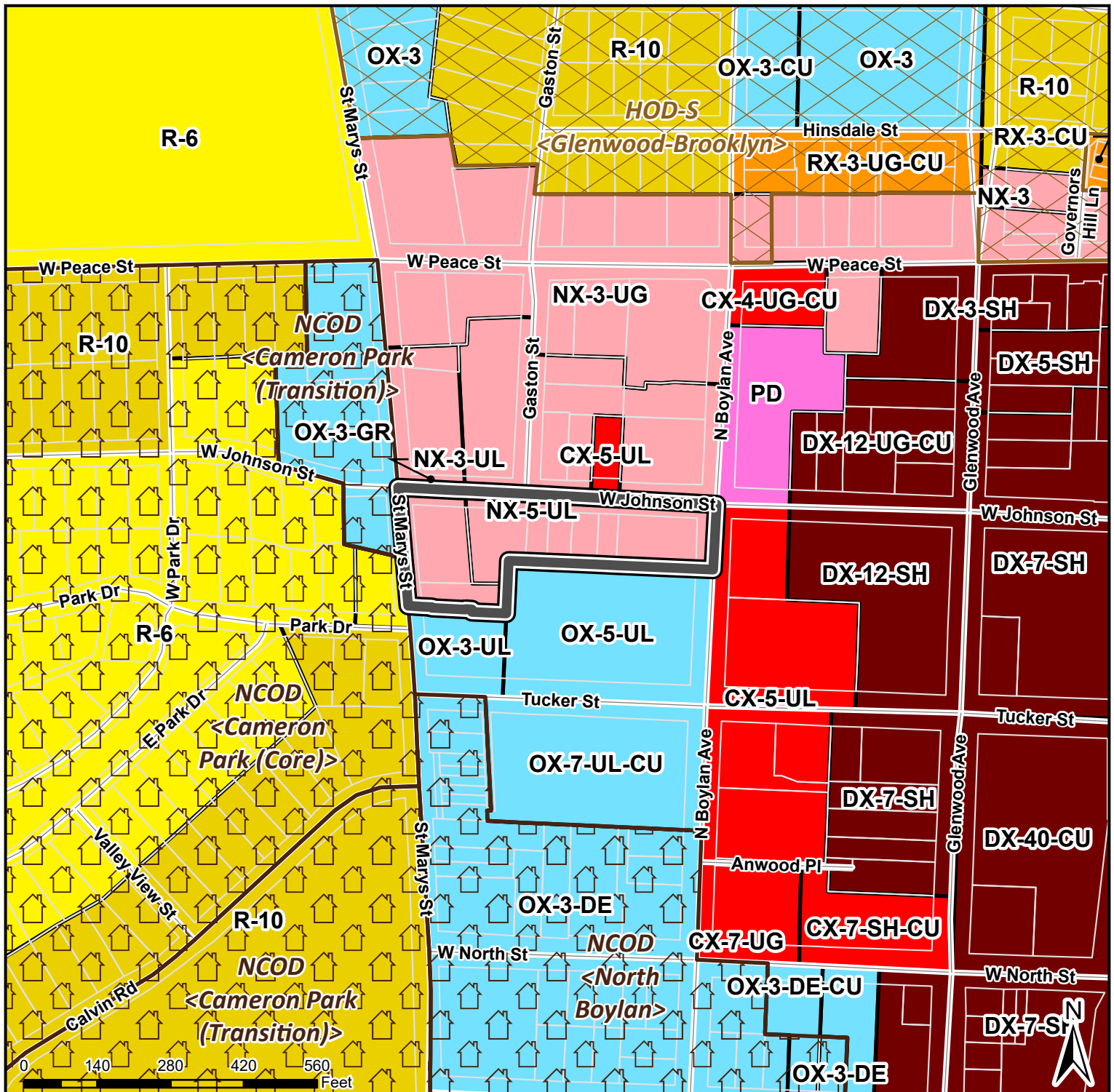
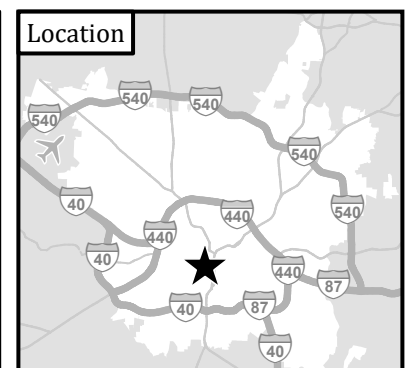


