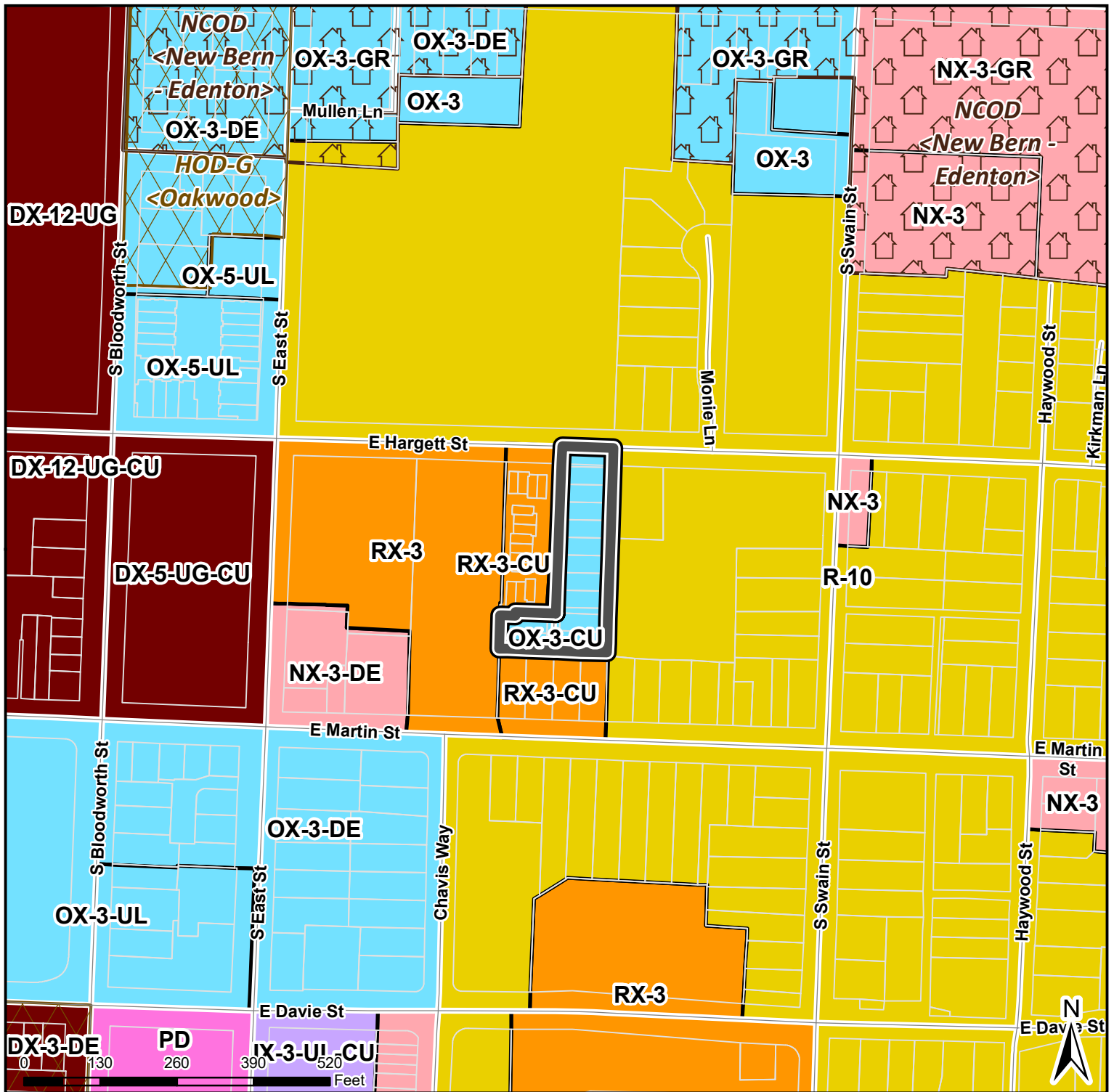
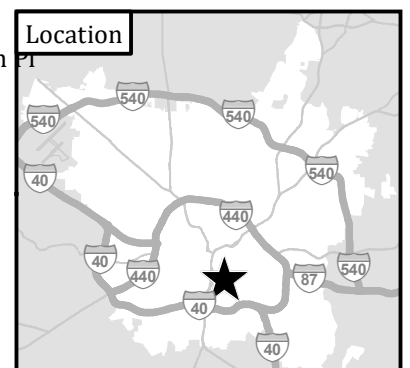


# Existing Zoning

# TCZ-5-2021



Property	207, 209, 211, 213, 215, 217, 219, 221, 225, 226, 227, 228, & 229 Woodborough St
Size	0.92 acres
Existing Zoning	OX-3-CU
Requested Zoning	OX-3-CU (Amend Zoning Conditions)



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	October 20, 2021
Subject	City Council agenda item for November 2, 2021 – TCZ-5-21

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**TCZ-5-21 Woodsborough Place**, approximately 0.82 acres located at [207, 209, 2011, 213, 215, 217, 219, 221, 225, 226, 227, 228, 229 Woodsborough Place](#).

Signed zoning conditions provided on September 30, 2021 prohibit motel and hotels, vinyl siding and synthetic stucco (EIFS) as an exterior building material and provide a list of permitted exterior building materials.

**Current zoning:** Office Mixed Use – 3 stories – Conditional Use (OX-3-CU)

**Requested zoning:** Office Mixed Use – 3 stories – Conditional Use (OX-3-CU) with amended conditions

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

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

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

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

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



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13065

## CASE INFORMATION: Z-48-21 (TCZ-5-21) WOODSBOROUGH PLACE

Location	South of its intersection with Hargett Street  Address: 207, 209, 2011, 213, 215, 217, 219, 221, 225, 226, 227, 228, 229 Woodsborough Place  PINs: 1703974966, 1703974979, 1703975928, 1703975966, 1703975969, 1703985063, 1703985066, 1703985079, 1703985172, 1703985175, 1703985178, 1703985271, 1703985274  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	OX-3-CU
Requested Zoning	OX-3-CU (amended conditions)
Area of Request	0.82 acres
Corporate Limits	The site is within Raleigh corporate limits.
Property Owner	Row 12 LLC
Applicant	Worth Mills, Longleaf Law Partners
Council District	C
PC Recommendation Deadline	November 13, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. No motels or hotels shall be allowed.
2. Vinyl siding is prohibited as a building siding material.
3. The facades of buildings shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone and pre-cast concrete.
4. Synthetic stucco (EIFS) is prohibited as a building siding material.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	High Density Residential
Urban Form	Transit Station Area; Core Transit Area
Consistent Policies	<ul style="list-style-type: none"><li>● LU 4.7 Capitalizing on Transit Access</li><li>● LU 4.8 Station Area Land Uses</li><li>● LU 10.3 Ancillary Retail Uses</li><li>● UD 1.10 Frontages</li><li>● UD 7.3 Design Guidelines</li><li>● UD 8.2 Transit Area Transitions</li></ul> AP-OE 2 Old East Raleigh Infill
Inconsistent Policies	<ul style="list-style-type: none"><li>● LU 1.2 Future Land Use Map and Zoning Consistency</li></ul> AP-OE 9 Mixed-income Zone

## 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
August 12, 2021; 13 attendees	N/A	September 28, 2021; October 12, 2021	October 19, 2021

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** 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:

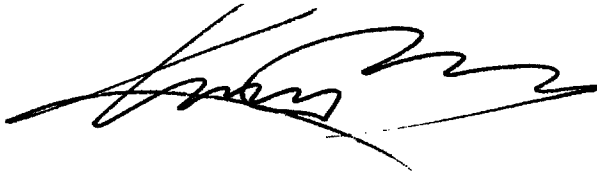
Reasonableness and Public Interest	The request would shift the restrictions on design to allow use of a variety of exterior building materials. This may reflect more updated community desires for design and may facilitate development of an infill site near downtown.
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<b>Change(s) in Circumstances</b>	The requested district would permit a density of development similar to the surrounding residential area.
<b>Amendments to the Comprehensive Plan</b>	If approved, the Future Land Use Map will be amended as to the subject parcels from High Density Residential to Office & Residential Mixed Use.
<b>Recommendation</b>	The Planning Commission recommend approval of TCZ-5-21
<b>Motion and Vote</b>	Motion: Rains Second: Miller In Favor: Bennett, Dautel, Elder, Fox, Lampman, Miller, O'Haver and Rains
<b>Reason for Opposed Vote(s)</b>	N/A

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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: October 12, 2021

Staff Coordinator: Hannah Reckhow: (919) 996-2622; [Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-48-21 (TCZ-5-21)

## Conditional Use District

### OVERVIEW

Request Z-48-21 (TCZ-5-21) is a request to amend the zoning conditions (Z-45-90) on 13 parcels at the intersection of Hargett Street and Woodsborough Place. Proposed changes would remove a condition specifying the exterior building materials, roof pitch, and window size and add two conditions specifying façade materials and prohibiting EIFS as a siding material. The proposed conditions would also reduce residential density from about 24 units to 12 units by changing a condition specifying the number of dwelling units permitted on the site.

