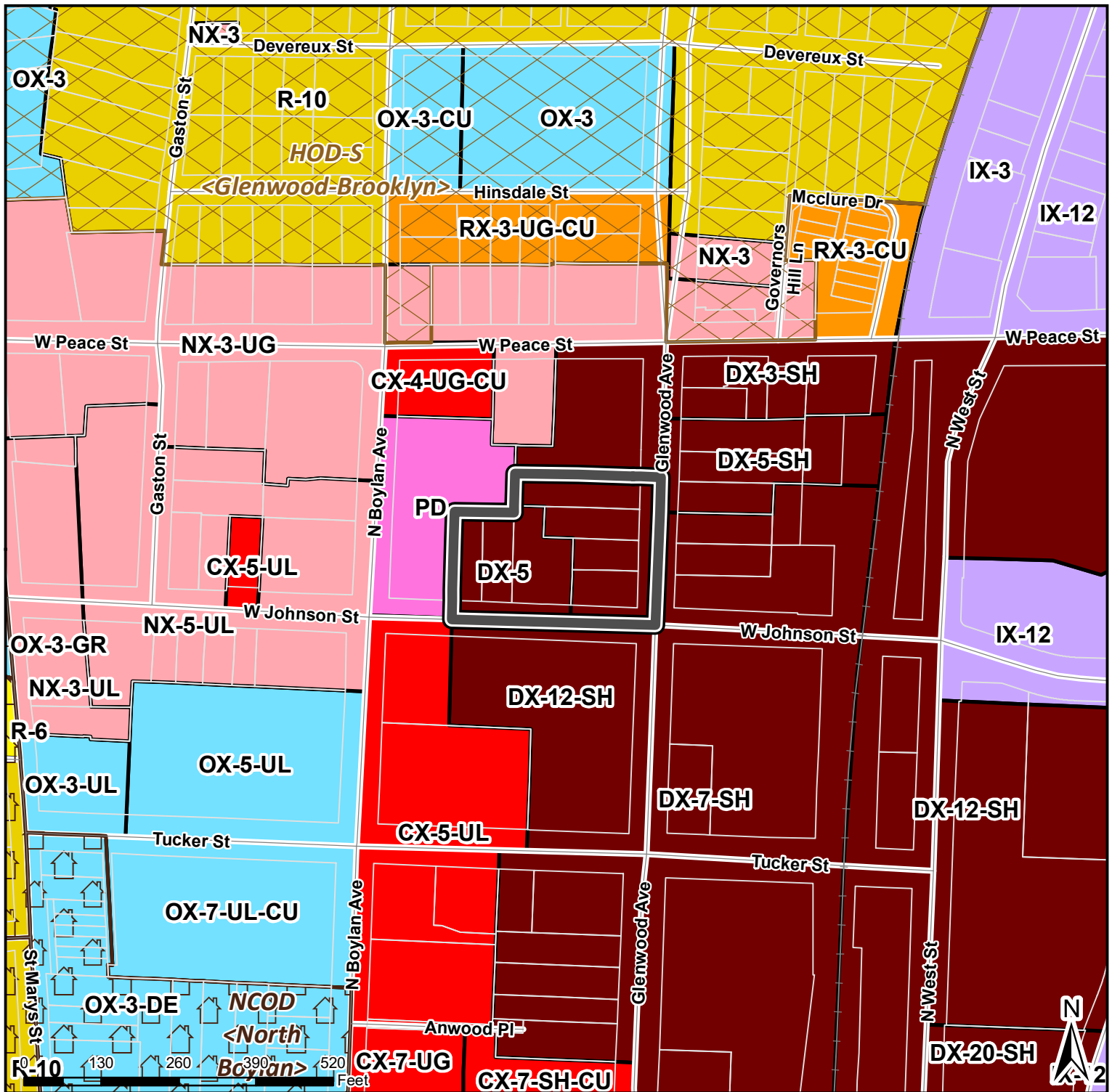
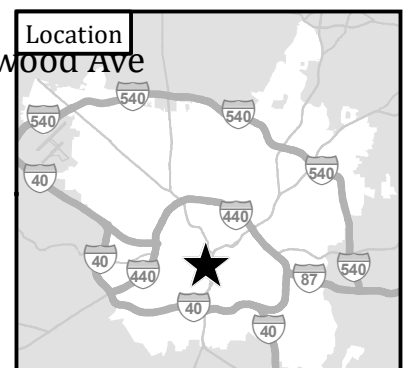


# Existing Zoning

# Z-64-2020



Property	608, 610, & 612 W Johnson St; 603, 605, 607, & 609 Glenwood Ave
Size	1.41 acres
Existing Zoning	DX-5 & DX-7-SH
Requested Zoning	DX-12-UG-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Senior Planner
Department	Planning and Development
Date	April 19, 2021
Subject	City Council agenda item for May 4, 2021 – Z-64-20 Glenwood and Johnson

---

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

Z-64-20 Glenwood and Johnson, approximately 1.41 acres located at 603, 605, 607, 609 Glenwood Ave and 608, 610, and 612 Johnson Street.

Signed zoning conditions provided on March 23, 2021, prohibit uses, provide a maximum of 150,000 square feet of office provided, specify building frontage along Glenwood Avenue, provision of an area to accommodate a bicycle facility, and limit any entry or exit to a parking area on the site shall be accessed only from Johnson Street.

**Current zoning:** Downtown Mixed Use – 5 stories (DX-5) and Downtown Mixed Use – 7 stories – Shopfront (DX-7-SH)

**Requested zoning:** Downtown Mixed Use – 12 stories – Urban General – Conditional Use (DX-12-UG-CU)

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The request is consistent with the Urban Form Map.

The Planning Commission recommends approval 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# 12099

## CASE INFORMATION: Z-64-20 JOHNSON AND GLENWOOD

Location	In the block northeast of the Johnson and Glenwood intersection.  Address: 603, 605, 607, 609 Glenwood Ave and 608, 610, and 612 Johnson Street  PINs: 1704415739, 1704401736, 1704415804, 1704413768, 170441990, 1704413718, 1704415742  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	DX-5 and DX-7-SH
Requested Zoning	DX-12-UG-CU
Area of Request	1.41 acres
Corporate Limits	The rezoning site is completely within and surrounded by the corporate limits of the city.
Property Owner	Glenwood South Associates LLC and Hobby Family LLC
Applicant	Glenwood South Associates LLC and Hobby Family LLC
Council District	D
PC Recommendation Deadline	May 24, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Prohibited uses: pawn shop, detention center, jail, prison, self-service storage.
2. A maximum of 150,000 square feet of office provided.
3. Along the Glenwood Avenue frontage, the minimum building width within the area between zero and 15 feet from the right of way shall be 80%.
4. Provision of an area measuring no more than eight feet in width along the property's frontage along Johnson Street to accommodate a bicycle facility.
5. Any entry or exit to a parking area on the site shall be accessed only from Johnson Street.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Downtown Center and Core Transit Area

<b>Consistent Policies</b>	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 2.6 Zoning and Infrastructure Impacts EP 1.1 Greenhouse Gas Reduction H 1.8 Zoning for Housing UD 1.10 Frontage UD 6.1 Encouraging Pedestrian-oriented Uses DT 1.6 Supporting Retail Growth DT 2.17 Parking Garage Entrances DT 3.9 Downtown as a Regional Center
<b>Inconsistent Policies</b>	None identified