Existing Zoning

Z-55-2022



Property	512, 522 St Marys St; 701-741 W Johnson St
Size	1.59 acres
Existing Zoning	NX-3/5-UL
Requested Zoning	CX-12-UL-CU





Rezoning Application and Checklist


Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX		Height: 3 & 5	Frontage: UL	Overlay(s): N/A
Proposed zoning base district: CX		Height: 12	Frontage: UL	Overlay(s): N/A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 6/17/22	Date amended (1):	Date amended (2):
Property address: See attached addendum		
Property PIN: See attached addendum		
Deed reference (book/page): See attached addendum		
Nearest intersection: St. Marys Street and Johnson Street		Property size (acres): See attached addendum
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email:		
Property owner phone:		
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: (919) 835-4529		
Applicant signature(s):		

Stephens Enterprises, LLC,
a North Carolina limited liability company

By: 
Name: Justin Matthew Stephens
Title: Managing Member

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-3-UL & NX-5-UL	Proposed zoning: CX-12-UL-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, golf course, hospitality house, outdoor display and storage of vehicles for sale, vehicle fuel sales, detention center, all vehicle service uses, drive-through facilities, and self-service storage.</p> <p>2. Within one hundred forty (140) of the western property line abutting St. Marys St., the following restrictions shall apply:</p> <ul style="list-style-type: none"> a. Building height shall not exceed five (5) stories; b. The following uses are prohibited: brewery, winery, distillery; c. Any Bar, Nightclub, Tavern, or Lounge, as defined in § 6.4.10.B of the UDO, shall be subject to the following: <ul style="list-style-type: none"> i. No live performances, no dance floor, and no outdoor seating. ii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

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.

Stephens Enterprises, LLC,
a North Carolina limited liability company

By: 
Name: Justin Matthew Stephens
Title: Managing Member

REVISION 07.20.21

raleighnc.gov



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX	Height: 3 & 5	Frontage: UL	Overlay(s): N/A	
Proposed zoning base district: CX	Height: 12	Frontage: UL	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date: 6/17/22	Date amended (1):	Date amended (2):	
Property address: See attached addendum			
Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: St. Marys Street and Johnson Street		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):			

Raleigh Land Company, LLC,
a North Carolina limited liability company

By: Gerald A. Jeutter, Jr. 5/24/2022

Name: Gerald A. Jeutter, Jr.

Title: Managing Member

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-3-UL & NX-5-UL	Proposed zoning: CX-12-UL-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, golf course, hospitality house, outdoor display and storage of vehicles for sale, vehicle fuel sales, detention center, all vehicle service uses, drive-through facilities, and self-service storage.
2. Within one hundred forty (140) of the western property line abutting St. Marys St., the following restrictions shall apply:
 - a. Building height shall not exceed five (5) stories;
 - b. The following uses are prohibited: brewery, winery, distillery;
 - c. Any Bar, Nightclub, Tavern, or Lounge, as defined in § 6.4.10.B of the UDO, shall be subject to the following:
 - i. No live performances, no dance floor, and no outdoor seating.
 - ii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

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.

Raleigh Land Company, LLC,
a North Carolina limited liability company

By: Gerald A. Jeutter, Jr. 5/24/2022

Name: Gerald A. Jeutter, Jr.