The rezoning site is currently undeveloped but subdivided into twelve lots and zoned Office Mixed Use – 3 stories – Conditional Use. There is an existing townhouse development to the west that is zoned RX-3-CU. Directly to the east is the former Treasuring Christ Church and residential uses zoned R-6. To the north is the City Cemetery and residential uses also zoned R-6.

The request makes minimal changes to the intensity or type of uses permitted on the site. A condition specifying the maximum density of residential units as 30 per acre – resulting in approximately 24 dwelling units on the site - would be amended to allow no more than 12 dwelling units. The request would also remove specification of roof pitch, window size, and exterior building materials. The current conditions require brick and vinyl as exterior materials. In its place, the request prohibits EIFS as a building siding material and requires facades to be constructed from either glass, concrete, brick or stone masonry, stucco, or other similar materials.

The rezoning site is designated High Density Residential on the Future Land Use Map. The site is designated Transit Station Area and Core Transit Area on the Urban Form Map for its proximity to Bus Rapid Transit along New Bern Road.

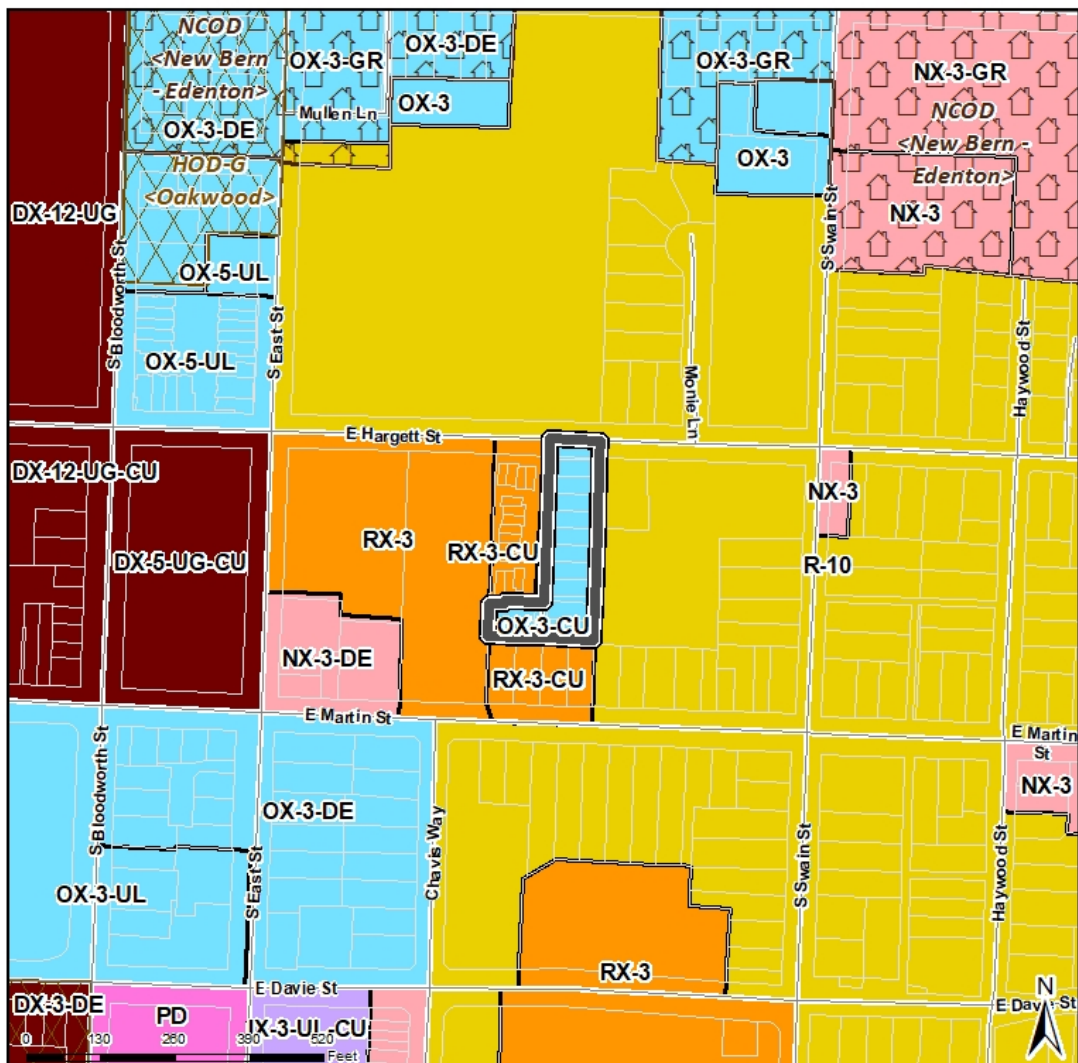
**Update for October 12, 2021:** Since the case was discussed on September 28, 2021, the applicant has revised the zoning conditions to remove the cap on number of dwelling units. The amended conditions increase the total number of possible dwelling units on the site such that the request is no longer consistent with AP-OE-9 Mixed-income Zone. The overall consistency with the 2030 Comprehensive Plan does not change.

### OUTSTANDING ISSUES

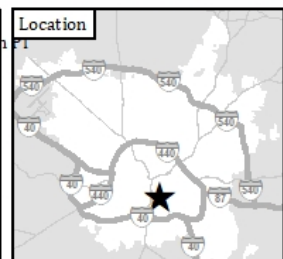
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning	TCZ-5-2021
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Existing Zoning	TCZ-5-2021
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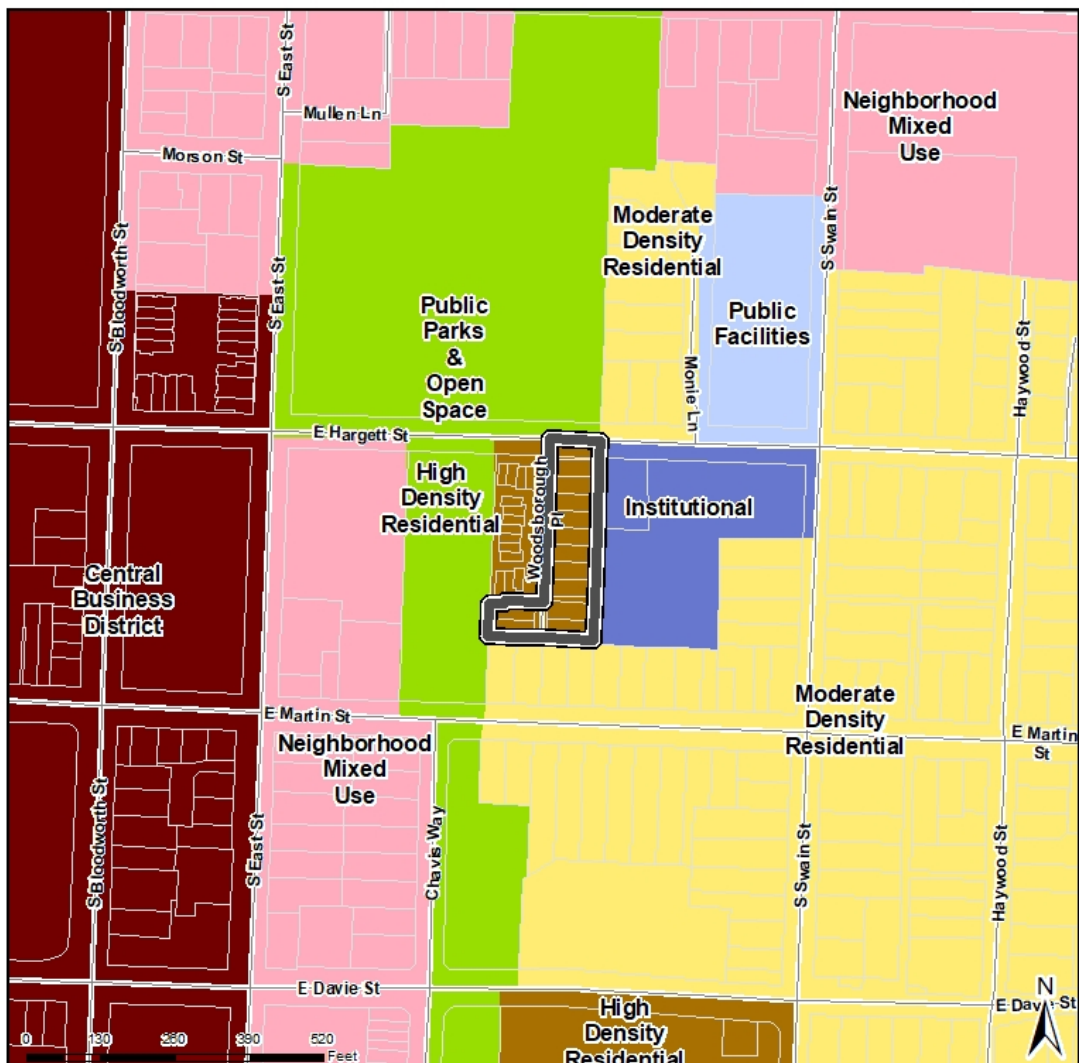
<b>Property</b>	207, 209, 211, 213, 215, 217, 219, 221, 225, 226, 227, 228, & 229 Woodsboroug
<b>Size</b>	0.92 acres
<b>Existing Zoning</b>	OX-3-CU
<b>Requested Zoning</b>	OX-3-CU (Amend Zoning Conditions)