## **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**

<b>First Neighborhood Meeting</b>	<b>Second Neighborhood Meeting</b>	<b>Planning Commission</b>	<b>City Council</b>
October 26, 2020 21 attendees	February 8, 2021 39 attendees	February 23, 2021 March 23, 2021	April 6, 2021

## PLANNING COMMISSION RECOMMENDATION

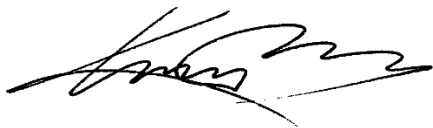
The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is reasonable and in the public interest because it advances the following policies: LU 1.2 Future Land Use Map and Zoning Consistency, LU 2.2 Compact Development, UD 6.1 Encouraging Pedestrian-oriented Uses, DT 1.6 Supporting Retail Growth, and DT 3.9 Downtown as a Regional Center.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: O'Haver; Second: Lampman; In favor: Bennett, Fox, Lampman, McIntosh, Miller, O'Haver, Rains, and Winters.
Reason for Opposed Vote(s)	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: March 25, 2021

Staff Coordinator: Matthew Klem: (919) 996-4637; [Matthew.Klem@raleighnc.gov](mailto:Matthew.Klem@raleighnc.gov)



# ZONING STAFF REPORT Z-64-20

## Conditional Use District

### OVERVIEW

The request is to rezone 1.41 acres from Downtown Mixed Use – 5 stories (DX-5) and Downtown Mixed Use – 7 stories – Shopfront (DX-7-SH) to Downtown Mixed Use – 12 stories – Urban General – Conditional Use (DX-12-UG-CU). Proposed zoning conditions prohibit certain uses, limit office development to 150,000 square feet, provide an area along Johnson Street for a bicycle facility, and limit parking access to Johnson Street.

The rezoning site comprises seven individual parcels located in the northwest quadrant of the Glenwood South and Johnson Street intersection. The combined site is developed with five single story commercial use detached houses and one single-story office building and associated parking lots.

Northwest of the subject site is an 8-story apartment building called The Paramount. Properties to the north are developed with a Starbucks and a Mellow Mushroom. East, across Glenwood South, is a 6-story Hampton Inn and several bars and restaurants. Directly south, across Johnson Street, is a 14-story Raleigh Housing Authority apartment building. More generally, the rezoning site is in an area of the Glenwood South district characterized by vertical mixed-use development, high density housing, and retail uses occupying mostly twentieth-century single-story structures.

The predominant zoning district in the area is Downtown Mixed Use with permitted building heights ranging from three to 40 stories. The adjacent property developed with The Paramount is zoned as a Planned Development and limits building height to 125 feet. Properties to the north and west have transitional zoning districts of Office Mixed Use, Commercial Mixed Use, and Neighborhood Mixed Use; beyond them is mostly low-density residential zoning.

The subject property and most adjacent properties are designated as Central Business District on the Future Land Use Map which generally coincides Downtown Raleigh. The properties to the north of the subject site are designated as Neighborhood Mixed Use.

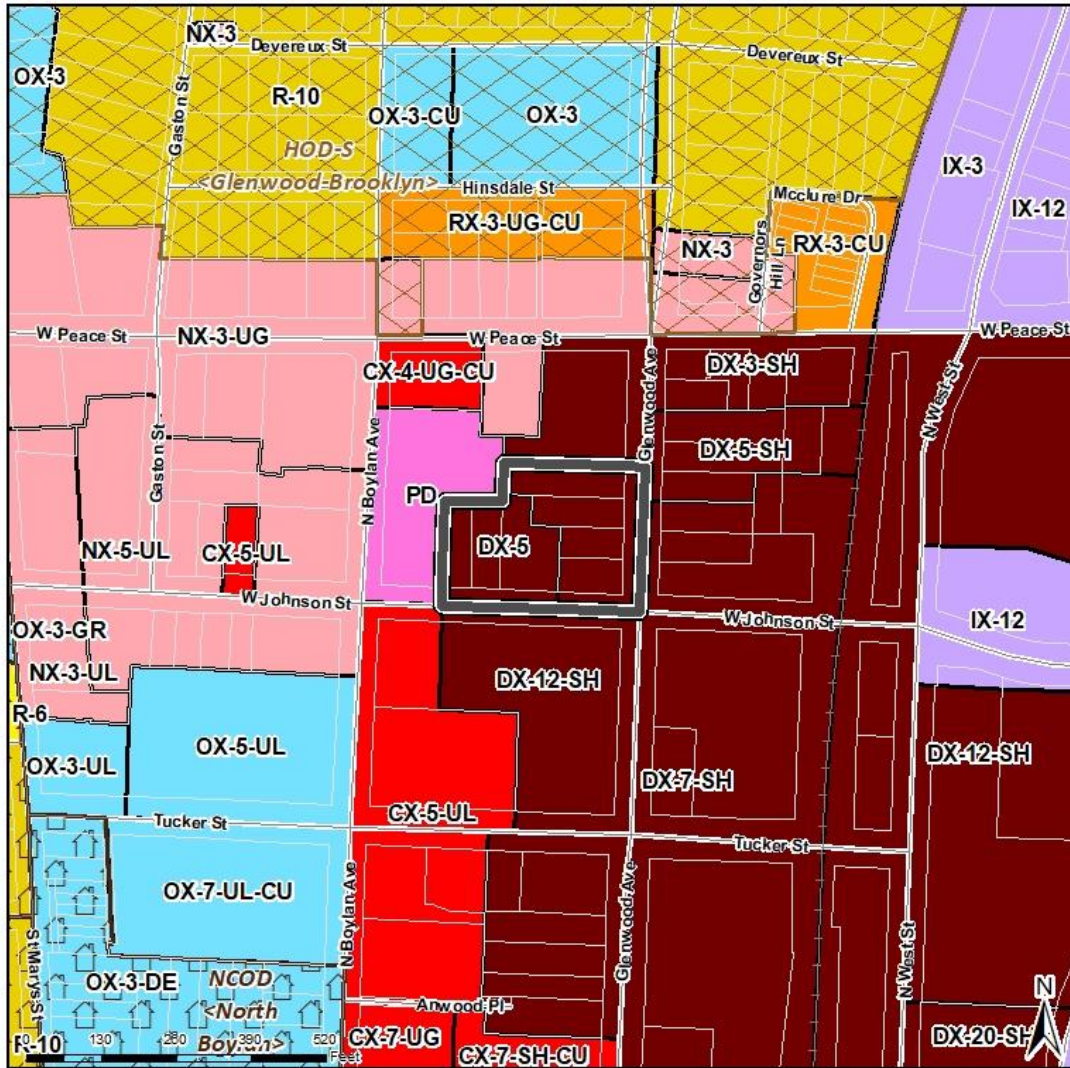
The Urban Form Map identifies the subject site and broader area as within the Downtown Center and partially within the Core Transit Area, which is focused on the planned bus rapid transit route to the east. Together these designations recommend vertically integrated, high density, walkable, transit oriented, urban development.