Title: Managing Member



Rezoning Application and Checklist

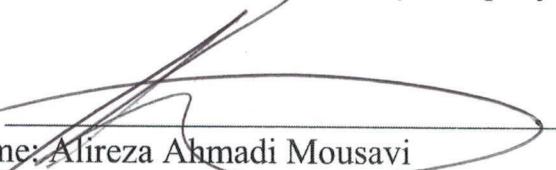
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX	Height: 3 & 5	Frontage: UL	Overlay(s): N/A	
Proposed zoning base district: CX	Height: 12	Frontage: UL	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 6/17/22	Date amended (1):	Date amended (2):
Property address: See attached addendum		
Property PIN: See attached addendum		
Deed reference (book/page): See attached addendum		
Nearest intersection: St. Marys Street and Johnson Street		Property size (acres): See attached addendum
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email: ali.mousavi@amtechconstruction.com		
Property owner phone: 919-395-8144		
Applicant name and address: Jamie S. Schwedler, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: (919) 835-4529		
Applicant signature(s):		

AmTech Properties LLC,
a North Carolina limited liability company

By: 
Name: Alireza Ahmadi Mousavi
Title: Managing Member

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-3-UL & NX-5-UL	Proposed zoning: CX-12-UL-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, golf course, hospitality house, outdoor display and storage of vehicles for sale, vehicle fuel sales, detention center, all vehicle service uses, drive-through facilities, and self-service storage.
2. Within one hundred forty (140) of the western property line abutting St. Marys St., the following restrictions shall apply:
 - a. Building height shall not exceed five (5) stories;
 - b. The following uses are prohibited: brewery, winery, distillery;
 - c. Any Bar, Nightclub, Tavern, or Lounge, as defined in § 6.4.10.B of the UDO, shall be subject to the following:
 - i. No live performances, no dance floor, and no outdoor seating.
 - ii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.

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.

AmTech Properties LLC,
a North Carolina limited liability company

By: 

Name: Alireza Ahmadi Mousavi

Title: Managing Member

REVISION 07.20.21

raleighnc.gov

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

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.	
N/A	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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: Downtown

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

April 29, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on May 11, 2022 from 6-7pm at the Double Tree by Hilton Hotel Raleigh – Brownstone - University, located at 1707 Hillsborough Street, Raleigh, NC 27605. The purpose of the meeting is to discuss an upcoming application to rezone 8 parcels of land located at 512 St. Marys Street (PIN 1704316550), 522 St. Marys Street (PIN 1704316612), 701 W. Johnson Street (PIN 1704410620), 719 W. Johnson Street (PIN 1704319640), 723 W. Johnson Street (PIN 1704318691), 727 W. Johnson Street (PIN 1704318641), 733 W. Johnson Street (PIN 1704318601), and 741 W. Johnson Street (PIN 1704317643), (collectively, the “Site”). The Site is currently zoned Neighborhood Mixed Use-3 Stories-with Urban Limited Frontage (NX-3-UL) and Neighborhood Mixed Use-5 Stories-with Urban Limited Frontage (NX-5-UL). This proposal would rezone the Site to Commercial Mixed Use-12 Stories- with Urban Limited Frontage- with Conditions (CX-12-UL-CU). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