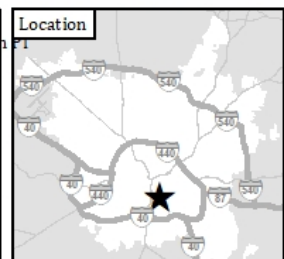
Map by Raleigh Department of Planning and Development (mansolf): 7/28/2021

Future Land Use	TCZ-5-2021
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Future Land Use	TCZ-5-2021
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<b>Property</b>	207, 209, 211, 213, 215, 217, 219, 221, 225, 226, 227, 228, & 229 Woodsboroug
<b>Size</b>	0.92 acres
<b>Existing Zoning</b>	OX-3-CU
<b>Requested Zoning</b>	OX-3-CU (Amend Zoning Conditions)

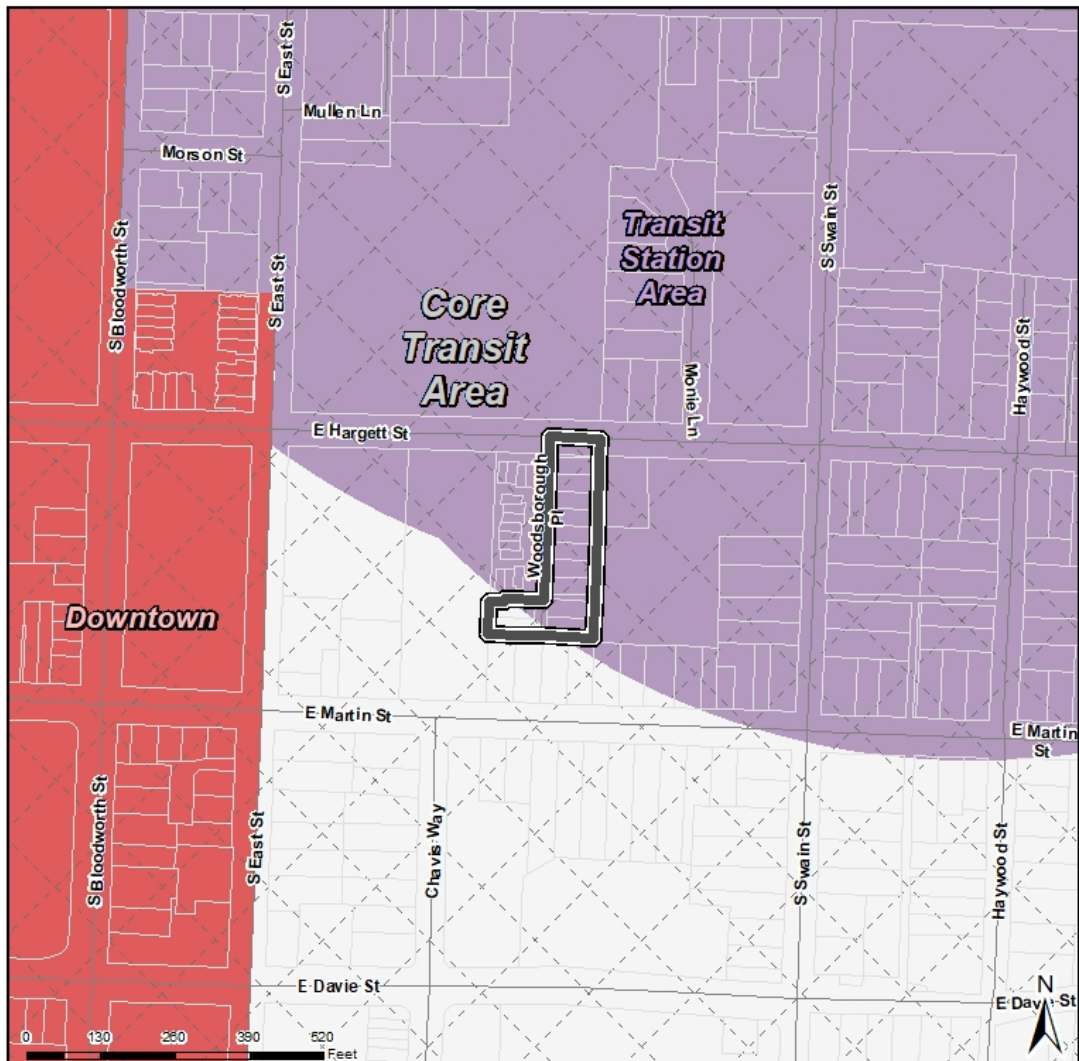


Map by Raleigh Department of Planning and Development (mansolf); 7/28/2021



# Urban Form

# TCZ-5-2021



<b>Property</b>	207, 209, 211, 213, 215, 217, 219, 221, 225, 226, 227, 228, & 229 Woodsborough Pl	<b>Location</b> 
<b>Size</b>	0.92 acres	
<b>Existing Zoning</b>	OX-3-CU	
<b>Requested Zoning</b>	OX-3-CU (Amend Zoning Conditions)	

Map by Raleigh Department of Planning and Development (mansol@): 7/28/2021

# COMPREHENSIVE PLAN

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

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

Yes. While the request is inconsistent with the Future Land Use Map, locating a mix of uses in this location is consistent with policies regarding transit supportive uses and the vision theme Managing Our Growth and Growing Successful Neighborhoods and Communities. The request would result in development that is compatible with the surrounding area and consistent overall with the 2030 Comprehensive Plan.

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

No, the uses permitted in OX- are not specifically designated on the Future Land Use Map designation of High Density Residential.

- 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?

Given the small size of the site, any development would be similarly small in scale and may be established without adversely altering the character of the area.

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

The community facilities and streets appear adequate to serve the intended use.

## Future Land Use

**Future Land Use designation:** High Density Residential

**The rezoning request is**

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

☒ **Inconsistent**

The designation High Density Residential envisions residential uses between 5 and 12 stories depending on context, with commercial uses only on the ground floor if ancillary to residential uses. While the requested district includes some restrictions for commercial uses like retail to be located in a multitenant building, it would result in less dense residential development than the Future Land Use Map envisions and also permit standalone nonresidential uses not envisioned by this designation.

## Urban Form

**Urban Form designation:** Transit Station Areas, Core Transit Area

**The rezoning request is**

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

☐ **Inconsistent**

☐ **Other**

**Overview:** The urban form designations recommend an urban or hybrid frontage be applied to the site to ensure a pedestrian friendly form and limit parking located along the street. The request does not include a frontage; however, the site size and shape would make a suburban built form difficult to achieve.

**Impact:** Urban and hybrid frontages require buildings be located along the street and limit vehicle parking that is located in front of the building. Because of the size and shape of the subject site, and the amount of frontage along Woodsborough PI, there may not be enough room to fit more than two bays of parking and it is likely that the resulting development would be similar to an urban or hybrid frontage.

**Compatibility:** Surrounding properties are open space or residential. Across Woodsborough PI are townhomes with one bay of parking between the building and the street. The closest area with a zoning frontage applied is an area zoned DX- half a block away.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The surrounding area is a mix of residential, civic, open space, and small commercial uses. The uses permitted in OX, including residential and commercial uses with limited use standards, would be compatible with the surrounding area.