## OUTSTANDING ISSUES

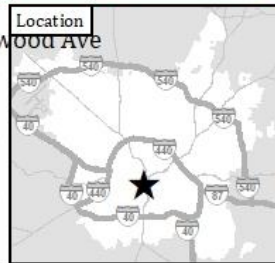
Outstanding Issues	1. None	Suggested Mitigation	1. None
--------------------	---------	----------------------	---------

# Existing Zoning

Z-64-2020



<b>Property</b>	608, 610, & 612 W Johnson St; 603, 605, 607, & 609 Glenwood Ave
<b>Size</b>	1.41 acres
<b>Existing Zoning</b>	DX-5 & DX-7-SH
<b>Requested Zoning</b>	DX-12-UG-CU

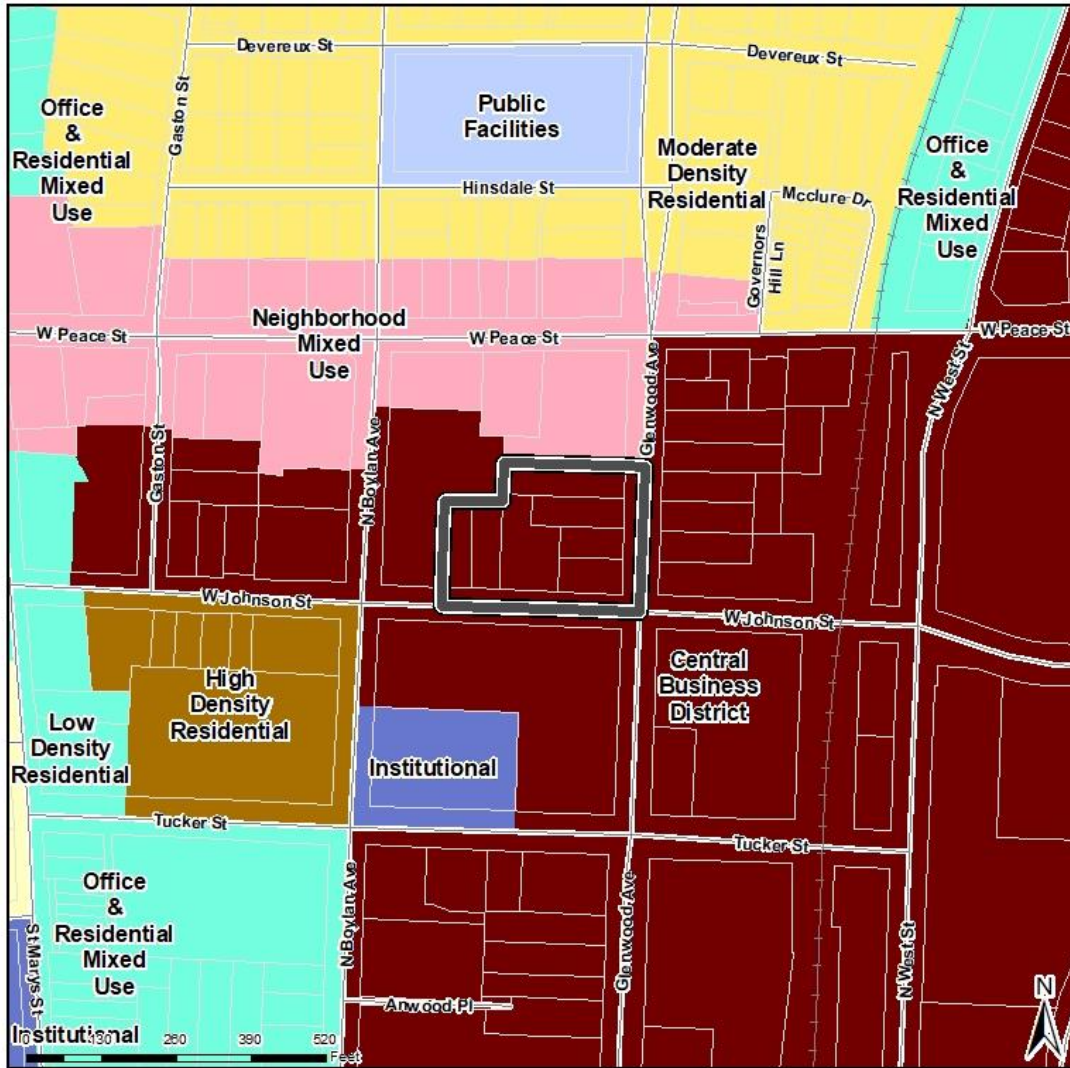


Map by Raleigh Department of City Planning (mansdf); 11/23/2020



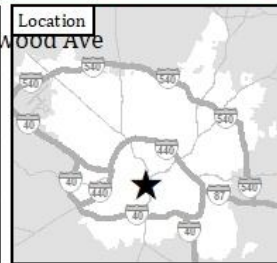
# Future Land Use

Z-64-2020



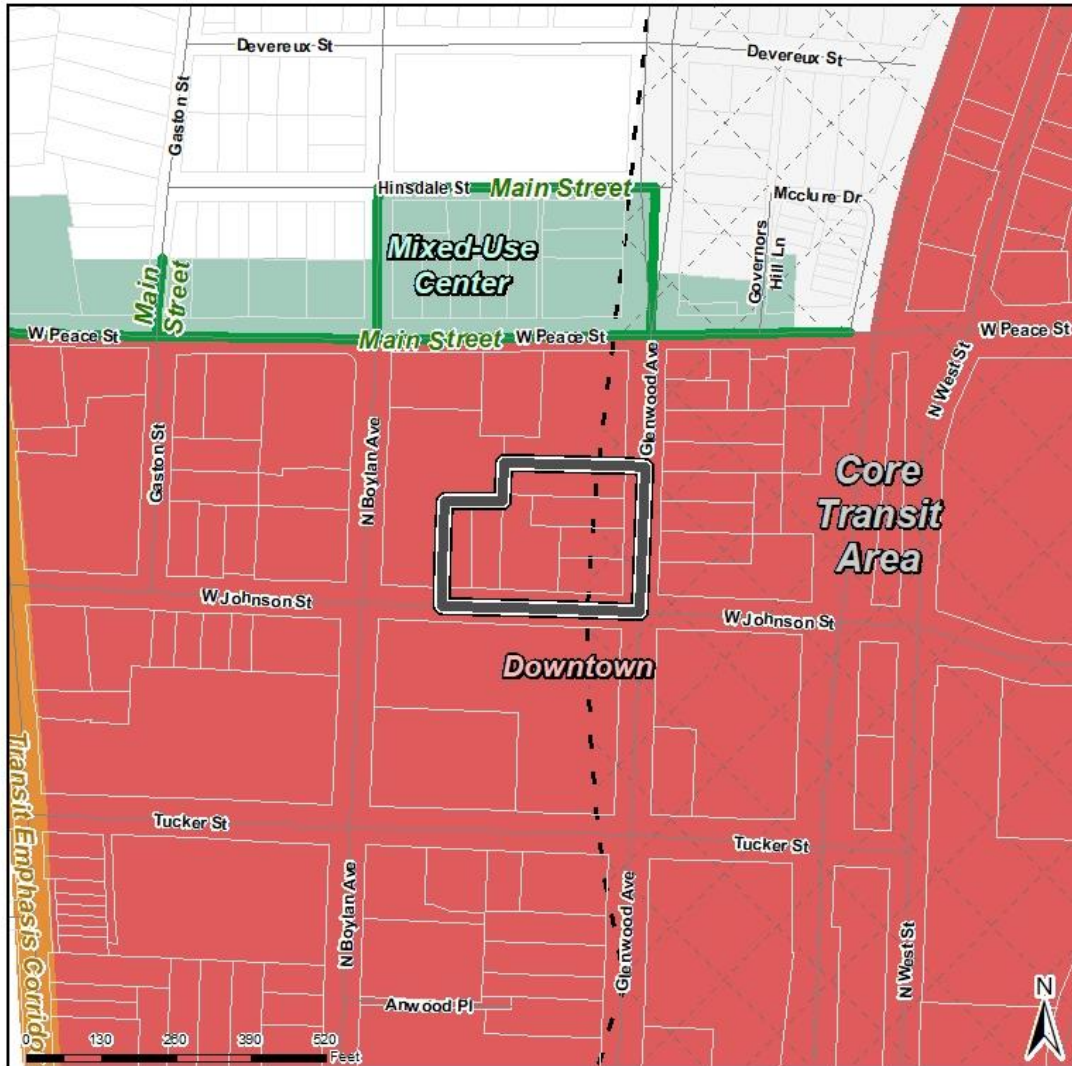
<b>Property</b>	608, 610, & 612 W Johnson St; 603, 605, 607, & 609 Glenwood Ave
<b>Size</b>	1.41 acres
<b>Existing Zoning</b>	DX-5 & DX-7-SH
<b>Requested Zoning</b>	DX-12-UG-CU

