the houses is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office at least sixty (60) days prior to the scheduled demolition of the structures. Prior to demolition of any of the houses that have not been relocated within thirty (30) days prior to demolition, the Applicant will allow the City of Raleigh Museum or any local non-profit organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street.

Relevant Comprehensive Plan Policies

- Policy HP 1.1—Stewardship of Place. Foster stewardship of neighborhood, place, and landscape as the City grows and develops.
- Policy HP 2.7—Mitigating Impacts on Historic Sites. Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.
- Policy HP 3.1—Adaptive Use. Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.
- Policy HP 3.2—Retention Over Replacement. Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.
- Policy HP 3.4—Context Sensitive Design. Use the existing architectural and historical character within an area as a guide for new construction.

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>NX &amp; OX</b> & R-10 Height <b>3</b> Frontage <b>DE</b> Overlay(s) _____			
Proposed Zoning Base District <b>RX</b> Height <b>3</b> Frontage <b>UL</b> Overlay(s) _____			
Click <a href="#">here</a> to view the Zoning Map. 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: <b>Z-27B-14</b>			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address    501, 507/507 1/2, 511 and 513 S. Bloodworth Street			
Property PIN    1703868708, 1703867782, 1703868607, 1703867692		Deed Reference (book/page)    bk15190 pg702, bk15815 pg003, bk17247 pg2015, bk15264 pg1559	
Nearest Intersection    S. Bloodworth St. & E. Cabarrus St.			
Property Size (acres) <b>0.53ac</b> total	For Planned Development Applications Only:	Total Units  Total Parcels	Total Square Footage  Total Buildings
Property Owner Name/Address Robert Charles Lawson & Robert Buckner Lawson 317 W. Morgan Street, Apt 515 Raleigh, NC 27601		Phone    919-696-0278	Fax
		Email    rlawson@williamsmullen.com	
Applicant Name/Address Robert Charles Lawson & Robert Buckner Lawson 317 W. Morgan Street, Apt 515 Raleigh, NC 27601		Phone    919-696-0278	Fax
		Email    rlawson@williamsmullen.com	
Applicant* Signature(s)			

\*Please see Page 11 for information about who may submit rezoning applications. 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****OFFICE USE ONLY**

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.

**Rezoning Case #****STATEMENT OF CONSISTENCY**

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

- The rezoning will also follow the Land Use compatibility Policies LU 5.1, LU 5.4 and LU 5.6 with development that will blend with the existing neighborhood which lies in the Downtown Transition Area which also contains some commercial and green space amenities within the Residential areas.
  - Policy H 1.8 The rezoning will provide more housing density and a variety of housing types.
  - Action H 1.6 The rezoning will allow for infill development with accommodation of a variety of housing types.
  - Policy DT 1.2 The rezoning will allow for more vertical mixed use.
  - Policy DT 1.12 The rezoning will allow for appropriate transition in height, scale and design between the Central Business District and the adjacent residential district.
  - Policy DT 1.14 The rezoning will allow the tapering of residential density to be compatible with adjacent development in a Downtown Transition Area.
  - Policy DT 1.15 The rezoning will encourage a compatible mix of housing options within the neighborhoods surrounding Downtown.
  - Action DT 1.8 The rezoning provides for transitional form, use and scale between Downtown and established residential areas.
- The request complies with the Future Land Use Map by allowing for more dense residential uses that will "taper down to meet the adjacent neighborhood at a height of three to four stories".
- The request provides for an urban frontage (UL) in the Downtown Center, consistent with the Urban Form Map.
- According to the City's 2030 Comprehensive Plan, the parcels are part of the South Park area as outlined in the Area Plans section of the Plan. On Map AP-SP1, it shows that the subject parcels are outside of the NCOD (Neighborhood Conservation Overlay District) and within the South Park Downtown Transition Zone. This rezoning is consistent with Policy AP-SP 1 that "Encourage[s] mixed-use development (small scale Office, Retail, and/or Residential uses) in the area bounded by Cabarrus, East, Lenoir, and Wilmington streets.

**PUBLIC BENEFITS**

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

The rezoning request would allow for a revitalization of a currently underutilized residential area. The project seeks to increase housing density in a transitional area of Downtown. This will provide added value to the surrounding neighborhood.