## Public Benefits of the Proposed Rezoning

- The request would shift the restrictions on design to allow use of a variety of exterior building materials. This may reflect more updated community desires for design and may facilitate development of an infill site near downtown.

## Detriments of the Proposed Rezoning

- The Future Land Use Map recommends high density residential development for the subject site, which supports the relative affordability of dwelling units. The requested district does not allow the density recommended by this designation.

## Policy Guidance

Key policies are marked with an orange dot (●).

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

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● **LU 4.7 Capitalizing on Transit Access**

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

● **LU 4.8 Station Area Land Uses**

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

- The request is located within walking distance of future BRT service and would permit a mix of uses, including residential, office, civic, and limited retail.

● **LU 8.10 Infill Development**

*Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the areas and should not create sharp changes in the physical development pattern.*

- The subject site is currently vacant, and the request would permit residential density that is similar to the surrounding residential area. Additional nonresidential uses would be permitted; however the site size would only permit small scale development.

● **LU 10.3 Ancillary Retail Uses**

*Ancillary retail uses in residential and office developments located in areas designated High Density Residential, Office and Residential Mixed Use and Office/Research and Development should not be larger in size than appropriate to serve primarily the residents, employees, visitors, and patrons of the primary uses in the area; should preferably be located within a mixed-use building; and should be sited to minimize adverse traffic, noise, and visual impacts on adjoining residential areas.*

- While not the envisioned district for the High Density Residential designation, the requested district OX- would require retail uses be located in a multi-tenant building and limited to 15 percent of the site.

● **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.*

● **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, Conditional Use zoning petitions.*

- While the request does not include a zoning frontage, this is similar to the surrounding areas which also do not have a zoning frontage. The site size and shape would be unlikely to allow development with significant parking between the building and the street. In addition, the request is consistent with Design Guidelines 1, 2, 6, and 14, which speak to allowing mixed use development, an appropriate height and massing to surrounding areas, building-lined streets without significant impacts from parking.

● **UD 8.2 Transit Area Transitions**

*There should be a transition of use, intensity and scale from higher-density transit corridors to adjacent neighborhoods. Developments of greater bulk and height in areas should be located immediately surrounding transit stations. As distance from such stations increases, development should taper down in bulk and height in order to balance the needs of transit-supportive density with established neighborhood character.*

- The subject site is located on the edge of a transit adjacent neighborhood. The request is for a mixed use district with a height limit of three stories on a relatively small size site. These factors would produce appropriate development for a transit area at a smaller massing that is compatible with adjacent neighborhoods.

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

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● **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 subject site is designated High Density Residential on the Future Land Use Map, which envisions residential uses and only ancillary commercial uses. The request would permit standalone non-residential not envisioned by this designation.

## Area Plan Policy Guidance

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

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### **AP-OE 2 Old East Raleigh Infill**

*Infill residential development in Olde East Raleigh should reflect the existing historic building types in the study area.*

- While the subject site is not within a national register historic district, the surrounding area is part of the East Raleigh-South Park Historic District. This area is characterized by detached houses in a variety of architectural styles and brick-clad churches and commercial buildings. The request would reduce the number of dwelling units permitted on the site to 12, the number of lots included in the district, indicating an intent to build detached houses. The request would also remove a zoning condition that requires vinyl siding be used as an exterior building material. This allows future development to include materials more in line with the historic character of the area.

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

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### **AP-OE 9 Mixed-Income Zone**

*Encourage moderate-density residential infill development in the Olde East Raleigh Mixed-Income Zone*

- Moderate density residential is approximately 6 – 14 units per acre. The requested district would allow residential in excess of this, up to approximately 30 units per acre.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	73	Higher than city-wide average.
Walk Score	30	87	Higher than city-wide average.
Bike Score	41	84	Higher than city-wide average.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	80	Lower cost to transportation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	95	High proximity to jobs.

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

## Housing Energy Analysis

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

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

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Subtracts	Change in conditions reduces number of dwelling units from around 24 to 12.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is currently vacant.
Does it include any subsidized units?	No	

Does it permit a variety of housing types beyond detached houses?	Yes	
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 average lot size for detached residential homes in Raleigh is 0.28 acres.

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	56	36
People of Color Population (%)	73	46
Low Income Population (%)	39	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	12	9
Population under Age 5 (%)	5	6
Population over Age 64 (%)	16	11
% change in median rent since 2015	21.5	20.3

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

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

## Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the City average?	74.7	
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Yes	Holden Cleaners; Honeycutt Cleaners
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	



## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	
Has the area around the site ever been the subject of an urban renewal program?*	Yes	The subject site is within the Hunter/Thompson Schools Phase 2 Redevelopment Plan and appears to be a vacant lot at the time of the plan publication (1978).
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No such covenants were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	Restrictive covenants from 1986.

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

## Analysis Questions

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

*Response: The request would have minimal effect on the maximum number of dwelling units allowed on the site. However, removal of conditions specifying roof pitch could facilitate a maximization of unit size which may not support the affordability of the residential units.*

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

*Response: The area population is more racially diverse, more likely to have less than a high school education, and more likely to be over 64 years of age than the city-wide average. Area residents could benefit from access to lower cost housing and greater access to employment opportunities. The request would not have a major effect on the total number of dwelling units, and employment uses like office and retail would be permitted on the site.*

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

*Response: Housing costs have increased similarly, but slightly faster, than the city overall.*

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

*Response: The subject site was annexed into the City during a time when government sanctioned racial segregation in housing was prevalent. The request does not remove or add potential uses to the site or significantly change the conditions in the area.*

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

*Response: The rezoning provides an opportunity for additional low-impact nonresidential uses to be located in the area. Corner retail, including a grocery, is a permitted use in the requested district.*

# IMPACT ANALYSIS

## Historic Resources

The site is not located within a National Register Historic District or Raleigh Historic Overlay District. It is located adjacent to the East Raleigh South Park National Register Historic District. It does not include nor is adjacent to any National Register individually-listed properties. It does not include any Raleigh Historic Landmarks but is adjacent to the City Cemetery Raleigh Historic Landmark.

**Impact Identified:** None

## Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by John Winters Park (100 ft) and City Cemetery (100 ft). Nearest existing greenway trail access is provided by Little Rock Greenway Trail (100 ft). Current park access level of service in this area is graded an A letter grade.

**Impact Identified:** None

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	6,000	6,000
Waste Water	0	6,000	6,000

**Impact Identified:**

1. The proposed rezoning would add 6,000 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 & 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

## Stormwater

<b>Floodplain</b>	None
<b>Drainage Basin</b>	Walnut
<b>Stormwater Management</b>	Subject to stormwater regulation under Article 9 of the UDO.
<b>Overlay District</b>	None

**Impact Identified:** None

## Transportation

### **Site Location and Context**

#### *Location*

The Z-48-2021 site is located in southeast Raleigh at the intersection of Woodsborough Place and Hargett Street, between South East Street and South Swain Street. John Winters Park and the Chavis Way Greenway Trail is on the western edge of the site, which connects to the Walnut Creek Greenway Trail.

#### *Area Plans*

The Z-48-2021 site is located in the Olde East Raleigh area plan, which is aimed at preserving the cultural significance and history as a black neighborhood.

### **Existing and Planned Infrastructure**

#### *Streets*

East Hargett Street is designated as a 2-lane, undivided avenue in map T-1 of the Comprehensive Plan; it is maintained by the City of Raleigh. Woodsborough Place is not designated in Map T-1. It is privately maintained.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 300 feet. The existing block perimeter is approximately 2,700 feet. Woodsborough Place is approximately 250 feet in length.

#### *Pedestrian Facilities*

Sidewalks are complete on both sides of E Hargett Street.

#### *Bicycle Facilities*

There are existing shared lane markings (also known as 'sharrows') on East Hargett Street. There are bike lanes on South Person Street and South Blount street approximately 0.25 miles west of the site.

A multi-use path is planned approximately 0.2 miles north of the site along New Bern Avenue as part of the Wake BRT: New Bern Avenue project. The multi-use path will run from South

East Street to Sunnybrook Road. The project is currently in the advanced design phase and is scheduled to start construction in Summer 2022.

The Z-48-2021 site is within the bikeshare service area. Stations nearest the site are at GoRaleigh Station and Chavis Way. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate.

#### *Greenways*

The Chavis Way Greenway Trail is located approximately 110 feet west of the site, which connects to the trail connects to the Walnut Creek Greenway Trail.