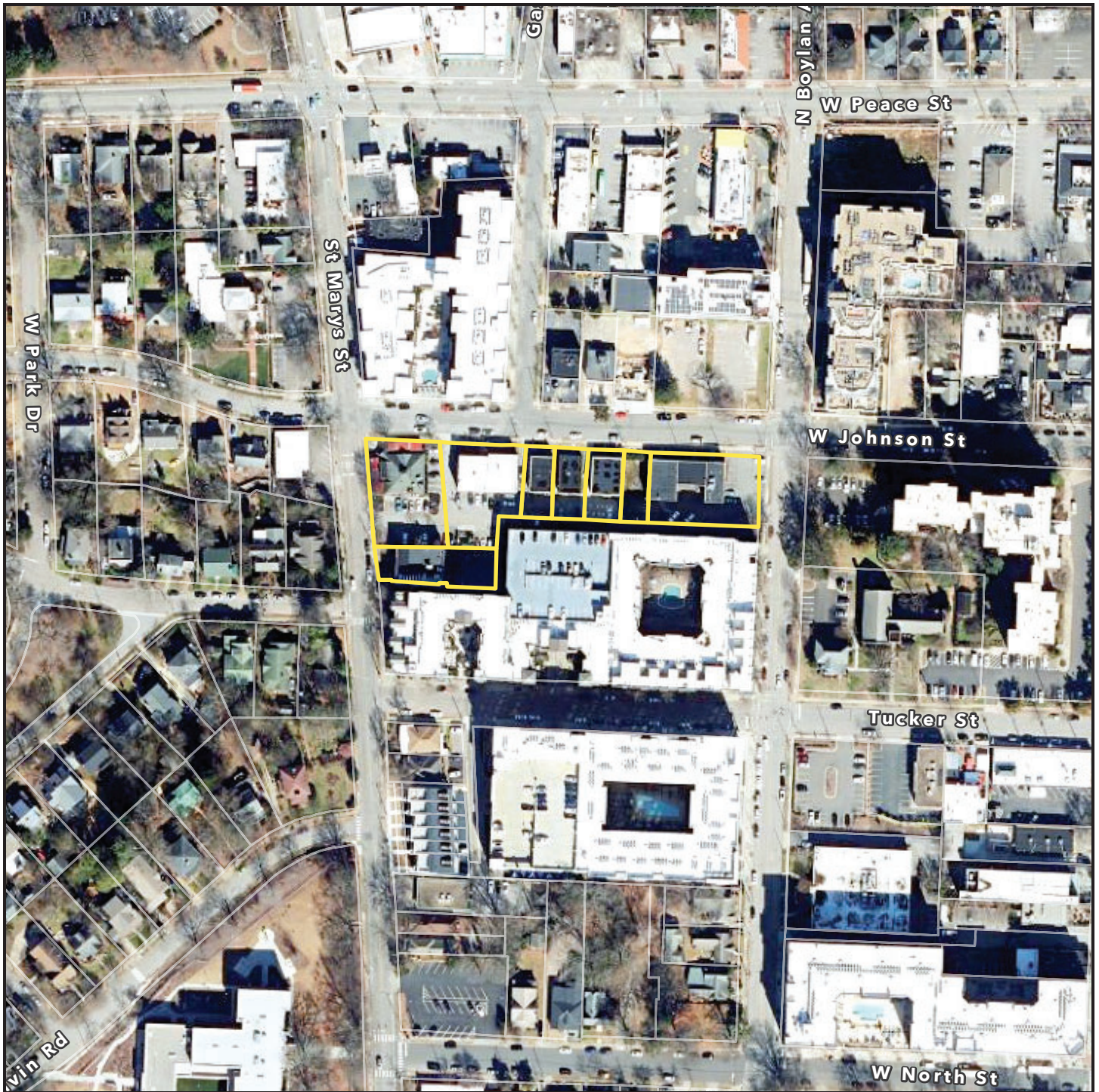
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Sarah Shaughnessy
Raleigh Planning & Development
(919) 996-2634
sarah.shaughnessy@raleighnc.gov

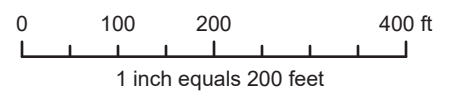
If you have any questions about this rezoning, please contact me at (919) 835-4043 or via email at ashleyterrazas@parkerpoe.com.