The request permits the type of growth desired by the Comprehensive Plan, and will allow for uses that make more efficient use of Downtown urban space and expanding housing options.

The request allows for more contiguous Downtown development in an area that has a mix of pedestrian friendly amenities including residential, parks, greenspace, and commercial.



REZONING APPLICATION ADDENDUM #2	
<p align="center"><b>Impact on Historic Resources</b></p> <p>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.</p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center"><b>Rezoning Case #</b></p>
<p align="center"><b>INVENTORY OF HISTORIC RESOURCES</b></p> <p>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.</p> <p>The subject properties are within the National Historical District, but no known historically significant structures are located on the subject properties.</p>	
<p align="center"><b>PROPOSED MITIGATION</b></p> <p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>No historic resources are located on the subject properties. Applicant is willing to work with the Raleigh Historical District Commission to properly document existing site.</p>	

## 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 N/A

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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>

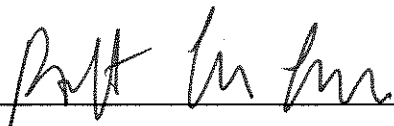
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>

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

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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>

## Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted here with accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 8th, day of June, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Robert Charles Lawson



Robert Buckner Lawson

09-25-2020

Date

9/25/20

Date

# WILLIAMS MULLEN

Thomas H. Johnson, Jr.  
Direct Dial: 919.981.4006  
tjohnson@williamsmullen.com

June 8, 2020

Re: Neighborhood Meeting Notification for Potential Rezoning of Parcel Numbers 1703868708, 1703867782, 1703868607 & 1703867692 located at 501, 507&507 ½, 511 & 513 S. Bloodworth Street

Dear Neighbor:

A neighborhood meeting will be held on Tuesday, June 23, 2020 at 6:30 PM via video/phone conference. The purpose of this meeting is to discuss the proposed rezoning of parcel number's 1703868708, 1703867782, 1703868607 & 1703867692 located at 501, 507&507 ½, 511 & 513 S. Bloodworth Street. The proposed rezoning application will petition the City of Raleigh to allow for a change from NX-3-DE-CU and OX-3-DE to DX-5-UL designation. This change in zoning designation would allow for mixed-use residential development up to 5 stories to be constructed in accordance with the City's Unified Development Ordinance requirements.

The City of Raleigh requires the applicant to hold a neighborhood meeting with notification to property owners within 500 feet of the property prior to submission of a Rezoning application. The applicant will be available for discussion of the proposed Rezoning request and associated project at this meeting. All neighbors are encouraged to attend this meeting. Enclosed in this mailing is:

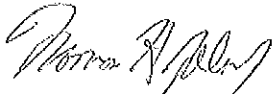
1. Draft of the Rezoning Application
2. A current aerial photo of the subject parcels with current zoning designations

The link to access the Zoom video conference is: <https://williamsmullen.zoom.us/j/98380386361>

To call in by phone: +1 646-558-8656 Meeting ID: 983 8038 6361

If you have any questions, please contact Thomas Johnson at 919-981-4006 or [tjohnson@williamsmullen.com](mailto:tjohnson@williamsmullen.com).

Sincerely,



Thomas H. Johnson, Jr.