Map by Raleigh Department of City Planning (mmsd@s): 11/23/2020



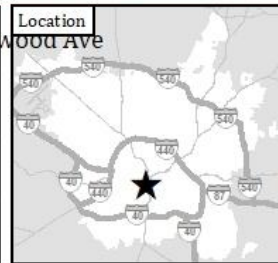
# Future Land Use

Z-64-2020



<b>Property</b>	608, 610, & 612 W Johnson St; 603, 605, 607, & 609 Glenwood Ave
<b>Size</b>	1.41 acres
<b>Existing Zoning</b>	DX-5 & DX-7-SH
<b>Requested Zoning</b>	DX-12-UG-CU

Map by Raleigh Department of City Planning (mmsd@s): 11/23/2020



# COMPREHENSIVE PLAN

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

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

The request is consistent with the vision, themes and policies contained in the 2030 Comprehensive Plan.

Most notably, the request is consistent with the themes of Expanding Housing Choices, Coordinating Land Use and Transportation, and Greenprint Raleigh – Sustainable Development. This consistency is achieved through increasing development intensity for vertical mixed use in Downtown. Development at the requested intensity will allow for more people to live and work in a walkable area with great access to commercial and recreational amenities, and employment opportunities. Allowing this type of development can reduce per capita greenhouse gas emissions which helps meet the city's goal of the U.S. Mayor's Climate Protection Agreement.

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

Yes, the Future Land Use Map designates the subject site as Central Business District which recommends Downtown Mixed Use zoning.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

N/A

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

Public facilities and streets are available and anticipated to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Central Business District

**The rezoning request is**

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

☐ **Inconsistent**

The Future Land Use Map designates the subject site as Central Business District which recommends Downtown Mixed Use zoning. The requested building height of

12-stories is also consistent with the recommendations of Table LU-2 which recommends building heights of up to 40-stories in areas in the core of mixed use centers or employment areas.

## Urban Form

**Urban Form designation:** Downtown Center and Core Transit Area

**The rezoning request is**

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

☐ **Inconsistent**

☐ **Other**

**Overview:** The subject properties are not currently zoned with urban frontage designations. Most adjacent districts are zoned with urban frontage designations. The request will add an urban frontage designation to the zoning which is consistent with the Urban Form Map.

**Impact:** The proposed Urban General frontage designation will prohibit parking at the streets edge and require new buildings to be closer to the sidewalk that what is currently required.

**Compatibility:** The proposed Urban General frontage is compatible with the area as most adjacent properties have similar frontage designations.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The requested is compatible with the property and surrounding area which is characterized by vertical mixed use and high-density residential uses within the city's Downtown. The requested building height of 12-stories is also compatible with the area which is developed with multistory structures include two adjacent developments of 8- and 13- stories.

## Public Benefits of the Proposed Rezoning

- The request will permit more residential development in a walkable.
- Allowing for more people to live in walkable areas reduces per capita greenhouse gas emissions.

## Detriments of the Proposed Rezoning

- There are no anticipated public detriments from the requested zoning district.

## Policy Guidance

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

---

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

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

### **LU 1.3 Conditional Use District Consistency**

*All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

### **DT 2.17 Parking Garage Entrances**

*To minimize pedestrian and vehicle conflicts, parking garage and service entrances should not be located on Limited Driveway Access Streets (see Map DT-4).*

### **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

- The requested Downtown Mixed Use zoning is consistent with the Future Land Use Map and all proposed zoning conditions are consistent with the 2030 Comprehensive Plan including a specific policy to manage parking garage entrances. The requested urban frontage is well coordinated with adjacent districts with similar designations.

### **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 non-contiguous development.*

### **UD 6.1 Encouraging Pedestrian-oriented Uses**

*New development, streetscape, and building improvements in Downtown, Main Streets, and TOD areas should promote high intensity, pedestrian-oriented use and discourage automobile-oriented uses and drive-through uses.*

### **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.*

### **EP 1.1 Greenhouse Gas Reduction**

*Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement.*

- The request will allow more intense office and residential development in a walkable area with convenient access to commercial and recreational amenities, and employment opportunities. Allowing for more residential density in walkable urban environments allows people to live in places where automobile reliance is low resulting in a reduction in per capita carbon emissions.

### **H 1.8 Zoning for Housing**

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

- The rezoning request will permit an increase to potential housing units from 136 to 293.

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

The request is not inconsistent with any policies contained in the 2030 Comprehensive Plan.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	62	Good transit: many nearby public transportation options.
Walk Score	30	82	Very walkable. Most errands can be accomplished on foot.
Bike Score	41	69	Very bikeable: biking is convenient for most trips.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

**Summary:** The scores above were averaged across the 7 parcels in the rezoning request. Overall, the subject site is more walkable, bikeable, and transit oriented than the city average. This means people living and working in any future development on the site will be more likely to opt out of driving to accomplish daily tasks.

## Carbon/Energy Footprint: Housing

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

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

**Summary:** All housing types, including those that are more energy efficient than detached homes are permitted.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The rezoning request would allow more residential units than what is currently allowed.
Does it include any subsidized units?	No	No subsidized units are guaranteed through rezoning conditions.
Does it permit a variety of housing types beyond detached houses?	Yes	The request would increase the amount of permitted residential units in the apartment type building.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	The request is for a mixed use district.
Is it within walking distance of transit?	Yes	The site is currently served by GoRaleigh Route 6, 8, 12, and the R-line. Route 6 operates on Glenwood Avenue and is planned to become a frequent route with implementation of the Wake Transit Plan.

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

**Summary:** The rezoning request will increase the amount of permitted residential entitlement in an area with good access to transit and permits the apartment building type.



# IMPACT ANALYSIS

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. The site does include two properties that have been block face surveyed by NCDRC and are identified as WA2942 and WA2834.

**Impact Identified:** There are no anticipated impacts to historic resources.

## 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 Edna Metz Wells Park (0.4 miles) and West Park (0.3 miles). Nearest existing greenway trail access is provided by Rocky Branch Greenway Trail (1.1 miles). Current park access level of service in this area is graded an A letter grade.

**Impact Identified:** There are no anticipated parks and recreation impacts.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,050	26,364	73,250
Wastewater	2,050	26,364	73,250

### **Impact Identified:**

The proposed rezoning would add approximately 71,200 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.

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.

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 Developed.

## Stormwater

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

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

## Transportation and Transit

### **Site Location and Context**

#### *Location*

The Z-64-20 site is located in the Glenwood South district of Downtown Raleigh, at the northwest corner of Glenwood Avenue and West Johnson Street.