Thank you,

Ashley Honeycutt-Terrazas



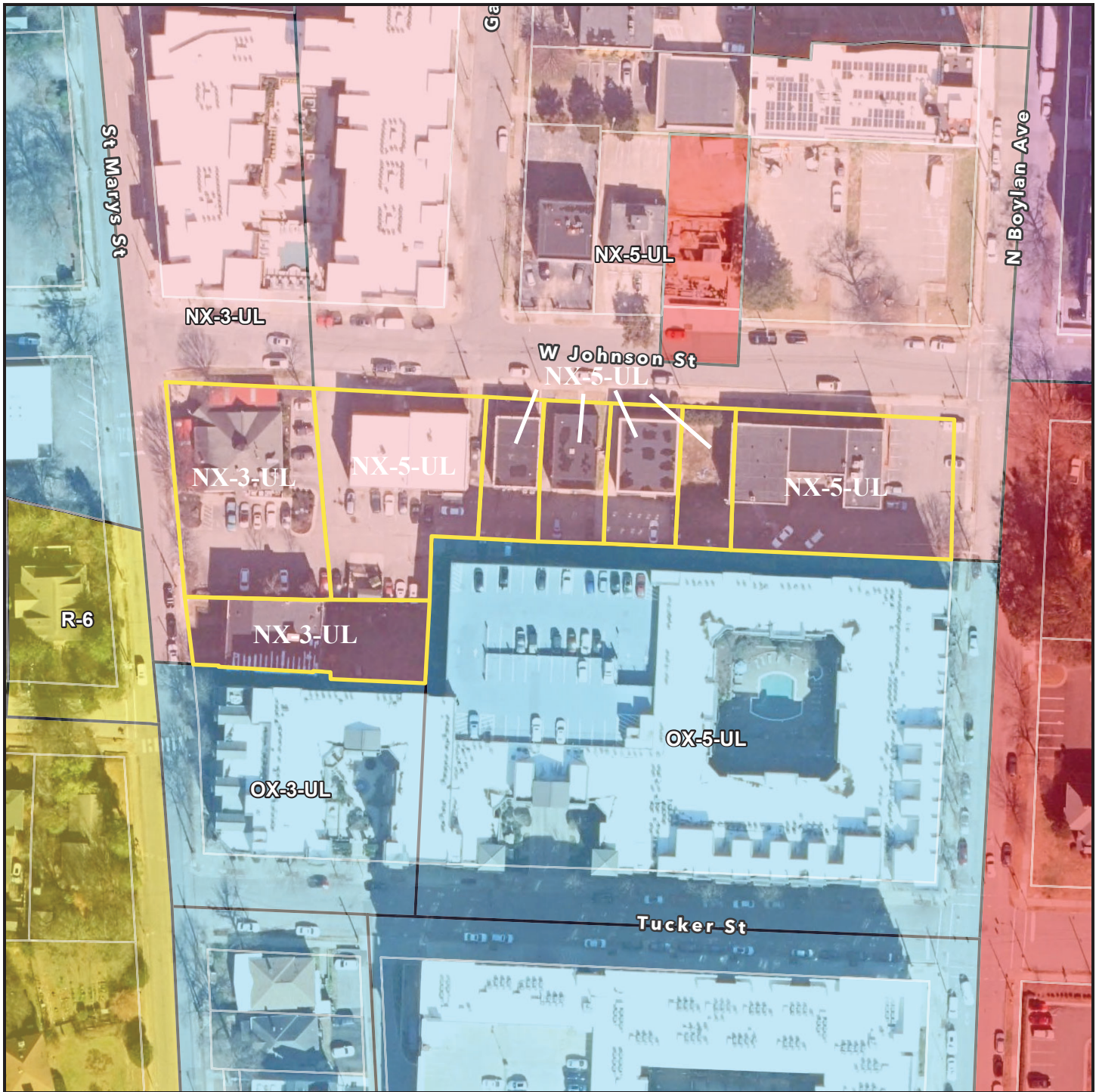
512/522 St. Marys Street; and
701/719/723/727/733/741 W. Johnson Street



Vicinity Map

Disclaimer

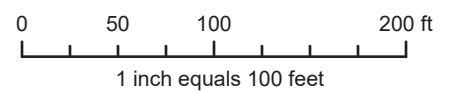
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**512/522 St. Marys Street; and
701/719/723/727/733/741 W. Johnson Street**

Zoning Map

Current Zoning: NX-3-UL and NX-5-UL



Disclaimer

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

ST. MARYS STREET REZONING – APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 512 St. Marys Street, Raleigh, NC 27605
PIN: 1704316550
Deed Reference (book/page): 18867/129
Acreage: 0.20 ac
Owner: Stephens Enterprises, LLC
Owner Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

Parcel 2

Site Address: 522 St. Marys Street, Raleigh, NC 27605
PIN: 1704316612
Deed Reference (book/page): 18867/129
Acreage: 0.36 ac
Owner: Stephens Enterprises, LLC
Owner Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

Parcel 3

Site Address: 701 W. Johnson Street, Raleigh, NC 27605
PIN: 1704410620
Deed Reference (book/page): 17731/2651
Acreage: 0.35 ac
Owner: Amitech Properties LLC
Owner Address: 1914 E. US 70 Hwy, Durham, NC 27703-9307

