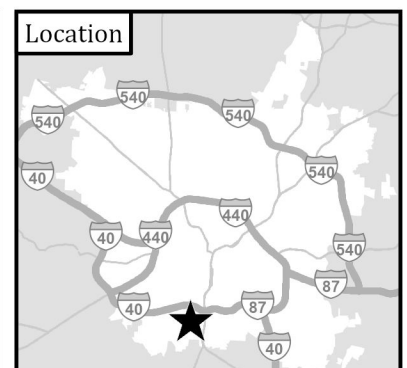


Property	1020 Harper Rd
Size	1.88 acres
Existing Zoning	R-4 w/ SRPOD
Requested Zoning	R-6-CU w/ SRPOD





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: R-4	Height:	Frontage:	Overlay(s): SRPOD	
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s): SRPOD	
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: 12/20/2023	Date amended (1):	Date amended (2):	
Property address: 1020 Harper Road, Raleigh, NC 27603			
Property PIN: 1702063584			
Deed reference (book/page): Deed Book 1530 Page 398			
Nearest intersection: Harper Road & Fairway Drive		Property size (acres): 1.88 acres	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Redeeming Development Group, LLC			
Property owner email:			
Property owner phone:			
Applicant name and address: Amy Crout, Smith Anderson, on behalf of Redeeming Development Group, LLC			
Applicant email: acrout@smithlaw.com			
Applicant phone: 919-821-8694			
Applicant signature(s): <i>Christopher Hodges</i>			
Additional email(s):			

RECEIVED

By Robert Tate at 12:17 pm, Dec 20, 2023

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: R-4w/SRPOD	Proposed zoning: R-6w/SRPOD	

Narrative of Zoning Conditions Offered

1. There shall be no more than 18 principal dwelling units on the Property.

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: Christopher Hodges

Printed Name(s): Christopher Hodges

RECEIVED**By Robert Tate at 12:17 pm, Dec 20, 2023**

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.

[illegible]

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

Rezoning Application Addendum #2

Impact on Historic Resources

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.

Office Use Only
Rezoning case #

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 Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design 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 18:	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.

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood Meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

1020 Harper Road
 Neighborhood Meeting
 November 2, 2023

ATTENDANCE ROSTER	
NAME	ADDRESS
Theresa D. Bryant	1017 Harper Road
Eloa M Lee	1121 Suffolk Blvd
Pamela James	1103 Suffolk Blvd
Tommy Dees & Thomas Dees	1120 Harper Road
Bryan Thornton	2408 Fairway Dr.
Alex Abrams	1124 Harper Rd
Ethan Russell	1124 Harper Rd
Lillian & Manford Magee	1009 HARPER RD
Luis Ferrer	709 Sardis Dr
James Hodge	2428 Fairway
Jenny Ferguson	2428 Fairway Dr.
Jo Ann Griffith	1813 Harper Rd
Denise Tarantino	2500 Crestline Ave.
Purvis & Toshie DENNIS	2420 Fairway Dr 27603
Don Verhoorn	2432 Fairway Dr.
Susan Gale	1117 Harper Rd.
MATTHEW BURNS	CITY OF RALEIGH

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 19th day October, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

10/19/2023

Date

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES

Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

AMY CROUT

DIRECT DIAL: (919) 821-6694
E-Mail: acrout@smithlaw.com

MAILING ADDRESS

P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

October 19, 2023

Re: Notice of neighborhood meeting to discuss proposed rezoning of parcel located at
1020 Harper Road, Raleigh, NC 27603 (PIN: 1702063584)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the lands located at 1020 Harper Road, Raleigh, NC 27603 (PIN: 1702063584) (the "Property").

The neighborhood meeting will be held on November 2, 2023, from 6:00 p.m. to 7:00 p.m. in the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, North Carolina 27603.

The Property is currently zoned Residential-4 with Special Residential Parking Overlay District (R-4 w/SRPOD) and is proposed to be rezoned to Residential-6 with Special Residential Parking Overlay District (R-6 w/SRPOD). The enclosed maps show the location and current base zoning of the Property and surrounding parcels.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions for the development of the Property.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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:

Sean Stewart
Raleigh Planning & Development
(919) 996-2638
Sean.Stewart@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at acrout@smithlaw.com.