#### *Transit*

The site is served well by transit. GoRaleigh routes 17 and 18 are available approximately 150 feet north of the site, near the intersection of East Hargett Street and South East Street. Both routes connect to GoRaleigh station, which provides additional connections to transit in the Triangle area.

#### *Access*

Access to the subject site is East Hargett Street.

#### **Other Projects in the Area**

The site is approximately 0.2 miles south of the Wake BRT: New Bern Avenue project. The project will provide bus rapid transit that will connect downtown Raleigh with WakeMed and New Hope Road. It will also include multi-use path will run from South East Street to Sunnybrook Road. The project is currently in the advanced design phase and is scheduled to start construction in Summer 2022. Estimated completion is Summer 2024.

#### **TIA Determination**

Based on the Envision results, approval of case Z-48-2021 (TCZ-5-21) would not increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed change in zoning conditions will have no change inn projected trip generation. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-48-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-48-21 Current Zoning Entitlements	Daily	AM	PM
Office Mixed Use	319	30	37
Z-48-21 Proposed Zoning Maximums	Daily	AM	PM
Office Mixed Use	319	30	37
Z-48-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	0	0	0

## Urban Forestry

**Impact Identified:** None

## Impacts Summary

The request would have minimal impacts during the rezoning stage.

## Mitigation of Impacts

No mitigations are identified for Z-48-21.

## CONCLUSION

Rezoning request Z-48-21 (TCZ-5-21) is a request to amend the zoning conditions that apply to 13 properties along Woodborough Place. The subject site is zoned OX-3-CU and the amended conditions would restrict the total number of dwelling units to 12 and specify permitted and prohibited exterior building materials.

While the requested district is inconsistent with the Future Land Use Map designation of High Density Residential, the request is consistent with policies regarding land uses in transit areas and the permitted development would be compatible with the surrounding area. The request is consistent with the vision themes of Managing Our Growth and Growing Successful Neighborhoods and Communities and with the 2030 Comprehensive Plan overall.

## CASE TIMELINE

Date	Action	Notes
7/29/21	Application submitted	
8/13/21	Initial review provided	
9/14/21	Planning Commission review begins	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OX-3	R-10	RX-3-CU	R-10	RX-3
Additional Overlay	-	-	-	-	-
Future Land Use	High Density Residential	Public Parks & Open Space; Moderate Density Residential	Moderate Density Residential	Institutional	High Density Residential
Current Land Use	Undeveloped	Cemetery; Residential	Residential	Civic	Residential
Urban Form	Transit Station Area; Core Transit Area	Transit Station Area	Core Transit Area	Transit Station Area	Transit Station Area; Core Transit Area

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-3	OX-3
Total Acreage	0.82	0.82
Setbacks:	5'	5'
Front	0' or 6'	0' or 6'
Side	0' or 6'	0' or 6'
Rear		
Residential Density:	30	30
Max. # of Residential Units	24	24
Max. Gross Building SF	28,352	28,352
Max. Gross Office SF	25,519	25,519
Max. Gross Retail SF	9,944	9,944
Max. Gross Industrial SF	-	-
Potential F.A.R.	0.91	0.91

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





# COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-48-21 (TCZ-5-21)

## OVERVIEW

Approval of this case would cause an amendment to the Future Land Use Map to a designation that recommends standalone non-residential uses. The Future Land Use Map identifies the subject site as High Density Residential. If approved, the Future Land Use Map would be updated from High Density Residential to Office & Residential Mixed Use. Of this designation, the 2030 Comprehensive Plan states:

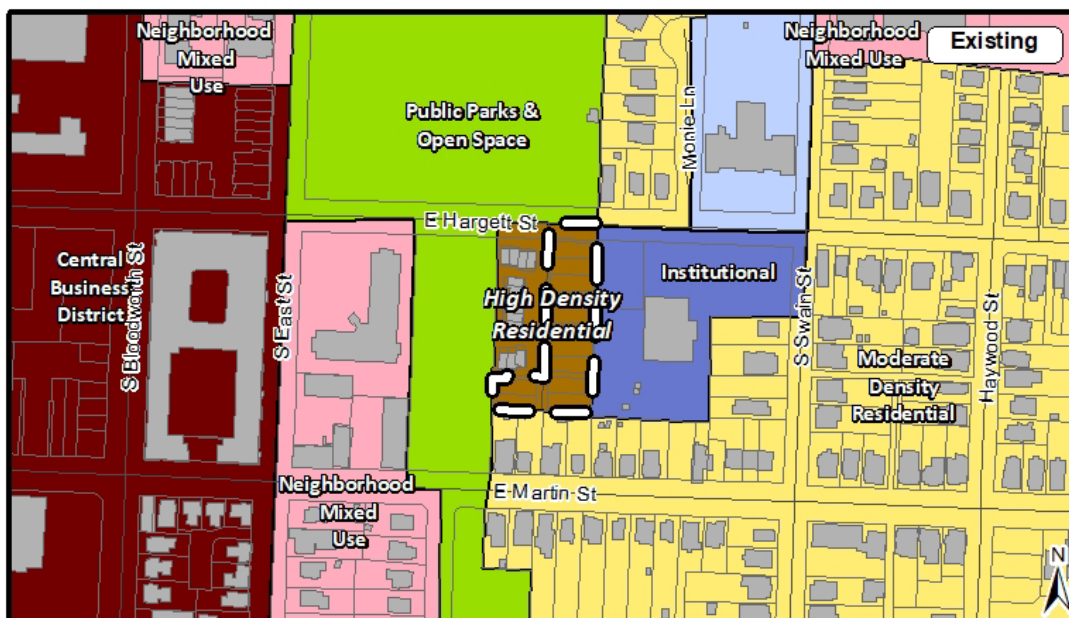
### LIST OF AMENDMENTS

1. Amend the Future Land Use Map from High Density Residential to Office & Residential Mixed Use.

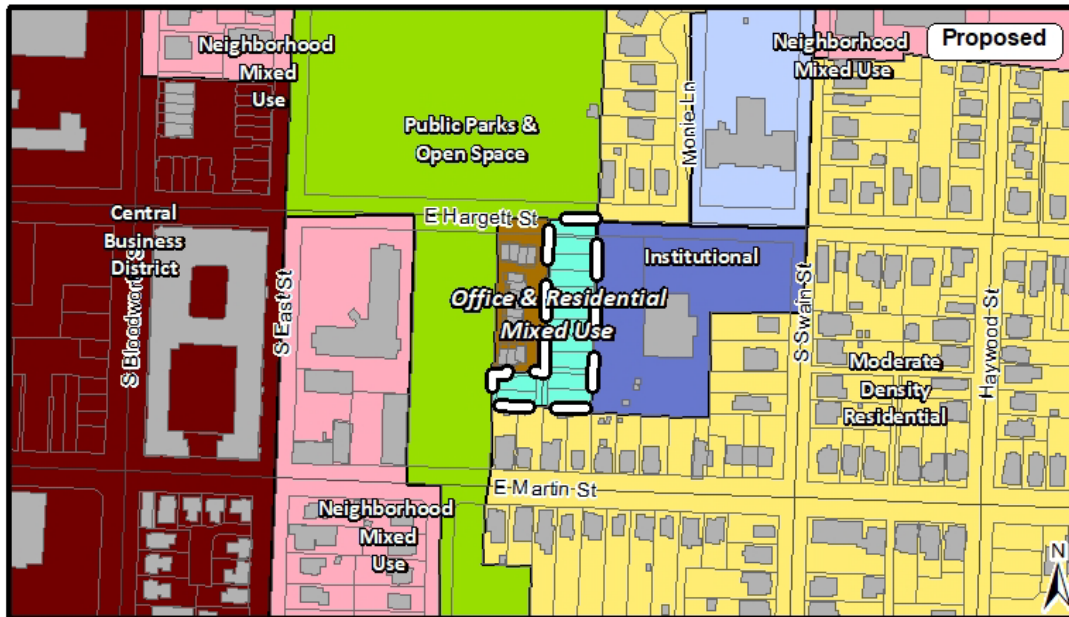
## AMENDED MAPS

### Z-48-2021/TCZ-5-21: Required Amendment to the Future Land Use Map

Existing Designation: High Density Residential



**Proposed Designation:** Office & Residential Mixed Use



## IMPACT ANALYSIS

Amending the Future Land Use Map to Office & Residential Mixed Use would give policy support to zoning districts such as RX and OX. These districts would allow apartments, offices, and other commercial uses when integrated into a multi-tenant or apartment building.