#### *Area Plans*

The Z-64-20 site is located within the Downtown plan boundaries.

#### *Other Projects in the Area*

A traffic signal is planned at the intersection of Glenwood Avenue and Johnson Street. The Z-64-20 site is not located adjacent to any other programmed transportation projects.

### **Existing and Planned Infrastructure**

#### *Existing Streets*

The subject property has frontage on Glenwood Avenue and West Johnson Street. Both streets are maintained by the City of Raleigh and both are designated as main streets with parallel parking in Map T-1 of the Comprehensive Plan (street plan).

#### *Street Network*

In accordance with UDO section 8.3.2, the maximum block perimeter for DX-12 Zoning districts is 2,000 feet. The existing block perimeter is approximately 1,600 feet.

#### *Pedestrian Facilities*

Sidewalks are complete in the vicinity of the Z-64-20 site. Development of the site should result in wider sidewalks conforming to Article 8.5 of the UDO.

### *Bicycle Facilities*

The Downtown North-South Greenway Connector is a separated bikeway on Harrington and West Streets between North Street and Martin Street. It was completed in the fall of 2020. Boylan Ave has existing shared lane markings between Peace Street and Western Boulevard. Peace Street has bicycle lanes between West Street and the CSX Railroad overpass as well as west of St. Mary's Street.

Map T-3 in the comprehensive plan designates Boylan Avenue, West Street, and Johnson Street for separated bikeways. Extension of the Downtown North-South Greenway Connector north from its current terminus is a priority project.

Z-64-20 is within the bikeshare service area. Stations nearest the site are at Tucker St. at Glenwood Ave. and Jones St. at West St. While within guidelines for maximum bikeshare station spacing, there is a positive correlation between station density and ridership in larger systems like Citibike (New York City), Capital Bikeshare (Washington, DC), and Hubway (Boston, MA). Given the density of this area within Downtown Raleigh in general and this zoning request specifically, an additional station near this site would increase bikeshare ridership and may help to mitigate traffic concerns.

The applicant has offered a condition requiring the dedication of an easement on the site along West Johnson Street for sidewalk or bicycle facility purposes. This area could accommodate a bikeshare station in the future. Transportation Staff expect that the most likely use would be public bike and scooter parking. It may also help facilitate construction of the planned separated bikeway along West Johnson Street.

### *Transit*

The site is currently served by GoRaleigh Route 6, 8, 12, and the R-line. Route 6 operates on Glenwood Avenue and is planned to become a frequent route with implementation of the Wake Transit Plan.

### *Access*

The Z-28-20 site may be accessed by West Johnson Street. The applicant has offered a condition prohibiting parking access from Glenwood Avenue. This is consistent with Policy DT 2.17 Parking Garage Entrances: "To minimize pedestrian and vehicle conflicts, parking garage and service entrances should not be located on Limited Driveway Access Streets" (see Map DT-4).

### Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-64-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from DX-5 and DX-7-SH to DX-12-UG-CU is projected to have 17 new trips in the AM peak hour and 21 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-64-20 Existing Land Use	Daily	AM	PM
	0	0	0
Z-64-20 Current Zoning Entitlements	Daily	AM	PM
	1,944	177	211
Z-64-20 Proposed Zoning Maximums	Daily	AM	PM
	2,157	193	232
Z-64-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	213	17	21

**Impact Identified:** The request will add 213 daily trips and is not anticipated to degrade the function of the local transportation network.

### Urban Forestry

**Impact Identified:** There are no anticipated urban forestry impacts.

### Impacts Summary

Overall, there are no negative impacts associated with development under the requested conditional use zoning district.

### Mitigation of Impacts

There are no proposed mitigations associated with the request.

## CONCLUSION

The requested conditional use zoning district will permit a significant increase in residential units and office space in the Glenwood South district. The property is located within walking distance of commercial uses, employment opportunities, and public recreational amenities. Increasing the permitted land use intensity in this area will allow more people to live and work in a place where daily errands and tasks can be accomplished without relying on automobiles. For these reasons, the request is consistent with the 2030 Comprehensive Plan overall, including the Future Land Use Map, and policies related to compact development, greenhouse gas reduction, and zoning for housing.

## CASE TIMELINE

Date	Action	Notes
October 26, 2020	1 <sup>st</sup> Neighborhood Meeting	21 attendees
February 8, 2021	2 <sup>nd</sup> Neighborhood Meeting	39 attendees
February 16, 2021	Planning Commission	Consent agenda, no discussion
February 23, 2021	Planning Commission	New Business – Recommend Approval (8-0)

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	DX-5 & DX-7-SH	DX-3-SH	DX-12-SH	DX-5-SH & DX-7-SH	600 North Boylan PD
Additional Overlay	-	-	-	-	-
Future Land Use	Central Business Districts	Neighborhood Mixed Use	Central Business Districts	Central Business Districts	Central Business Districts
Current Land Use	Bar	Restaurant	Residential	Hotel and bar	Residential
Urban Form	Downtown Center	Downtown Center & Core Transit Area	Downtown Center & Core Transit Area	Downtown Center & Core Transit Area	Downtown Center

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	DX-5 and DX-7-SH	DX-12-UG-CU
Total Acreage	1.41	1.41
Setbacks:		
Front	3'	3'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	96 units/acre	207 units/acre
Max. # of Residential Units	136	293
Max. Gross Building SF	159,208	344,753
Max. Gross Office SF	159,928	150,000
Max. Gross Retail SF	26,382	27,580
Max. Gross Industrial SF	-	-
Potential F.A.R	3.39	5.61

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

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <b>See Attachment A</b>			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Existing Zoning Base District <b>DX</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>DX</b> Height <b>12</b> Frontage <b>UG</b> Overlay(s)			
<i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See Attachment A</b>			
Property PIN <b>See Attachment A</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Johnson Street and Glenwood Avenue</b>			
Property Size (acres) <b>See Attachment A</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See Attachment A</b>		Phone	Fax
		Email	
Applicant Name/Address <b>Glenwood South Associates, LLC 2501 Blue Ridge Road, Suite 280 Raleigh, NC 27607</b>		Phone (919) 783-9292, x-101	Fax
		Email <b>jmeir@br-realty.com</b>	
Applicant* Signature(s) <b>Joe Meir</b>		Email <b>jmeir@br-realty.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <b>See Attachment A</b>			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Existing Zoning Base District <b>DX</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>DX</b> Height <b>12</b> Frontage <b>UG</b> Overlay(s)			
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	
Date Amended (2)			
Property Address <b>See Attachment A</b>			
Property PIN <b>See Attachment A</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Johnson Street and Glenwood Avenue</b>			
Property Size (acres) <b>See Attachment A</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See Attachment A</b>		Phone	Fax
		Email	
Applicant Name/Address Glenwood South Associates, LLC 2501 Blue Ridge Road, Suite 280 Raleigh, NC 27607		Phone (919) 783-9292, x-101	Fax
		Email <b>jmeir@br-realty.com</b>	
Applicant* Signature(s) <i>John F. Holmes, Jr.</i>		Email <b>jmeir@br-realty.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**RECEIVED**