Parcel 4

Site Address: 719 W. Johnson Street, Raleigh, NC 27605
PIN: 1704319640
Deed Reference (book/page): 17731/2651
Acreage: 0.09 ac
Owner: Amitech Properties LLC
Owner Address: 1914 E. US 70 Hwy, Durham, NC 27703-9307

Parcel 5

Site Address: 723 W. Johnson Street, Raleigh, NC 27605
PIN: 1704318691
Deed Reference (book/page): 18866/545
Acreage: 0.12 ac
Owner: Stephens Enterprises, LLC
Owner Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

Parcel 6

Site Address: 727 W. Johnson Street, Raleigh, NC 27605
PIN: 1704318641
Deed Reference (book/page): 16257/979
Acreage: 0.11 ac
Owner: Raleigh Land Company, LLC
Owner Address: 1550 Iredell Drive, Raleigh, NC 27608-2303

Parcel 7

Site Address: 733 W. Johnson Street, Raleigh, NC 27605
PIN: 1704318601
Deed Reference (book/page): 18866/545
Acreage: 0.09 ac
Owner: Stephens Enterprises, LLC
Owner Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

Parcel 8

Site Address: 741 W. Johnson Street, Raleigh, NC 27605
PIN: 1704317643
Deed Reference (book/page): 18867/129
Acreage: 0.27 ac
Owner: Stephens Enterprises, LLC
Owner Address: 319 Chapanoke Road, Suite 102, Raleigh, NC 27603-3433

SUMMARY OF ISSUES

A neighborhood meeting was held on 5/11/2022 (date) to discuss a potential rezoning located at 512 & 522 St Marys St; 741, 733, 727, & 723 W Johnson St (property address). The neighborhood Meeting was held at 1707 Hillsborough St (location). There were approximately 12 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Timing of redevelopment, relocation of current tenants
Impacts of nightlife on Glenwood South-- nighttime noise, unsafe driving, crime, litter
Height of building across from SF detached houses in Forest Park neighborhood, shadow of building
Amount of traffic on W Johnson, City condemnation to widen St Marys St
Downtown visitors parking on residential streets
Pedestrian safety on St. Marys St
Pet waste on sidewalks and in yards

[illegible]

STATEMENT OF CONSISTENCY

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

1. The subject property is designated as “High Density Residential” for the properties on W Johnson St and “Office & Residential Mixed Use” for the properties on St Marys St in the Future Land Use Map (“FLUM”). High Density Residential sites are appropriate for “zoning districts which permit multifamily housing,” and “[a]lthough this is a residential zone, ground floor retail uses (with upper story housing) may be appropriate.” Office & Residential Mixed Use “is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate,” and “encourages a mix of residential and office use.” 2030 Comprehensive Plan, p. 3-15. The Recommended Height Designations for High Density Residential on W Johnson indicate a 12-story maximum is appropriate in the Core/Transit areas, and that General or Edge conditions suggest a more modest maximum of 5 and 4 stories, respectively. The Recommended Height Designations for Office & Residential Mixed Use on St Marys indicate a 7-story maximum is appropriate in the Core/Transit areas, and that General or Edge conditions suggest a more modest maximum of 5 and 4 stories, respectively. Table LU-2. Core/Transit Areas are those along a corridor programmed for high-capacity, frequent bus transit. All properties are within the Core Transit Area of the FLUM. There are currently two GoRaleigh bus lines on St Marys St adjacent to this site, and two existing bus stops for these lines on the corner of W Johnson and St Marys. This, in addition to the recent approval of other significant developments in this area in the last two years, makes the site more appropriately considered a core transit area, where heights are justifiably greater than on the fringes. Therefore, the proposed rezoning to CX-12 with conditions limiting height on the St Marys frontage to 5 stories directly conforms with the FLUM designation.

