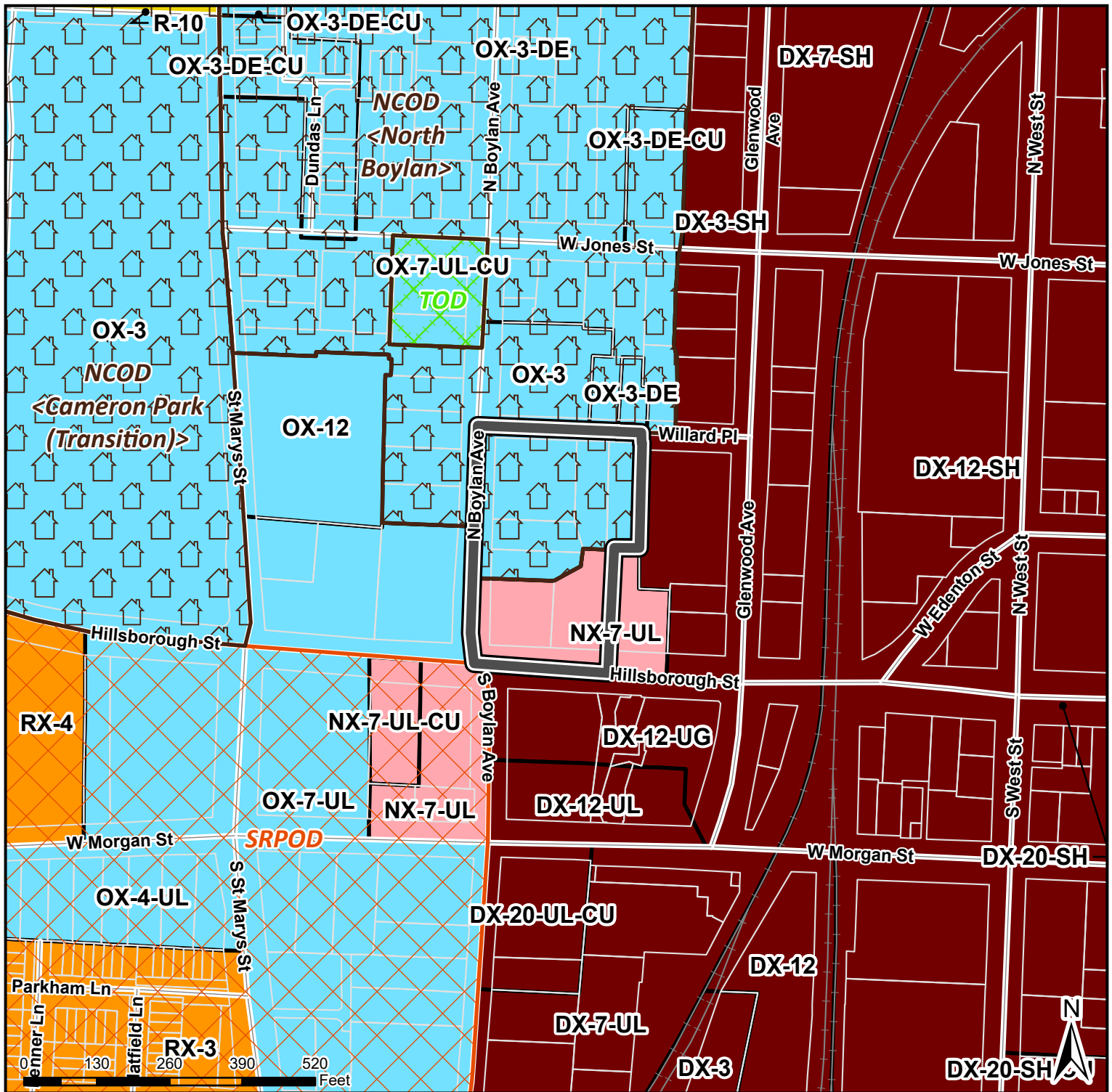
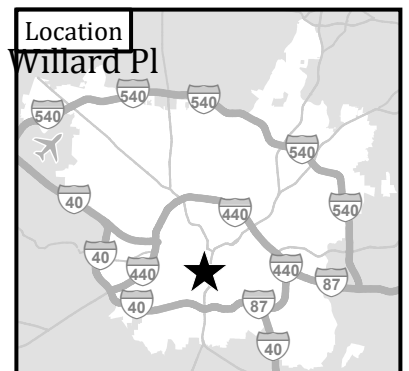