**Conditional Use District Zoning Conditions**Zoning case #: **Z-48-21**

Date submitted: September 30, 2021

**Office Use Only**

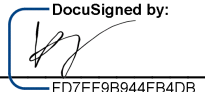
Rezoning case #

Existing zoning: **OX-3-CU**Proposed zoning: **OX-3-CU****Narrative of Zoning Conditions Offered**

- 1 No hotels or motels shall be permitted on the property.
2. Vinyl siding is prohibited as a building siding material.
3. The facades of the buildings constructed after the date of this ordinance shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, wood, stucco, cementitious siding, native and manufactured stone and pre-cast concrete.
4. Synthetic stucco (EIFS) is prohibited as a building siding material.

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.

DocuSigned by:



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Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): Kristi Thayer**RECEIVED****By Ira Mabel at 2:46 pm, Sep 30, 2021**

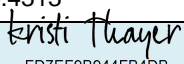
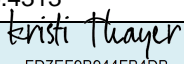


# Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input checked="" type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: OX		Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: OX		Height: 3	Frontage:	Overlay(s):
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-45-90				

General Information		
Date: July 16, 2021	Date amended (1):	Date amended (2):
Property address: See attached		
Property PIN: See attached		
Deed reference (book/page): Deed Book 18370, Page 2209		
Nearest intersection: Woodborough Place and E. Hargett Street		Property size (acres): 0.92
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Row 12 LLC; 3700 Glenwood Avenue, Suite 240, Raleigh, NC 276012		
Property owner email: <a href="mailto:kristi@thayerhomes.com">kristi@thayerhomes.com</a>		
Property owner phone: 919.697.9579		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <a href="mailto:wmills@longleaflp.com">wmills@longleaflp.com</a>		
Applicant phone: 919.645.4313		
Applicant signed by: 		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # <hr style="width: 50%; margin: 0 auto;"/>
Existing zoning: OX-3-CU	Proposed zoning: OX-3-CU	

Narrative of Zoning Conditions Offered
<ol style="list-style-type: none"> <li>1. There be no increase in the current density of R-30 permitted.</li> <li>2. That NO MOTELS nor HOTELS be allowed under the new zoning request.</li> <li>3. Vinyl siding is prohibited as a building siding material for all buildings constructed after the date of this ordinance.</li> <li>4. The facades of the buildings constructed after the date of this ordinance shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone and pre-cast concrete.</li> <li>5. Synthetic stucco (EIFS) is prohibited as a building siding material.</li> </ol>

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: \_\_\_\_\_

*Kristi Thayer*

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Printed Name(s): Kristi Thayer

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case #  _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

## 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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

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 Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

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.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.



Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see <a href="#">Development Fee Guide</a> for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application submitted through Permit and Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is two acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

# Urban Design Guidelines Addendum

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## 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", "Mixed-Use Center", or "Transit Station Areas", 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.

### Policy UD 7.3:

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.

Urban Form Designation:

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

1

All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

**Response:**

2

Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.

**Response:**

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.

**Response:**

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Street Plan. Streets should connect adjacent developments.

**Response:**

5	New development should be composed 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.
	<b>Response:</b>
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	<b>Response:</b>
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	<b>Response:</b>
8	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>Response:</b>
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	<b>Response:</b>
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	<b>Response:</b>
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	<b>Response:</b>
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	<b>Response:</b>

13	New public spaces should provide seating opportunities.
	<b>Response:</b>
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	<b>Response:</b>
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	<b>Response:</b>
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	<b>Response:</b>
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	<b>Response:</b>
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	<b>Response:</b>
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	<b>Response:</b>
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	<b>Response:</b>

21	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.
	<b>Response:</b>
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	<b>Response:</b>
23	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>Response:</b>
24	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>Response:</b>
25	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.
	<b>Response:</b>
26	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.
	<b>Response:</b>
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	<b>Response:</b>

REZONING OF PROPERTY CONSISTING OF +/- 0.92 ACRES  
LOCATED SOUTH OF E. HARGETT STREET, WEST OF S. SWAIN STREET,  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
AUGUST 12, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Thursday, August 12, 2021 at 6:30 p.m. The property considered for this potential rezoning totals approximately 0.92 acres, and is located south of E. Hargett Street, west of S. Swain Street, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-98-5274, 1703-98-5271, 1703-98-5178, 1703-98-5175, 1703-98-5172, 1703-98-5079, 1703-98-5066, 1703-98-5063, 1703-97-5928, 1703-97-4979, 1703-97-5969, 1703-97-4966, and 1703-97-5966. This meeting was held in the multipurpose room at Roberts Park Community Center, located at 1300 E. Martin Street, Raleigh, NC 27610. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Worth Mills  
Date: July 29, 2021  
Re: Neighborhood Meeting for Text Change to Zoning Conditions for Z-45-1990

You are invited to attend an informational meeting to discuss the proposed text change to zoning conditions to rezoning case Z-45-90. The properties subject to this text change are 207, 209, 211, 213, 215, 217, 219, 221, 225, 226, 227, 228 and 229 Woodsbrough Place (with PINs 1703-98-5274, 1703-98-5271, 1703-98-5178, 1703-98-5175, 1703-98-5172, 1703-98-5079, 1703-98-5066, 1703-98-5063, 1703-97-5928, 1703-97-4979, 1703-97-5969, 1703-97-4966, and 1703-97-5966). The meeting will be held on Thursday, August 12, 2021 from 6:30 PM until 8:00 PM, at the following location:

**Roberts Park Community Center  
Multipurpose Room  
1300 E. Martin Street  
Raleigh, NC 27610**

The property totals approximately 0.92 acres in size, and is located south of E. Hargett Street, west of S. Swain Street. The purpose of the text change to zoning conditions is to revise the architectural conditions.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact JP Mansolf at the Raleigh City Planning Department at 919.996.2180 or [jp.mansolf@raleighnc.gov](mailto:jp.mansolf@raleighnc.gov).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit



### CURRENT PROPERTY MAP



### CURRENT ZONING MAP



## EXHIBIT B – NOTICE LIST

1703987794 JACKSON, STEVEN G 5300 DUCKWING DR RALEIGH NC 27604-6155	1703987794 RESIDENT/TENANT 100 MONIE LN RALEIGH NC 27601	1703987732 NGO, YVONNE 407 HANNAH MCKENZIE DR GREENSBORO NC 27455-1546
1703987732 RESIDENT/TENANT 104 MONIE LN RALEIGH NC 27601	1703986677 REECE, STEPHEN C REECE, SELENA A 108 MONIE LN RALEIGH NC 27601-1560	1703986691 MOORE, ROBIN C COSCO, NILDA G 112 MONIE LN RALEIGH NC 27601-1560
1703986595 ESSER, GEORGE R ESSER, SARAH D 116 MONIE LN RALEIGH NC 27601-1560	1703986571 HUMPHREY, MARY C HEALY, MARK JOSEPH 120 MONIE LN RALEIGH NC 27601-1560	1703986486 LATON, DONALD W 124 MONIE LN RALEIGH NC 27601-1560
1703984169 YOUNG, MICHAEL T 200 WOODSBOROUGH PL RALEIGH NC 27601-1556	1703984167 HERNDON, THURMAN W HERNDON, BRENDA H 902 MINGO PL KNIGHTDALE NC 27545-9222	1703984167 RESIDENT/TENANT 202 WOODSBOROUGH PL RALEIGH NC 27601
1703984165 ONNIPAUPER LLC 7424 CHAPEL HILL RD STE 204 RALEIGH NC 27607-5041	1703984165 RESIDENT/TENANT 204 WOODSBOROUGH PL RALEIGH NC 27601	1713080099 POPE, ANTHONY MARTINEZ STEVERSON, ETHEAL K POPE 205 S SWAIN ST RALEIGH NC 27601-1533
1703984164 SUCCOTASH WISH LLC 2021 FAIRVIEW RD RALEIGH NC 27608-2315	1703984164 RESIDENT/TENANT 206 WOODSBOROUGH PL RALEIGH NC 27601	1713080094 YOUNG, HATTIE HEIRS C/O PRISCILLA JAMES MILSAP 713 LUNAR DR RALEIGH NC 27610-3428
1713080094 RESIDENT/TENANT 207 S SWAIN ST RALEIGH NC 27601	1703985274 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703984162 MILLS BROTHERS LTD 4022 STATE ROUTE 303 MANTUA OH 44255-8701
1703984162 RESIDENT/TENANT 208 WOODSBOROUGH PL RALEIGH NC 27601	1713070988 FOSTER, BENJAMIN N STROUD, CAROLINE E 209 S SWAIN ST RALEIGH NC 27601-1533	1703985271 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703984160 WALL, THERESA B MCLEAN 3545 SUNBRIGHT LN RALEIGH NC 27610-5670	1703984160 RESIDENT/TENANT 210 WOODSBOROUGH PL RALEIGH NC 27601	1713070973 HINTON, JAMES E /TR 1319 FOX RUN DR RALEIGH NC 27610-4963
1713070973 RESIDENT/TENANT 211 S SWAIN ST RALEIGH NC 27601	1703985178 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703984069 BRICK CLAN LLC 300 WINDCHASE LN WILMINGTON NC 28409-3028