**By JP Mansolf at 10:34 am, Nov 18, 2020**



CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY  Rezoning Case #
Date Submitted <b>January 11, 2021</b>	
Existing Zoning <b>See Attachment A</b> Proposed Zoning <b>DX-12-UG-CU</b>	
Narrative of Zoning Conditions Offered	
<p>1. The following uses shall not be permitted as principal uses on the property: pawn shop; detention center, jail, prison; self-service storage.</p> <p>2. A maximum of 150,000 gross square feet of office space shall be provided.</p> <p>3. Along the Glenwood Avenue frontage, the minimum building width within the area between zero and 15 feet from the right of way shall be 80%.</p> <p>4. Prior to issuance of a building permit, the property owner shall provide the City with rights over an area measuring no more than eight feet in width along the property's frontage along Johnson Street to accommodate a bicycle facility. The property owner can grant the City rights over this area through either of the following means, in the property owner's discretion (i) dedicate public right-of-way, or (ii) record a deed of easement to the City. The ultimate width of the additional right-of-way or easement area shall be coordinated with the City's Department of Transportation, but this condition shall not require an area more than eight feet in width as measured perpendicular to the centerline of Johnson Street, nor more than 25 feet in length, as measured parallel to the centerline of Johnson Street. The rights granted by the property owner to the City shall include, at a minimum, the right of the City to use the area for public sidewalk purposes or bicycle facility purposes.</p> <p>5. Any entry or exit to a parking area on the site shall be accessed only from Johnson Street.</p> <div style="text-align: center; border: 1px solid black; padding: 10px; margin: 20px auto; width: fit-content;"> <p><b>RECEIVED</b></p> <p><b>By Matthew at 4:55 pm, Mar 23, 2021</b></p> </div>	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:  
  
 2C0B065393B74A3...

Print Name

**John F. Holmes, Jr.**

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**Date Submitted **January 11, 2021**

Rezoning Case #

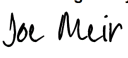
Existing Zoning **See Attachment A** Proposed Zoning **DX-12-UG-CU****Narrative of Zoning Conditions Offered**

1. The following uses shall not be permitted as principal uses on the property: pawn shop; detention center, jail, prison; self-service storage.
2. A maximum of 150,000 gross square feet of office space shall be provided.
3. Along the Glenwood Avenue frontage, the minimum building width within the area between zero and 15 feet from the right of way shall be 80%.
4. Prior to issuance of a building permit, the property owner shall provide the City with rights over an area measuring no more than eight feet in width along the property's frontage along Johnson Street to accommodate a bicycle facility. The property owner can grant the City rights over this area through either of the following means, in the property owner's discretion (i) dedicate public right-of-way, or (ii) record a deed of easement to the City. The ultimate width of the additional right-of-way or easement area shall be coordinated with the City's Department of Transportation, but this condition shall not require an area more than eight feet in width as measured perpendicular to the centerline of Johnson Street, nor more than 25 feet in length, as measured parallel to the centerline of Johnson Street. The rights granted by the property owner to the City shall include, at a minimum, the right of the City to use the area for public sidewalk purposes or bicycle facility purposes.
5. Any entry or exit to a parking area on the site shall be accessed only from Johnson Street.

**RECEIVED****By Matthew at 4:56 pm, Mar 23, 2021**

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:  
  
 E475376C60C641F...

Print Name

**Joseph Meir**

<b>REZONING APPLICATION ADDENDUM #1</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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.	
<b>STATEMENT OF CONSISTENCY</b>	
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.	
<p>The Future Land Use Map designates the site as part of the city's Central Business District, supporting a high-intensity of mixed-use development, including retail, residential, office, and other uses, consistent with the proposed DX-12 zoning designation. Several Comprehensive Plan policies support the proposed zoning, including LU 2.2 (Compact Development); LU 5.1 (Reinforcing the Urban Pattern); LU 6.1 (Composition of Urban Centers); LU 6.2 (Complementary Land Uses and Urban Vitality); ED 5.1 (Niche Office Development); H 1.8 (Zoning for Housing); UD 1.4 (Maintaining Facade Lines); UD 1.10 (Frontage); DT 1.2 (Vertical Mixed Use); DT 1.16 (High-Density Development); DT 3.1 (Ground-floor Uses on Primary Retail Streets); DT 4.1 (Encouraging Downtown Housing); and DT 7.3 (Streetwalls)</p>	
<b>PUBLIC BENEFITS</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed rezoning would bring the site into better alignment with city policies regarding placement of density and mixed uses, expanding the housing supply, economic development, and providing niche office space. The ability to provide a significant office component at this mixed-use location will also help to support surrounding businesses during the daytime hours, while the proposed urban frontage will maintain and reinforce the pedestrian environment of downtown and Glenwood South.</p>	

**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.

None.

**PROPOSED MITIGATION**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A

## URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation

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

- |           |   |
|-----------|---|
| <b>1.</b> | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p><b>Response:</b></p>   |
| <b>2.</b> | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p><b>Response:</b></p>  |
| <b>3.</b> | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p><b>Response:</b></p>  |
| <b>4.</b> | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p><b>Response:</b></p> |
| <b>5.</b> | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p><b>Response:</b></p>   |
| <b>6.</b> | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p><b>Response:</b></p>   |

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p><b>Response:</b></p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p><b>Response:</b></p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p><b>Response:</b></p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p><b>Response:</b></p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p><b>Response:</b></p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p><b>Response:</b></p>

13.	<i>New public spaces should provide seating opportunities.</i> <b>Response:</b>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response:</b>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i> <b>Response:</b>
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i> <b>Response:</b>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i> <b>Response:</b>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> <b>Response:</b>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> <b>Response:</b>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p><b>Response:</b></p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p><b>Response:</b></p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p><b>Response:</b></p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p><b>Response:</b></p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p><b>Response:</b></p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p><b>Response:</b></p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>Response:</b></p>



REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

## Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purposes of initiating the request, by property owners or third-party applicants.

## Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or [jp.mansolf@raleighnc.gov](mailto:jp.mansolf@raleighnc.gov).

### WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in [UDO Ch. 10](#). The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

### GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

#### **Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.**

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with [UDO Sec. 10.2.1.C.1.b](#).
- By coordinating with Raleigh Planning & Development staff.
  - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
  - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

**The meeting should be held within specific timeframes and meet certain requirements.**

The UDO requires that “the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in [UDO Sec. 10.2.1.C.1](#). In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant’s presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

**Additional informational material should be provided by post to all invitees.**

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by [UDO Sec. 10.2.1.C.1](#), the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan ([UDO Art. 4.6](#) and [4.7](#)) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

**The meeting agenda should describe the action to be requested and the nature of the questions involved.**

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.

The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

## NOTIFICATION LETTER TEMPLATE

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

(MEETING WEB ADDRESS)

Or call:

(MEETING PHONE NUMBER)

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf

Raleigh Planning & Development

(919)996-2180

[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I (we) can be reached at:

(NAME)

(CONTACT INFO)

Sincerely,

## ATTESTATION TEMPLATE

### 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 \_\_\_\_\_, day of \_\_\_\_\_, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

---

Signature of Applicant/Applicant Representative

---

Date



## SUMMARY OF ISSUES

A neighborhood meeting was held on October 26, 2020 (date) to discuss a potential rezoning located at [see Attachment A to application] (property address). The neighborhood meeting was held at [virtual] (location). There were approximately 21 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

The rezoning proposal and process were outlined, and the anticipated mixed-use project described.

The proposed height was discussed as compared with the adjacent pool.

The anticipated number of residential units, entrance locations, and traffic impacts were discussed.

The availability of public parking was described, as well as garage entrance location.

Impacts on surrounding property values, and their role in the rezoning process, were discussed.

Attendees asked about preservation of green space and large trees.