2. The site is in a Core Transit Area, framed by Transit Station Areas just one block to the north and south, and within the Downtown designation on the Urban Form Map. “An urban approach to frontage is recommended throughout Downtown” and Core Transit Areas imagines “an urban or hybrid approach to frontage” due to proximity to proposed or existing transit. p. 11-4. The proposed rezoning conforms to the Core Transit and Downtown designations by maintaining its Urban Limited frontage requirement. This frontage is also on all of the properties to the north, east, south, and west of the site, so the designation will help ensure that the development will achieve the visual unity and identity goals of the Urban Design Section of the Comprehensive Plan. The proposed rezoning is also consistent with the Comprehensive Plan policies set forth below that encourage the high-density development in the Downtown Area.

3. The site is also within an Economic Development Target Area, which are areas that “present opportunities for economic development.” p. 6-18. The proposed rezoning will create an opportunity for more space for economic development, jobs, and housing around existing transit. The proposed rezoning is also consistent with the Comprehensive Plan policies related to Economic Development as set forth below.

4. The proposed rezoning is consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:

a. **Policy 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 proposed rezoning is consistent with the High Density Residential and Office & Residential Mixed Use designations in the Future Land Use Map because it permits uses consistent with these designations and heights supported by the applicable policies, as discussed above.

b. **Policy LU 2.2 Compact Development**, *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.* The request will allow for redevelopment of a portion of a downtown site occupied by surface parking, and develop it for greater height and intensity to provide a mix of office, multifamily, and retail uses needed in this area.

c. **Policy LU 4.7 Capitalizing on Transit Access**, *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.* The site is in a Core Transit Area, and is within very close walking distance of existing bus stops at the intersection of W Johnson and St Marys for two GoRaleigh bus lines. It is also mere blocks away from transit stations to the north and the south. The subject site will have access to transit and is an appropriate location for the proposed mixed uses. The designation of 12 stories is appropriate in this location to provide housing and jobs in close proximity to transit, and to concentrate uses along this infrastructure.

d. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should be visually integrated with adjacent buildings, and more generally with 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.* The proposed rezoning will allow for greater height and density closer to N Boylan and Glenwood South, where 12 and 20-story heights are already built and 40-story zonings have been approved. It will also keep the height limited to 5 stories on the St Marys frontage to transition down to the Forest Park neighborhood on the other side of the street and blend in with the existing multi-family developments immediately to the north and south.

e. **Policy LU 6.3 Mixed-use and Multimodal Transportation**, *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.* The change from NX to CX will allow this site to support a greater mix of uses, which will allow for the development of amenities on the site for visitors to arrive by nearby transit.

5. The proposed rezoning is in an Economic Development Target Area, and is thus consistent with the following policies of the Economic Development Element (“ED”) of the 2030 Comprehensive Plan:

a. **Policy ED 1.2 Mixed-use Redevelopment**, *Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating*

transit- and pedestrian-friendly environments. The Commercial Mixed Use designation will allow for more flexibility of ground-floor uses to activate the mixed-use transit- and pedestrian-friendly development of the property. These job-creating uses will be accessible by the nearby GoRaleigh bus lines and stops adjacent to the property.

b. **Policy ED 3.13 Transit and Economic Growth,** *Provide high-quality transit service as a basic and necessary component of the region's transportation system in an increasingly competitive arena for attracting employers, linking businesses to workers, and maintaining a high quality of life.* This site is closely linked to existing transit in downtown and along St. Marys St. Transit options in this area will likely only grow and improve because of surrounding growth, linking workers to the job opportunities that this redevelopment will provide.

c. **Policy ED 5.2 Creating Investment Opportunities,** *In areas needing reinvestment and revitalization, create investment opportunities for new housing and employment through land assemblage incentives, site preparation, and public infrastructure improvements.* This rezoning will prepare this site for coming redevelopment on the site of additional housing and job opportunities for Raleigh residents.