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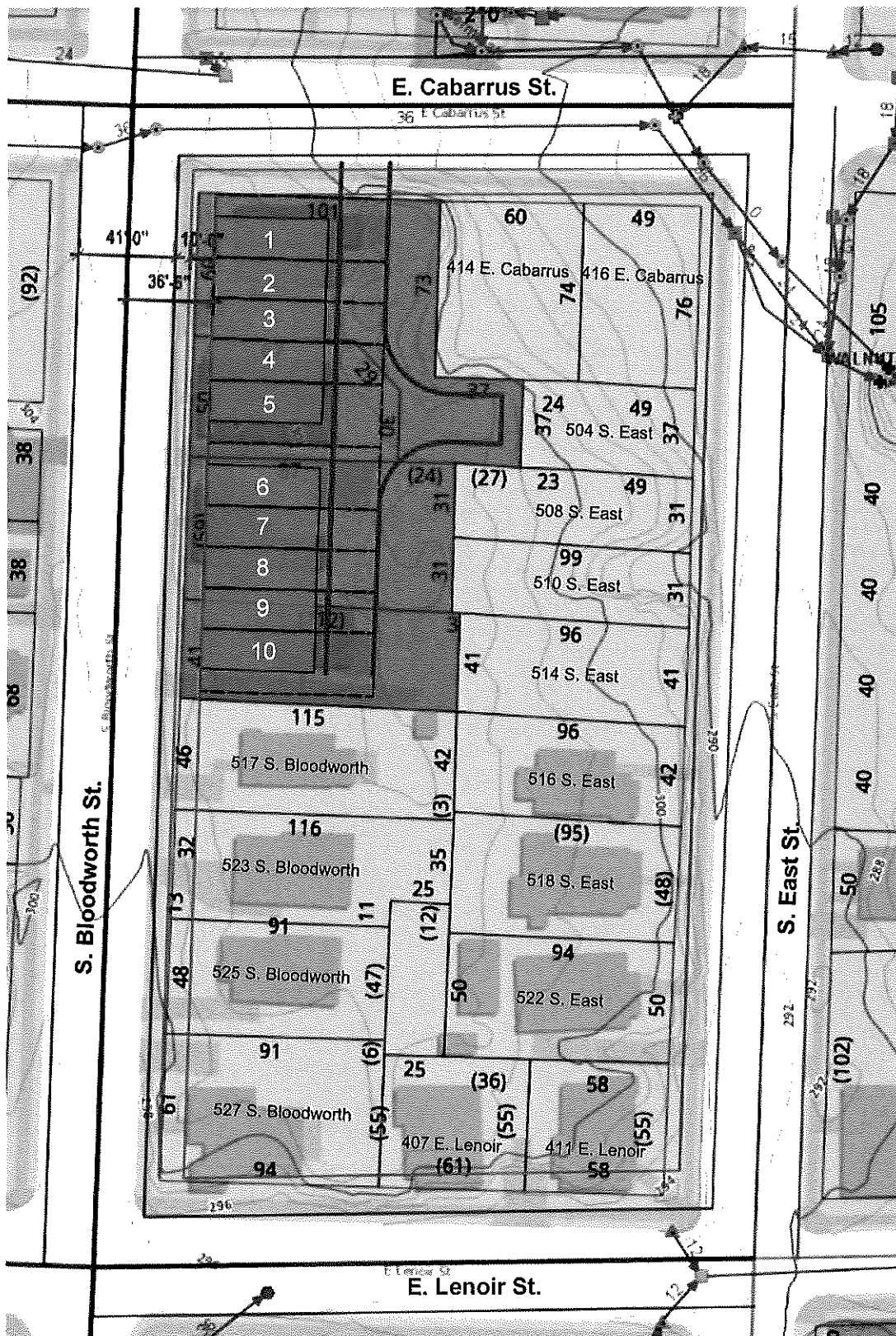
**Attached layout and map**



# S. BLOODWORTH TOWNHOMES

Location showing 10 lots along S. Bloodworth Street

(Property addresses: 501, 507 & 507½, 511 and 513 S. Bloodworth Street)



# S. BLOODWORTH TOWNHOMES

Similar townhome projects in Downtown Raleigh



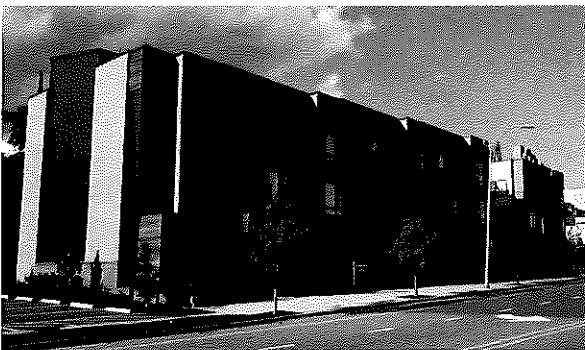
**1 - Cameron Crest**

(6 townhomes located on St. Mary's St. – under construction)



**2 - The Saint**

(17 townhomes located on St. Mary's St.)