Existing Zoning

Z-65-2022



Property	618, 630 Hillsborough St; 10, 14, 16 N Boylan Ave; 607, 615 Willard Pl
Size	2.04 acres
Existing Zoning	NX-7-UL & OX-3-DE w/NCOD
Requested Zoning	DX-20-SH-CU



Rezoning Application and Checklist

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



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

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

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

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.</p> <p>2. Before submitting a site plan for the first phase of development that impacts the existing house located at 16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873 ("Elmwood"), a certificate of appropriateness application ("COA") shall be filed with the Raleigh Historic Development Commission ("RHDC") for the relocation of Elmwood to another site within the City of Raleigh's planning jurisdiction (the "Relocation COA").</p> <p>If, after approval of the Relocation COA, the building is damaged by over 50% of its value by the relocation process or by natural disaster, applicant will provide public notice for 90 days of an offer for relocation of Elmwood, such relocation plan contingent on a new COA approval by RHDC. The notice shall also be sent to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office.</p>

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

Property Owner(s) Signature: _____

Printed Name(s): _____

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

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

Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

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

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

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

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

Urban Form Designation: Downtown

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning 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 purpose of initiating the request, by property owners or third-party applicants.

Date:

Re: (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (Please also provide any relevant details regarding the request.)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning.

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

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 the Raleigh Planning and Development Department at:

(919) 996-2682 (option 2)
rezoning@raleighnc.gov

Thank you.

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning and Development prior to the aforementioned 10-day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning and Development at time of application submittal.

Submitted Date: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on July 12, 2022 (date) to discuss a potential rezoning located at 618 & 630 Hillsborough St; 10, 14, & 16 N Boylan Ave; (property address). The neighborhood Meeting was held at 5250 Ashe Ave., Raleigh, NC 27606 (location). There were approximately 25 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Affordable housing for tenants at 30% or 50% AMI
Loss of historic structures in Raleigh, i.e. Josephus Daniels house, Arby's sign, Charlie Goodnights
Historic preservation of Elmwood and National Register status upon relocation
Number of buildings on site, percentage of site covered in building(s)
open space and tree canopy
Timing of a certificate of appropriateness during rezoning case
Preservation of Char-Grill building, incorporation of sign into development
Reason for N Boylan NCOD on N Boylan/Willard PI part of assemblage due to Elmwood

[illegible]

July 1, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on July 12, 2022 from 7-8pm at the Pullen Park Community Center, located at 408 Ashe Avenue, Raleigh, NC 27606. The purpose of the meeting is to discuss an upcoming application to rezone 7 parcels of land located at 618 Hillsborough Street (1703492349), 630 Hillsborough Street (1703491348), 10 N Boylan Avenue (1703491457), 14 N Boylan Avenue (1703491572), 16 N Boylan Avenue (1703491672), 607 Willard Place (1703493528), and 615 Willard Place (1703492660) (collectively, the "Site"). The Site is currently zoned Neighborhood Mixed Use-7 Stories-with Urban Limited Frontage (NX-7-UL), Office Mixed Use-3 Stories-with North Boylan Neighborhood Conservation Overlay District (OX-3-w/ N. Boylan NCOD), and Office Mixed Use-3 Stories-Detached Frontage-with North Boylan Neighborhood Conservation Overlay District (OX-3-DE-w/ N. Boylan NCOD). This proposal would rezone the Site to Downtown Mixed Use-20 Stories-Shopfront Frontage-with Conditions (DX-20-SH-CU). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

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

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

If you have any questions about this rezoning, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