6. The proposed rezoning is consistent with the following policies of the Downtown Raleigh Element ("DT") of the 2030 Comprehensive Plan:

a. **Policy DT 1.1 Downtown Future Land Use Map,** *The Future Land Use Map should guide public and private land use development decisions to ensure the efficient and predictable use of land and effectively coordinate land use with infrastructure needs.* The request is for Commercial Mixed Use with Urban Limited frontage. The site is designated as High Density Residential and Office & Residential Mixed Use in the Future Land Use Map which both contemplate districts allowing a mix of residential with other ground-floor uses, and is consistent with the recommended frontage.

b. **Policy DT 1.2 Vertical Mixed Use,** *Encourage vertical mixed-use development throughout downtown, unless otherwise indicated on the Future Land Use Map.* The proposed rezoning would allow for vertical mixed use development on the site, in that the heights sought would encourage ground-floor commercial use with office and/or residential above. The height designation sought would allow the request to deliver a significant amount of mixed-use development with activated ground floor use in close proximity to bus lines, bus stops, and bus stations.

c. **Policy DT 1.6 Supporting Retail Growth,** *Encourage the scale and intensity of development needed to strengthen downtown's capacity to support a vibrant retail environment.* The proposed rezoning would allow for vertical mixed use development on the site. The heights and intensity sought would encourage ground-floor retail use with office and/or residential above.

d. **Policy DT 1.12 Downtown Edge,** *Appropriate transitions in height, scale, and design should be provided between Central Business District land uses and adjacent residential districts.* The proposed rezoning would allow for needed residential development while allowing for ground-floor retail amenities for residents of adjacent multi-family and single-family housing. The height restriction of 5 stories on the St Marys frontage will ensure that the development blends in with the heights of the other newer buildings along this frontage, and is directly aligned with

the guidance in Table LU-2, which supports 4-5 stories in this area. Additional restrictions as to use and operation further the transition in this area.

e. **Policy DT 1.14 Downtown Transition Areas**, *In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Nonresidential uses with the greatest—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.* The proposed conditions prohibit many of the uses that are permitted in CX but prohibited under the site's current NX zoning, thus keeping the many of the existing restrictions in place before uses deemed inappropriate in this edge area of Downtown. It also includes conditions that will impose even greater restrictions on nightlife uses on the St. Mary's frontage than those currently in place today.

f. **Policy 1.15 Compatible Mix of Uses on Downtown Perimeter**, *Encourage a compatible mix of housing options, community-serving institutional uses, and neighborhood-serving retail within the neighborhoods surrounding downtown.* The proposed conditions prohibit many of the uses that are permitted in CX but prohibited under the site's current NX zoning. It also includes conditions that will impose even greater restrictions on nightlife uses on the St. Mary's frontage than those currently in place today.

g. **Policy DT 1.18 Auto-oriented Businesses**, *Development, building types, and building features with an automobile orientation, such as drive-throughs, should not be developed in downtown.* The proposed rezoning includes conditions prohibiting auto-oriented uses such as vehicle fuel sales, vehicle service, and drive-throughs.

h. **Policy DT 3.8 Downtown as a Regional Center**, *Encourage new investments and developments that position downtown as the center of the region for headquarters, jobs, urban housing, entertainment, and transit.* The proposed rezoning would allow for a higher density development, including office, residential and retail uses, in a downtown location with good access to transit and substantial entertainment options.

i. **Policy DT 4.1 Encouraging Downtown Housing**, *Encourage high-density residential development in downtown, consistent with the target of accommodating another 25,000 residents by 2030.* The proposed rezoning would allow for up to 12 stories of mixed use development including the ability to accommodate a meaningful supply of multifamily residential units.

j. **Policy DT 7.2 Maintaining Consistent Setbacks**, *New buildings should respond to the existing built character by using similar setbacks and stepbacks to provide a continuous cornice line and consistent street-level pedestrian experience. Along the principal north-south vehicular street pair, Dawson and McDowell streets, buildings should be set back to provide an approximately 20' wide pedestrian area between the street curb line and the building face.* The proposed rezoning includes conditions to keep the current frontage requirement on these parcels that is already on the surrounding sites. It will also include a condition to limit height on the St Marys frontage to keep the visual experience on St Marys St consistent.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

This zoning request seeks to increase density for needed housing, parking, and retail amenities in an area of downtown where it makes sense in light of nearby recent and planned development. The conditions in this case limiting height and additional uses on St Marys will ensure that the development of these properties is mindful of the single-family neighbors on the other side of the street. Denser mixed-use development on this site will accomplish the City's goals of providing economic development and more housing in downtown, where there is existing infrastructure to support additional density.