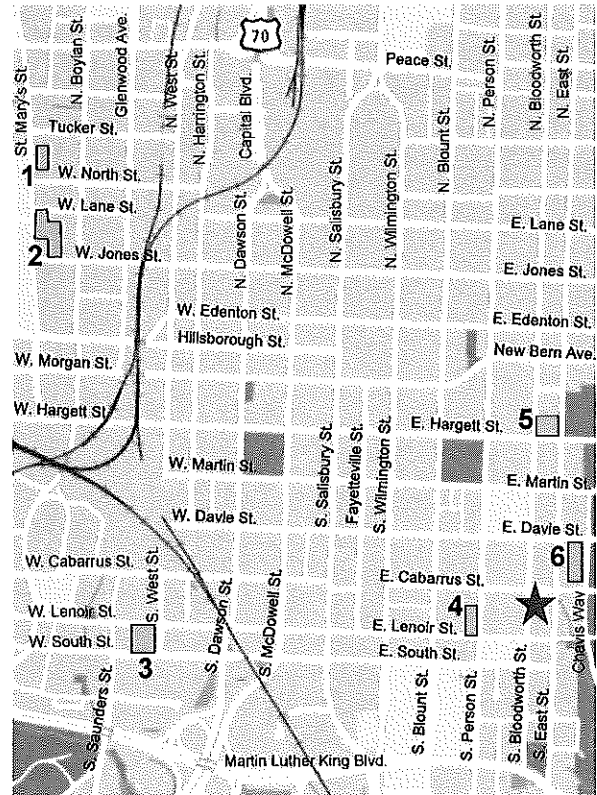
**3 - West + Lenoir**

(21 townhomes located on W. South St., S. West St., and W. Lenoir St.)



**4 - Ten at Person**

(10 townhomes located on S. Person Street)



**★ – S. Bloodworth Townhomes**

(10 proposed townhomes located on S. Bloodworth St.)



**5 - Hargett Place**

(19 townhomes located on S. Bloodworth St. and E. Hargett St.)



**6 - The Ware**

(15 townhomes located on Chavis Way)

**Summary for Neighborhood Meeting Notification for Potential Rezoning of  
Parcel Numbers 1703868708, 1703867782, 1703868607 & 1703867692  
located at 501, 507&507 ½, 511 & 513 S. Bloodworth Street**

On June 23, 2020 at 6:30 p.m., attorney Thomas H. Johnson, Jr. and applicant/owner Robert Charles Lawson held a neighborhood meeting via video/phone conference regarding the proposed rezoning of the property situated at **501, 507&507 ½, 511 & 513 S. Bloodworth Street** from NX-3-DE-CU and OX-3-DE to DX-5-UL designation. Based on the meeting, the applicant/owner has decided to request a **RX-3-UL designation**.

Mr. Johnson started the meeting with a roll call. The list of the attendees, addresses, and emails is below:

<b>Property Owners</b>	<b>Address</b>	<b>Email</b>
Nicole Alvarez and Matt Tomasulo	432 S. Bloodworth Street	matt.tomasulo@gmail.com
Rosalind Blair and Bobby Sanders	322 E. Cabarrus Street	rozandbobby@aol.com
Paul Fedorkowicz	518 S. East Street	pdfedorkowicz@gmail.com
Dave Fusik	517 S. Bloodworth Street	davefusik@gmail.com
Jenny Harper	312 E. Cabarrus Street	raleighharper@yahoo.com
Markette Hester	323 E. Cabarrus Street	hestermw01@yahoo.com
Mike Zande and Laura Zande	516 S. East Street	mdzande@gmail.com

Mr. Johnson explained that the change in zoning designation would allow for mixed-use residential development up to 5 stories to be constructed in accordance with the City's Unified Development Ordinance requirements. Mr. Lawson then explained possible concepts for the property, including up to 10 townhomes with basements (including garages), 3 floors, and rooftop terraces. Mr. Lawson shared (i) a conceptual layout and (ii) a map showing other similar projects with the group. Mr. Lawson then emailed the group the layout and drawing (copies attached).

Mike Zande was concerned about the proposed height of the property and asked if the townhome concept could be accomplished with 3 stories (rather than 5 stories). Mr. Zande was concerned about a precedent for nearby properties. Mr. Johnson said he would look into Mr. Zande's request and also the possibility of a conditional zoning with 5 stories and a maximum height. Mr. Zande seemed pleased with Mr. Johnson's response.

Jenny Harper mentioned that the property was located in a national historic district but was not in the local historic district. She mentioned she did not think being in the national historic district would affect the style of any future development on the site.