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
Sam and Wendy Mahaffey	618 N BOYLAN AVE STE 912
Tyra Kurkowski	650 West North Street
Ira Mabel	
Paul & Karen Turinsky	618 North Boylan Avenue, Unit 724
Larry Miller	510 Glenwood Ave Apt 412
Bob & Cindy Bazemore	628 N Boylan Ave #528
Betty Digel	618 N Boylan Ave, #606
LINDA KARIGAN	510 Glenwood Ave, Unit 511
Dino Morelli	618 N Boylan Ave
Grace Chen	601 Hinsdale Street
Daniel Lovenheim	609 Glenwood Ave
David Warren	618 N. Boylan Avenue
Angela Floyd	618 N BOYLAN AVE STE 918
Craig Wright	618 N Boylan Avenue
Mike and Joni Reisinger	618 N. Boylan Ave. #720
David Haeussler	614 West Peace St
Daniel Hurt	618 N. Boylan Ave #408
Rudy Waldner	618 N. Boylan Ave Ste 618
Collier Marsh	301 Fayetteville St., Suite 1400
Hayden Sullivan	717 Tucker Street
Randy Goins	611 Tucker Street

REZONING OF PROPERTY CONSISTING OF +/- 1.47 ACRES  
LOCATED AT GLENWOOD AVENUE AND W. JOHNSON STREET IN THE CITY OF  
RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
FEBRUARY 8, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, February 8, at 5:00 p.m. The property considered for this potential rezoning totals approximately 1.47 acres, and is located at Glenwood Avenue and W. Johnson Street (see list in attached **Exhibit A**), in the City of Raleigh, having Wake County Parcel Identification Numbers (see list in attached **Exhibit A**). This meeting was held Virtually. All owners of property within 1000 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**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.



Molly M. Stuart | Counsel  
421 Fayetteville Street, Suite 530  
Raleigh, NC 27601  
919-890-3318  
mstuart@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Molly Stuart

Date: January 28, 2021

Re: Notice of virtual meeting to discuss potential rezoning of certain property described in the chart below (the "Property")

Property

PIN	Owner	Property Address	Current Zoning
1704413718	Hobby Family LLC	612 W. Johnson St.	DX-5
1704413768	Glenwood South Associates LLC	610 W. Johnson St.	DX-5
1704414736	Glenwood South Associates LLC	608 W. Johnson St.	DX-5
1704414990	Glenwood South Associates LLC	609 Glenwood Ave.	DX-7-SH
1704415739	Glenwood South Associates LLC	605 Glenwood Ave.	DX-7-SH
1704415742	Glenwood South Associates LLC	603 Glenwood Ave.	DX-7-SH
1704415804	Glenwood South Associates LLC	607 Glenwood Ave.	DX-7-SH

We are counsel for Glenwood South Associates, LLC ("Glenwood"), which plans to rezone the above-captioned Property. Currently, the Property is zoned DX-5 and DX-7-SH. Glenwood is considering rezoning the Property to Downtown Mixed- Use Development, up to 12 stories, with additional zoning conditions (DX-12-UG-CU). The purpose of the zoning request is to accommodate mixed-use development on the site.

You are invited to attend a neighborhood meeting on Monday, February 8, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-64-20.

If you have further questions about the rezoning process, please contact:

Matthew Klem  
Raleigh Planning & Development  
919-996-4637  
[matthew.klem@raleighnc.gov](mailto:matthew.klem@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@mstarlaw.com](mailto:mstuart@mstarlaw.com)

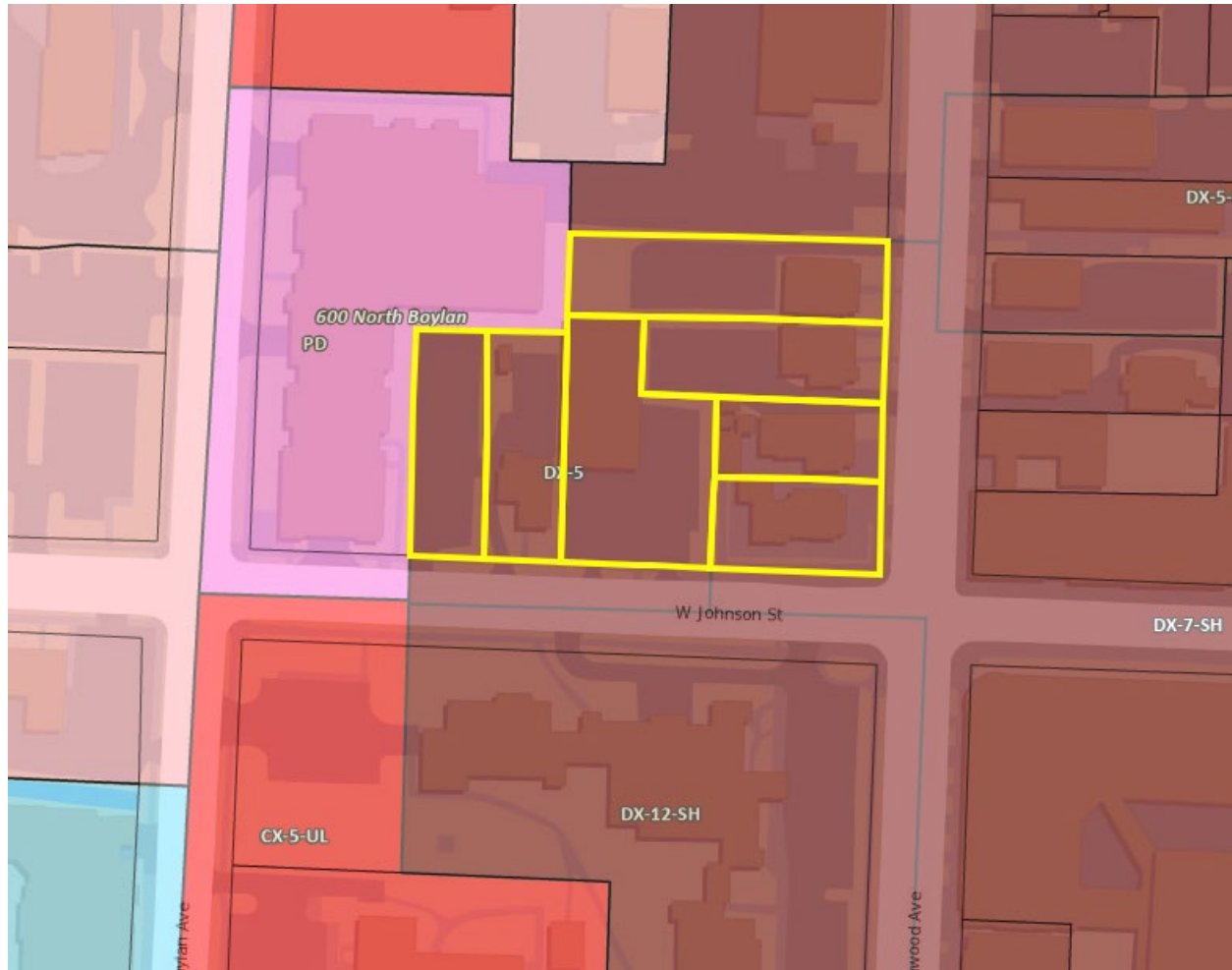
Sincerely,

A handwritten signature in blue ink, appearing to read "m82", located below the typed name and contact information.