Thank you,

Jamie S. Schwedler



**618/630 Hillsborough Street;
10/14/16 N. Boylan Avenue; &
607/615 Willard Place**

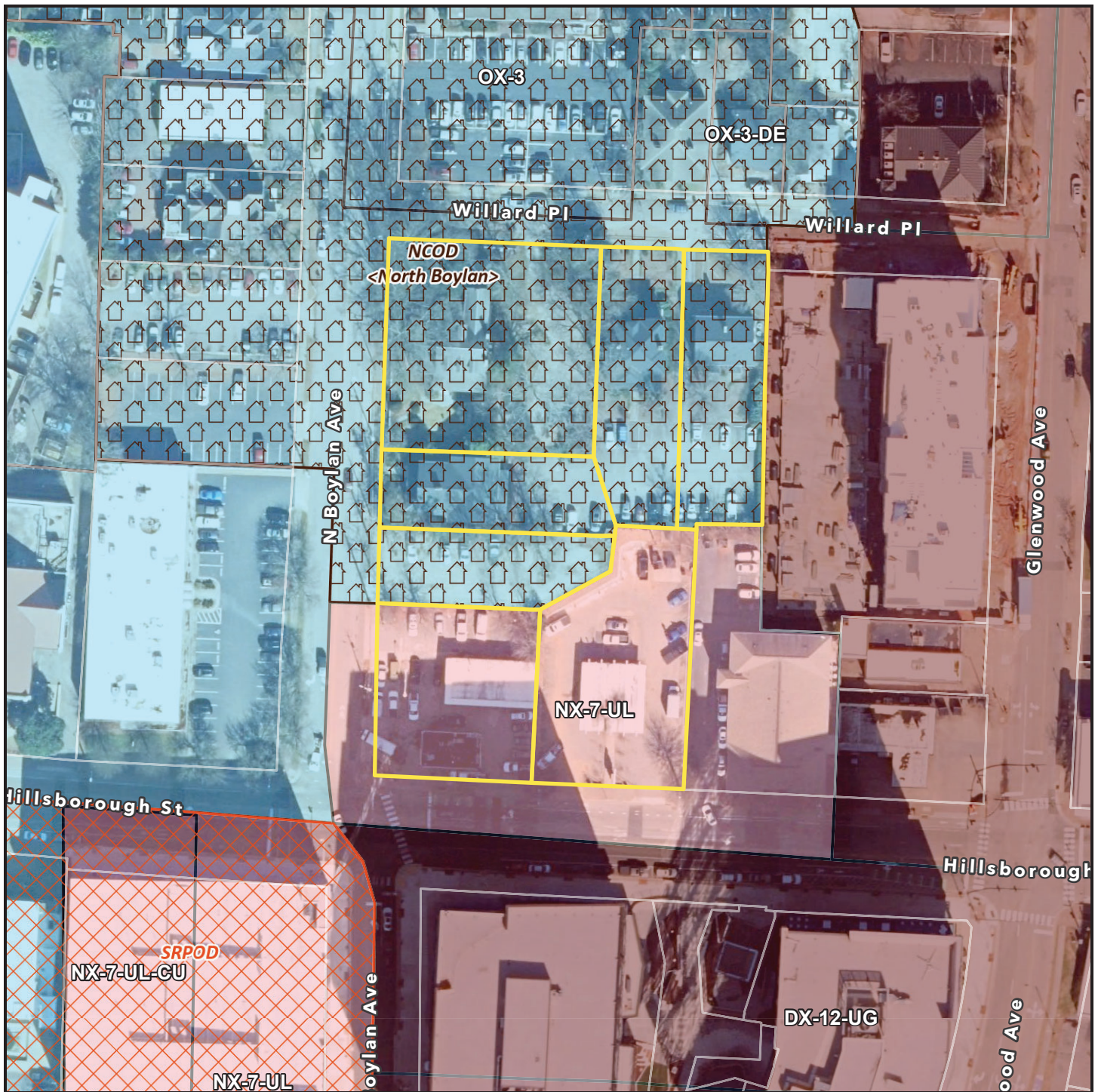


0 100 200 400 ft
1 inch equals 200 feet

Vicinity Map

Disclaimer

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



**618/630 Hillsborough Street;
10/14/16 N. Boylan Avenue; &
607/615 Willard Place**

Zoning Map

**Current Zoning:
NX-7-UL; OX-3-w/ N. Boylon NCOD; &
OX-3-DE-w/ N. Boylon NCOD**



0 50 100 200 ft
1 inch equals 100 feet

Disclaimer

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

HILLSBOROUGH ST/N BOYLAN AVE REZONING – APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 618 Hillsborough Street, Raleigh, NC 27603
PIN: 1703492349
Deed Reference (book/page): 2790/13
Acreage: 0.38 ac
Owner: Mahlon L. Aycock & Ryon W. Wilder
Owner Address: 5201 Lenoraway Dr, Raleigh, NC 27613-1404

Parcel 2

Site Address: 630 Hillsborough St, Raleigh, NC 27603
PIN: 1703491348
Deed Reference (book/page): 16997/1152
Acreage: 0.30 ac
Owner: Hillsborough 630, LLC
Owner Address: P.O. Box 340805, Beavercreek, OH 45434-0805