Sincerely,



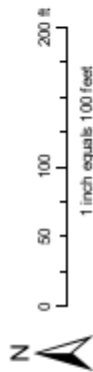
Amy Crout

enclosures

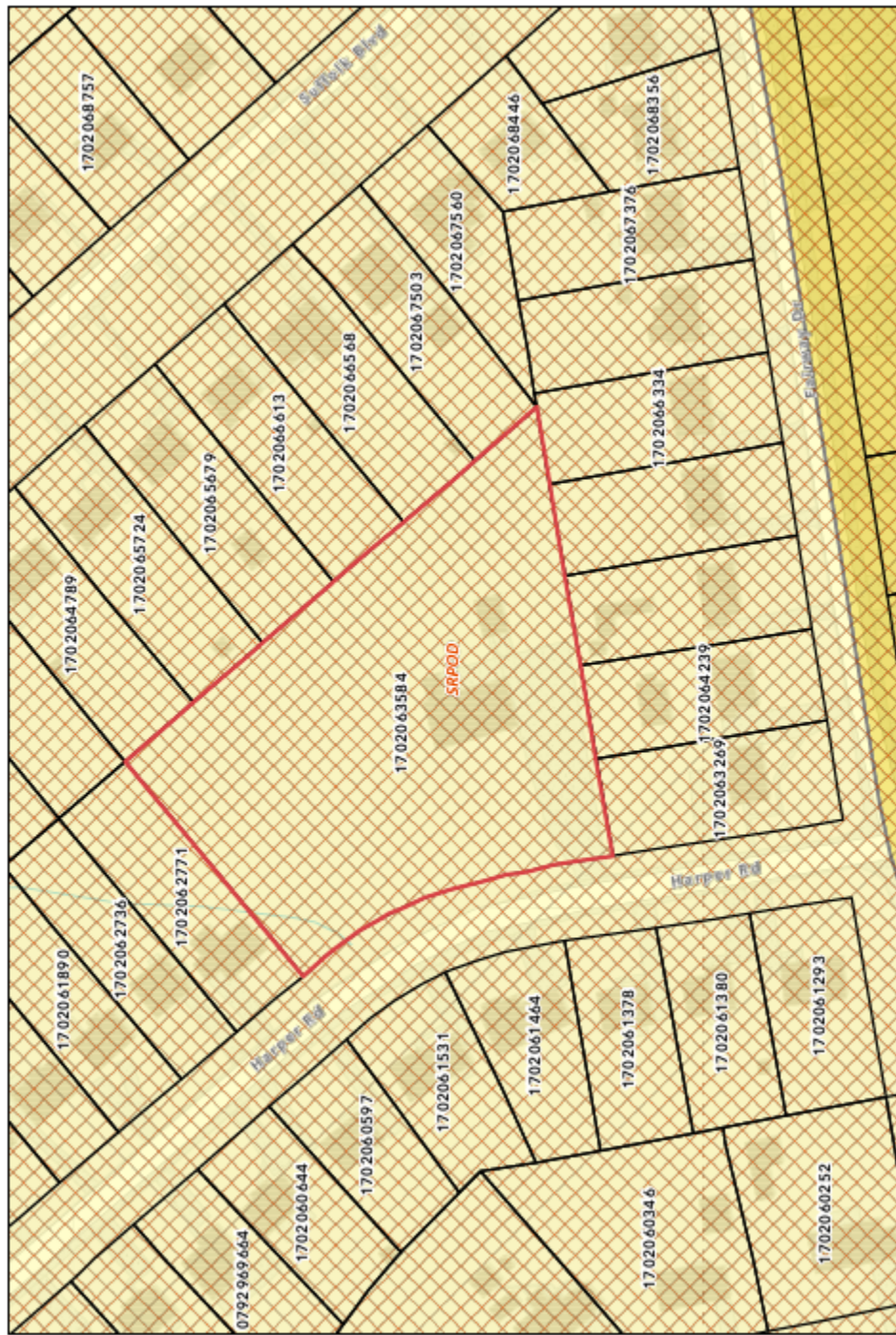


Class du jour

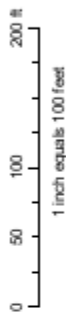
Maps are made every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** survey data. No warranties, expressed or implied, are provided for the data themselves or its use or its interpretation.



1020 Harper Road



1020 Harper Road, Raleigh



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