A question arose over the price point of the townhomes and Mr. Lawson said the price point was to be determined, but that it would be market rate (most likely similar to the price point of the nearby Ware Townhomes).

The meeting lasted approximately 30 minutes and the overall reaction was positive.

# WILLIAMS MULLEN

Thomas H. Johnson, Jr.

Direct Dial: 919.981.4006

tjohnson@williamsmullen.com

November 17, 2020

Re: Neighborhood Meeting Notification for Rezoning Request for Parcel Numbers 1703868708, 1703867782, 1703868607 & 1703867692 located at 501, 507, 507 ½, 511 & 513 S. Bloodworth Street

Dear Neighbor:

A neighborhood meeting will be held on Thursday, December 3, 2020 at 5:30 PM via video/phone conference. The purpose of this meeting is to discuss the proposed rezoning of parcel numbers 1703868708, 1703867782, 1703868607 & 1703867692 located at 501, 507, 507 ½, 511 & 513 S. Bloodworth Street. The proposed rezoning application will petition the City of Raleigh to allow for a change from NX-3-DE-CU and OX-3-DE to RX-3-UL designation. This change in zoning designation would allow for residential development up to 3 stories to be constructed in accordance with the City's Unified Development Ordinance requirements.

The City of Raleigh requires the applicant to hold a second neighborhood meeting with notification to property owners within 1,000 feet of the property prior to approval of a Rezoning application. The applicant will be available for discussion of the proposed Rezoning request and associated project at this meeting. All neighbors are encouraged to attend this meeting. Enclosed in this mailing are:

1. A copy of the Rezoning Application (first 2 pages only); and
2. A current aerial photo of the subject parcels with current zoning designations

The link to access the Zoom video conference is: <https://williamsmullen.zoom.us/j/99166447492>

To call in by phone: +1 646-558-8656

Meeting ID: 991 6644 7492

Passcode (for phone and/or web meeting): 729820

If you have any questions, please contact Thomas Johnson at 919-981-4006 or tjohnson@williamsmullen.com.

Sincerely,  


Thomas H. Johnson, Jr.

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**SUMMARY OF  
SECOND NEIGHBOR MEETING  
REZONING CASE Z-48-20**

A second neighborhood meeting was held on December 3, 2020 from 5:30pm to 6:40pm via Zoom video and telephone conference to discuss the potential rezoning of the parcels located at 501, 507/507 ½, 511 and 513 S. Bloodworth Street ("Subject Properties"). There were six (6) neighboring residents that participated in the virtual meeting and the following issues were discussed:

1. Discussion and explanation of the UL frontage designation
2. Concern from neighbors regarding property tax increases caused by redevelopment
3. Gentrification concerns
4. Affordable Housing concerns
5. Questions regarding density and height of buildings
6. Landscape requirements
7. Suggestion that the Rezoning include a condition that no apartments be allowed

**Additional Information and discussion:**

It was mentioned that Carleton Place and City land adjoining the Subject Properties are being considered for affordable housing by the City. Ira Mabel stated the proposed project for the Subject Properties would likely be too small to be required to have an affordable housing condition. Mr. Mabel described the landscaping requirements for the proposed zoning designation and the intent of the UL frontage. Robby Lawson (Applicant) and Tom Johnson (Attorney for Application) indicated the intent would be an architectural design that is consistent with the neighborhood. It was also mentioned that as a result of the first neighborhood meeting, the request was changed to RX-3-UL from DX-5 to limit the height to 3 stories. Mike Zande confirmed that was an accurate discussion from the previous meeting. Height at 3 stories did not seem to be a concern among residents in attendance. Overall, the discussion was on the impact of rising property taxes on long-time residents of the area, forcing them to leave their homes and the need for affordable housing in the area. The Applicant's response was that these were policy issues for the City Council and not directly related to the Rezoning request for the Subject Properties. The Applicant did also mention that the potential Rezoning would be considered "down-zoning" from the current NX and OX designations that allow more commercial and office mixed uses to a residential zone that is consistent with the area.

**List of Attendees:**

Lynn Reynolds  
Mike Zande  
Eugene O'Neal  
Patricia Whitaker  
Lynette Aytch  
Kalvin Whitaker, Jr.  
Robby Lawson (Applicant)  
Tom Johnson (Attorney for Applicant)  
Ira Mabel (City of Raleigh Planning)