1703984069 RESIDENT/TENANT 212 WOODSBOROUGH PL RALEIGH NC 27601	1703985175 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703985172 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703989009 NUNN, JESSE JR. NUNN, IDA D. 216 S SWAIN ST RALEIGH NC 27601-1534	1703984044 GILL, DAVID STROTHER 216 WOODSBOROUGH PL RALEIGH NC 27601-1556	1703985079 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703989004 MITCHENER, HERBERT C JR 3113 INGRAM DR RALEIGH NC 27604-1621	1703989004 RESIDENT/TENANT 218 S SWAIN ST RALEIGH NC 27601	1703984064 HERNDON, THURMAN W HERNDON, BRENDA H 902 MINGO PL KNIGHTDALE NC 27545-9222
1703984064 RESIDENT/TENANT 218 WOODSBOROUGH PL RALEIGH NC 27601	1703971915 ARTESIA WINTERS I LLC 1000 E CESAR CHAVEZ ST AUSTIN TX 78702-4208	1703971915 RESIDENT/TENANT 219 A S EAST ST RALEIGH NC 27601
1703971915 RESIDENT/TENANT 219 B S EAST ST RALEIGH NC 27601	1703971915 RESIDENT/TENANT 219 S EAST ST RALEIGH NC 27601	1703971915 RESIDENT/TENANT 219 S EAST ST RALEIGH NC 27601
1703971915 RESIDENT/TENANT 221 S EAST ST RALEIGH NC 27601	1703971915 RESIDENT/TENANT 229 S EAST ST RALEIGH NC 27601	1703985066 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703984074 MANG, DAVID STEVEN 503 BART ST RALEIGH NC 27610-3301	1703984074 RESIDENT/TENANT 220 WOODSBOROUGH PL RALEIGH NC 27601	1703985063 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703978999 MITCHENER, HERBERT COLUMBUS JR MITCHENER, ANDRAE J. 6919 VALLEY LAKE DR RALEIGH NC 27612-1756	1703975928 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703978995 TURNER, LUIS 7237 RUSTED OAK RD WAKE FOREST NC 27587-7172
1703978995 RESIDENT/TENANT 226 S SWAIN ST Unit A RALEIGH NC 27601	1703978995 RESIDENT/TENANT 226 S SWAIN ST Unit A RALEIGH NC 27601	1703974979 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617
1703975969 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703974966 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617	1703975966 ROW 12 LLC 3500 GLEN ROYAL RD STE 104 RALEIGH NC 27617

1703970896 ARTESIA WINTERS I LLC 1000 E CESAR CHAVEZ ST AUSTIN TX 78702-4208	1703970896 RESIDENT/TENANT 231 1 S EAST ST RALEIGH NC 27601	1703970896 RESIDENT/TENANT 231 2 S EAST ST RALEIGH NC 27601
1703970896 RESIDENT/TENANT 231 3 S EAST ST RALEIGH NC 27601	1703970896 RESIDENT/TENANT 231 4 S EAST ST RALEIGH NC 27601	1703970896 RESIDENT/TENANT 231 A S EAST ST RALEIGH NC 27601
1703970896 RESIDENT/TENANT 231 B S EAST ST RALEIGH NC 27601	1703970896 RESIDENT/TENANT 231 S EAST ST RALEIGH NC 27601	1703984183 HARGETT OAKS HOMEOWNERS ASSOCIATION 520 E HARGETT ST RALEIGH NC 27601-1554
1703972744 WATKINS, ALONNIE B 300 CHAVIS WAY RALEIGH NC 27601-1989	1703979712 SAYLOR, ELIZABETH D 300 S SWAIN ST RALEIGH NC 27601-1938	1703971745 ONEAL, EUGENE JR ONEAL, GWENDOLYN SPARKS 301 S EAST ST RALEIGH NC 27601-1960
1713070678 VANGUARD OF STEEL LLC 421 WATSON ST RALEIGH NC 27601-1943	1713070678 RESIDENT/TENANT 301 S SWAIN ST RALEIGH NC 27601	1713070678 RESIDENT/TENANT 228 S SWAIN ST RALEIGH NC 27601
1703979607 WITTEVEEN, BENEDICT B WITTEVEEN, AMELIA J 302 S SWAIN ST RALEIGH NC 27601-1938	1703971720 IRVING, VIVIAN E HEIRS PO BOX 28227 RALEIGH NC 27611-8227	1703971720 RESIDENT/TENANT 303 S EAST ST RALEIGH NC 27601
1703971720 RESIDENT/TENANT 305 S EAST ST RALEIGH NC 27601	1703972639 SPRINGS, SHARON A 304 CHAVIS WAY RALEIGH NC 27601-1989	1703878697 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1713070661 ALLEY FORGED STEEL LLC 421 WATSON ST RALEIGH NC 27601-1943	1713070661 RESIDENT/TENANT 305 S SWAIN ST RALEIGH NC 27601	1713070661 RESIDENT/TENANT 602 E MARTIN ST RALEIGH NC 27601
1703978671 KERINS, CRAIG JOYE, REBECCA 306 S SWAIN ST RALEIGH NC 27601-1938	1703972654 BRANCH, MANIE MARIE 308 CHAVIS WAY RALEIGH NC 27601-1989	1703978566 SHUFFORD, JAMES A HEIRS JAMES KENNETH SHUFFORD CO ADMIN 308 S SWAIN ST RALEIGH NC 27601-1938
1703978566 RESIDENT/TENANT 308 S SWAIN ST RALEIGH NC 27601	1703971604 AYTCH, LYNETTE 309 S EAST ST RALEIGH NC 27601-1960	1713081533 RALEIGH CITY OF ATTN: COMMUNITY DEVELOPMENT PO BOX 590 RALEIGH NC 27602-0590

1713081533 RESIDENT/TENANT 31 S SWAIN ST RALEIGH NC 27601	1703978562 MURPHY, DAISY 310 S SWAIN ST RALEIGH NC 27601-1938	1703972559 SYPHER, STEVE 2114 WOODVIEW DR RALEIGH NC 27604-2133
1703972559 RESIDENT/TENANT 312 CHAVIS WAY RALEIGH NC 27601	1703978498 DUNCAN, DOUGLAS OWEN 312 S SWAIN ST RALEIGH NC 27601-1938	1703971509 CHEATHAM, LONNIE WRIGHT 315 S EAST ST RALEIGH NC 27601-1960
1703972534 DEWBERRY, DONNA 316 CHAVIS WAY RALEIGH NC 27601-1989	1703971515 SATCHELL, RUFUS E 319 S EAST ST RALEIGH NC 27601-1960	1703972520 MONTAGUE, PAULA Y 320 CHAVIS WAY RALEIGH NC 27601-1989
1703971500 FIVE HORIZONS DEVELOPMENT LLC 310 HECK ST RALEIGH NC 27601-1214	1703971500 RESIDENT/TENANT 323 S EAST ST RALEIGH NC 27601	1703972445 HINTON, JONATHAN M 324 CHAVIS WAY RALEIGH NC 27601-1989
1713081530 RALEIGH CITY OF ATTN: COMMUNITY DEVELOPMENT PO BOX 590 RALEIGH NC 27602-0590	1713081530 RESIDENT/TENANT 33 S SWAIN ST RALEIGH NC 27601	1713081426 UFER, STEFAN SCHLESSER, MARITA ANN 41 S SWAIN ST RALEIGH NC 27601-1529
1703879765 BASS, MICHAEL WAYNE 416 E MARTIN ST RALEIGH NC 27601-1906	1713080491 BABINEAU, DAVID 45 S SWAIN ST RALEIGH NC 27601-1529	1703981174 WMI CAPITAL FLATS & MAGNOLIA SQUARE LLC 555 MADISON AVE FL 5 NEW YORK NY 10022-3410
1703971848 ARTESIA WINTERS I LLC 1000 E CESAR CHAVEZ ST AUSTIN TX 78702-4208	1703971848 RESIDENT/TENANT 507 A E MARTIN ST RALEIGH NC 27601	1703971848 RESIDENT/TENANT 507 B E MARTIN ST RALEIGH NC 27601
1703971848 RESIDENT/TENANT 507 C E MARTIN ST RALEIGH NC 27601	1703971848 RESIDENT/TENANT 507 D E MARTIN ST RALEIGH NC 27601	1703971848 RESIDENT/TENANT 507 E E MARTIN ST RALEIGH NC 27601
1703971848 RESIDENT/TENANT 507 E MARTIN ST RALEIGH NC 27601	1703971848 RESIDENT/TENANT 507 F E MARTIN ST RALEIGH NC 27601	1703971848 RESIDENT/TENANT 507 G E MARTIN ST RALEIGH NC 27601
1703971848 RESIDENT/TENANT 507 L E MARTIN ST RALEIGH NC 27601	1703972910 WMI CAPITAL FLATS & MAGNOLIA SQUARE LLC 555 MADISON AVE FL 5 NEW YORK NY 10022-3410	1703983554 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