Aerial Photo



## Zoning







**How to Participate in the February 8, 2021 Neighborhood Meeting  
Re: Glenwood Avenue and Johnson Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [bit.ly/mlg02082021mtg](https://bit.ly/mlg02082021mtg) to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 920 1031 0730
  - Enter password: 873058
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.



# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <b>See Attachment A</b>			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>DX</b> Height    Frontage    Overlay(s) _____			
Proposed Zoning Base District <b>DX</b> Height <b>12</b> Frontage <b>UG</b> Overlay(s)			
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See Attachment A</b>			
Property PIN <b>See Attachment A</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>Johnson Street and Glenwood Avenue</b>			
Property Size (acres) <b>See Attachment A</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address <b>See Attachment A</b>		Phone	Fax
		Email	
Applicant Name/Address Glenwood South Associates, LLC 2501 Blue Ridge Road, Suite 280 Raleigh, NC 27607		Phone (919) 783-9292, x-101	Fax
		Email <b>jmeir@br-realty.com</b>	
Applicant* Signature(s)		Email <b>jmeir@br-realty.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY  Rezoning Case #
Date Submitted	
Existing Zoning <b>See Attachment A</b> Proposed Zoning <b>DX-12-UG-CU</b>	
Narrative of Zoning Conditions Offered	
<p>1. The following uses shall not be permitted as principal uses on the property: pawn shop; detention center, jail, prison; self-service storage.</p> <p>2. A maximum of 150,000 gross square feet of office space shall be provided.</p> <p>3. Along the Glenwood Avenue frontage, the minimum building width within the area between zero and 15 feet from the right of way shall be 80%.</p> <p>4. Prior to issuance of a building permit, the property owner shall provide the City with rights over an area measuring no more than eight feet in width along the property's frontage along Johnson Street to accommodate a bicycle facility. The property owner can grant the City rights over this area through either of the following means, in the property owner's discretion (i) dedicate public right-of-way, or (ii) record a deed of easement to the City. The ultimate width of the additional right-of-way or easement area shall be coordinated with the City's Department of Transportation, but this condition shall not require an area more than eight feet in width as measured perpendicular to the centerline of Johnson Street, nor more than 25 feet in length, as measured parallel to the centerline of Johnson Street. The rights granted by the property owner to the City shall include, at a minimum, the right of the City to use the area for public sidewalk purposes or bicycle facility purposes.</p> <p>5. Any entry or exit to a parking area on the site shall be accessed only from Johnson Street.</p>	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 \_\_\_\_\_

Print Name \_\_\_\_\_

**Joseph Meir**

## EXHIBIT C – ITEMS DISCUSSED

1	What are the plans for the number of stories for the properties on W. Johnson St.
2	Where will garbage trucks enter/exit?
3	The neighborhood meeting presented a concept that would be 12 stories facing Glenwood and 8 stories for the remainder of the property adjacent to the Paramount. The zoning request does not reflect the proposal that was presented to the neighborhood and is asking for 12 stories for all. Can you please comment on that.
4	Will a restaurant be able to use the ground floor.
5	Thanks for your answer. However, I know the max number of stories is 12. Is that number that is planned for W. Johnson?
6	This is on a hill, will the height vary?
7	The present concept would have residential units in close proximity to and directly facing residential units at the Paramount. What measures are being considered to reduce the impact of this to residents of both properties?
8	Will there be affordable housing?
9	is the intent of the residential use of the building to be apartments or condos?
10	Is the design of the building available for us to see?
11	If the plan is still for 8 stories, can the request be re-submitted to address the need for 12 facing Glenwood and 8 otherwise?
12	do we know how many apts
13	Will there be a stop light be installed as Johnson and Boylan?
14	Can you please share the slide of the building plan again for a moment?
15	Will there be a roof top bar in the building?
16	from the rendering you showed, the Glenwood frontage looks to be 5 stories higher, 17?
17	Since it will be 12 stories, will there be wood used in the main frame of the construction or will it all be steel/concrete?
18	or is that the height of the floors are different?
19	What are the plans for parking, specifically related to customer and guest parking?
20	Can you tell us where along Johnson, the entrance to the parking garage of new bldg is?
21	my concern is the rendering seems to tower over the Paramount which is I think 8-9 stories. and definitely dwarfs the 5 story hotel across the street. so I guess my question is - are their per story height limits? so we end up with a 20 story height building but technically there's only 12 stories
22	How much land does the building footprint occupy?
23	I recall in the last public meeting that it was said the restaurant/bar space(s) were going to be under the garage at street level. This has changed it seems like.
24	Are there "nuisance" categories of retail excluded by the city, e.g., payday lenders?
25	So no total height footage has been determined?
26	What is the approx timeline?
27	If approved, when would construction begin and what would an estimate for completion of the project - would Glenwood be closed for traffic during construction?
28	Hey Molly - i have an answer for the height question
29	% equity vs. financed for the project?

30	Is there a Glenwood ave streetscape plan? This area is really being developed and right now seems to be a hodge podge.
31	How far from this property would the next building of comparable height be located?
32	Does the city complete an assessment of sewer capacity as part of the approval process, since there have been past problems in sewer capacity.
33	What floor do you anticipate the Terrace on the North side of the Club Amenity will be?
34	How many parking spaces per bedroom will be provided in the parking garage?
35	Are additional 'variances' being asked for with the rezoning request that would allow for further deviations from the zoning requirements?
36	Won't Joe lose his skyline siteline when the Creamery gets their 40story zoning?
37	Will you retaining ownership and managment of the rental and retail properties?
38	How can I get a copy of your slides/renderings?
39	What is the expcted price point for the residentail units?
40	Yes, Raleigh towers is 13
41	Will the Terrace on the back of the building also be on ground floor?
42	what type of green space is being incorporated? what measures (if any) are being taken beyond the basic requirements from the City to mitigate environmental impact?
43	Can the transitional height plan be added as a condition of the re-zoning request?
44	Can you provide any details regarding landscaping of the setback between the adjacent properties?
45	Can you please show sections through the project?
46	Will the letter re the Planning Commission meeting go to neighboring property owners? I am a neighboring owner and did not get the notice of this meeting? I think it was sent to our tenant instead.
47	Should I contact Matt to make sure I get the letter? Our tenant's address is in the tax record.
48	Why only residents 500 feet away for the next meeting?
49	It doesn't!
50	How do residents more than 500 feet away find out about the next meeting?
51	Will you present at CAC?
52	Is there going to be a traffic impact analysis?

## EXHIBIT D – MEETING ATTENDEES

1.	Bettyann Diegel
2.	Paul & Karen Turinsky
3.	Neil Bergman
4.	Carolyn Watson
5.	Joshua Price
6.	Robert Stephens
7.	Larry Miller
8.	Will Joslin
9.	Roy Saba
10.	Matthew Klem
11.	James Joslin
12.	Susan Stone
13.	Cindy Bazemore
14.	Dylan Bouterse
15.	Ann Killough
16.	Karen Halsey
17.	Laurie Reed
18.	Lorrie Iverson
19.	David Joslin
20.	Rudy Waldner
21.	Casey Fox
22.	Erroll Nicoll
23.	Tim Bolden
24.	Kevin Fadaie
25.	Vlad Gavrilov
26.	Lisa Hughet
27.	Matthew Macneil
28.	ccline
29.	Jim Belt
30.	Nell Joslin
31.	Dino Morelli
32.	g. cerniglia
33.	Hayden Sullivan
34.	Brittany Bryan
35.	Thomas Palmer
36.	Mike Reisinger
37.	Philip Poe
38.	Jeff Karigan
39.	David Golder