1703984253 MANG, DAVID STEVEN 503 BART ST RALEIGH NC 27610-3301	1703984253 RESIDENT/TENANT 520 E HARGETT ST RALEIGH NC 27601	1703984263 KENNEDY, MEGAN E 512 ELLIS CT RALEIGH NC 27603-2272
1703984263 RESIDENT/TENANT 522 E HARGETT ST RALEIGH NC 27601	1703984282 CANNON NC RENTALS LLC 8108 TYLERTON DR RALEIGH NC 27613-1575	1703984282 RESIDENT/TENANT 524 E HARGETT ST RALEIGH NC 27601
1703984292 CANNON NC RENTALS LLC 8108 TYLERTON DR RALEIGH NC 27613-1575	1703984292 RESIDENT/TENANT 526 E HARGETT ST RALEIGH NC 27601	1703983069 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703974848 QUEEN, JASON QUEEN, JEANNE L 529 E MARTIN ST RALEIGH NC 27601-1957	1703974660 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703974898 ARMSTRONG, THOMAS M ARMSTRONG, ASHLEIGH H 531 E MARTIN ST RALEIGH NC 27601-1957
1703974751 MAY, DAVID T MAY, DENISE 532 E MARTIN ST RALEIGH NC 27601-1958	1703975848 TINKLER, ZACHARY TINKLER, AMY S 533 E MARTIN ST RALEIGH NC 27601-1957	1703974791 WILLIAMS, FLOSSIE 534 E MARTIN ST RALEIGH NC 27601-1958
1703975888 SIRAN, KIMBERLY JO 537 E MARTIN ST RALEIGH NC 27601-1957	1703976837 GRAHAM, GLENDA WATSON GRAHAM, ARTHUR E 539 E MARTIN ST RALEIGH NC 27601-1957	1703975731 QUEEN, JASON QUEEN, JEANNE 542 E MARTIN ST RALEIGH NC 27601-1958
1703986358 SANDERS, BRENDA H 731 NIGHTSHADE WAY RALEIGH NC 27610-4956	1703986358 RESIDENT/TENANT 543 E HARGETT ST RALEIGH NC 27601	1703976877 HUTCHINS, NATHAN GREGORY 545 E MARTIN ST RALEIGH NC 27601-1957
1703975686 ZERRAD, MOUNIR KAMAL STARBIRD, ADRIANNA M 546 E MARTIN ST RALEIGH NC 27601-1958	1703987308 ROCKFISH REAL ESTATE LLC 1707 MCDONALD LN RALEIGH NC 27608-2111	1703987308 RESIDENT/TENANT 547 E HARGETT ST RALEIGH NC 27601
1703986169 TREASURING CHRIST CHURCH PO BOX 46150 RALEIGH NC 27620-6150	1703977827 ANDERSON, FRANCES 549 E MARTIN ST RALEIGH NC 27601-1957	1703976635 OAKS, WILLIAM B 550 E MARTIN ST RALEIGH NC 27601-1958
1703987348 GARDINER, TIMOTHY S GARDINER, PATRICIA JANIE 551 E HARGETT ST RALEIGH NC 27601-1517	1703977877 DEBELLIS, JEFFREY DEBELLIS, CALLIE ANN 610 E HARGETT ST RALEIGH NC 27601-1520	1703977959 TREASURING CHRIST CHURCH PO BOX 46150 RALEIGH NC 27620-6150

1703977959 RESIDENT/TENANT 554 E HARGETT ST RALEIGH NC 27601	1703977959 RESIDENT/TENANT 566 E HARGETT ST RALEIGH NC 27601	1703976665 DURHAMS, SHARIF J 554 E MARTIN ST RALEIGH NC 27601-1958
1703978817 FULLER, WILLIE RUTH 555 E MARTIN ST RALEIGH NC 27601-1957	1703978845 FULLER, WILLIE R 555 E MARTIN ST RALEIGH NC 27601-1957	1703977604 COOK, RACHEL L 558 E MARTIN ST RALEIGH NC 27601-1958
1703978878 DAWSON, FELICIA 559 E MARTIN ST RALEIGH NC 27601-1957	1703977655 SCHIFFER, ADAM HATHAWAY, ASHLEY TINDALL 562 E MARTIN ST RALEIGH NC 27601-1958	1703979807 HERNDON, THURMAN W HERNDON, BRENDA H 902 MINGO PL KNIGHTDALE NC 27545-9222
1703979807 RESIDENT/TENANT 563 E MARTIN ST RALEIGH NC 27601	1703977698 EASON, LISA M BURNETT, RICKEY L JR 566 E MARTIN ST RALEIGH NC 27601-1958	1703976453 HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462
1703976453 1 sign required 567 E DAVIE ST RALEIGH NC 27601	1703989408 WAKE COUNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	1703989408 RESIDENT/TENANT 567 E HARGETT ST RALEIGH NC 27601
1703979847 DUDLEY, WILLIAM A 1316 CRICKLEWOOD CT RALEIGH NC 27603-3943	1703979847 RESIDENT/TENANT 567 E MARTIN ST RALEIGH NC 27601	1703978750 GLANCE, OLIVIA M 570 E MARTIN ST RALEIGH NC 27601-1958
1713080364 KUO, ELLEN LIU, CHARLES T 601 E HARGETT ST RALEIGH NC 27601-1519	1713080138 MONTGOMERY, ELIZA P CHOI, WILLIAM 602 E HARGETT ST RALEIGH NC 27601-1520	1713070835 FARRAR, CLARRISSA 603 E MARTIN ST RALEIGH NC 27601-1931
1713080178 DEBONZO, JEFFREY D 604 E HARGETT ST RALEIGH NC 27601-1520	1713081314 ROGERS, KARL 605 E HARGETT ST RALEIGH NC 27601-1519	1713070885 RALEIGH CITY OF ATTN: COMMUNITY DEVELOPMENT PO BOX 590 RALEIGH NC 27602-0590
1713070885 RESIDENT/TENANT 605 E MARTIN ST RALEIGH NC 27601	1713081118 MCCULLOUGH, CHAU 608 E HARGETT ST RALEIGH NC 27601-1520	

## **EXHIBIT C – ITEMS DISCUSSED**

- 1.** The existing roof pitch conditions and whether the applicant intends to construct homes with flat roofs
- 2.** Minimum window space on new homes
- 3.** Views from E. Hargett St
- 4.** Site plans are not required as part of the rezoning process
- 5.** The anticipated price point of the homes
- 6.** The anticipated square footage of the homes
- 7.** The rationale for prohibiting EIFS (synthetic stucco) as a building siding material
- 8.** The rationale for not including “wood” as a permissible building siding material
- 9.** Marketing/branding from the previous owner, and whether the applicant intends to market the same product
- 10.** Renovations to Hargett Oaks townhomes
- 11.** Will neighbors have an opportunity to see architectural renderings after the rezoning stage?
- 12.** Avenue for public input (neighborhood meetings/engagement portal/Planning Commission/City Council)
- 13.** The rezoning process, generally
- 14.** The allowable density in the prior R-30 zoning
- 15.** The possibility of prohibiting certain building types with the new conditions
- 16.** Has the developer considered offering these units as affordable housing?
- 17.** The possibility of orienting 1 or 2 homes towards E. Hargett Street



#### **EXHIBIT D – MEETING ATTENDEES**

1. John Sloan
2. Judy Montgomery
3. Alice Garrett
4. George Esser
5. Hannah Reckhow (City of Raleigh)
6. Worth Mills (Longleaf Law Partners)
7. Sharif
8. Ron Batcho
9. Mamie Branch
10. Lynette Aytch
11. Will Choi
12. Luis Turner
13. Brad Oaks