Parcel 3

Site Address: 10 N Boylan Ave, Raleigh, NC 27603
PIN: 1703491457
Deed Reference (book/page): 8711/833
Acreage: 0.18 ac
Owner: Thomas Murray Williams as Trustee under the Elizabeth Cross Williams Tyler Trust; Thomas Murray Williams as trustee under the Thomas Murray Williams Trust; Alfred Williams, IV; Virginia G. Williams; Lucy Clyde Blount Williams; Judson Blount Williams; Dargan Morris Williams; Donaldson G. Williams; Joel T.C. Williams; Elizabeth Williams; Owen D. Williams; Sarah Williams; Margaret W. Williams; Clarence Edward Williams, III; J. Cross Williams, Jr., by and through his wife, Anne L. Williams, Agent, under a Durable Power of Attorney recorded at Book 017624, Page 02448 of the Wake County Registry
Owner Address: 3111 Glenwood Ave, Raleigh, NC 27612-5006

Parcel 4

Site Address: 14 N Boylan Ave, Raleigh, NC 27603
PIN: 1703491572
Deed Reference (book/page): 19024/1519
Acreage: 0.19 ac
Owner: T.R. Ashe Development, LLC; Matthew S. Lamb; Robin D. Lamb; John M. Gardner; Susan P. Gardner
Owner Address: 690 Rainbow Mountain Rd, Boone, NC 28607-6833

Parcel 5

Site Address: 16 N Boylan Ave, Raleigh, NC 27603
PIN: 1703491672
Deed Reference (book/page): 8080/873
Acreage: 0.49 ac
Owner: William B. L. Little & Cathryn MacDonald Little
Owner Address: 1904 Prescott Pl, Raleigh, NC 27615-5552

Parcel 6

Site Address: 615 Willard Place, Raleigh, NC 27603
PIN: 1703492660
Deed Reference (book/page): 19024/1519
Acreage: 0.25 ac
Owner: T.R. Ashe Development, LLC; Matthew S. Lamb; Robin D. Lamb; John M. Gardner; Susan P. Gardner
Owner Address: 690 Rainbow Mountain Rd, Boone, NC 28607-6833

Parcel 7

Site Address: 607 Willard Place, Raleigh, NC 27603
PIN: 1703493528
Deed Reference (book/page): 19024/1519
Acreage: 0.25 ac
Owner: T.R. Ashe Development, LLC; Matthew S. Lamb; Robin D. Lamb; John M. Gardner; Susan P. Gardner
Owner Address: 690 Rainbow Mountain Rd, Boone, NC 28607-6833

Downtown Urban Design Guidelines

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.

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

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response: N/A
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	Response: The location of loading and service entrances are intended to be identified at site plan, with the intent to comply with this guideline.
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response: Based on the site constraints, the majority of parking is intended to be structured parking. Appropriate streetscape landscaping is intended to be installed where possible.
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	Response: The building architecture is intended to incorporate appropriate screening of mechanical equipment at site plan.
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	Response: Based on the proposed site constraints, curb cuts are intended to be minimized.
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response: Specifics of building entries are intended to be addressed at site plan.

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response: Specifics of pedestrian building entrance locations are intended to be addressed at site plan.
8	Building entries should be at grade.
	Response: Building entrances are intended to be at grade per site constraints.
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response: Specifics of street-level architectural details are intended to be addressed at site plan.
10	The use of solid roll-down security gates is discouraged.
	Response: Solid roll-down security gates are not intended to be utilized.
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	Response: Façades are intended to be addressed at site plan.
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response: There are not intended to be any large unarticulated walls.
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response: Buildings are intended to incorporate architectural features to appear more vertical than horizontal.
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	Response: Building architecture is intended to be emphasized at entry points at street level.
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	Response: Building architecture is intended to be emphasized at entry points at street level. The specific details of entryways will be determined at site plan.

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	Response: At least 2/3 of the first story façade is intended to be windows, at least 85% transparent, without tinted/reflective glass, at most 3 ft from sidewalk
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response: Ground-floor storefront windows are not intended to be obscured.
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response: N/A
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response: If ceilings must be lowered below the height of ground level windows due to the grade, this guideline is intended to be met.
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response: These features are intended to be incorporated, where appropriate, at site plan.
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response: Arcades, colonnades, and galleries are intended not be used within the public right-of-way.
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response: N/A
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response: Hardscape design is intended to incorporate the use of high-quality materials, and the applicant team will work with City staff to investigate ways to improve the pedestrian experience.

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	Response: The site is intended to be designed at site plan to create a strong pedestrian experience.
25	Walls of buildings should parallel the orientation of the street grid.
	Response: The walls of buildings are intended to parallel the orientation of the street grid.
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	Response: Building is intended to be designed with variable vertical articulation.
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response: The site is intended to be designed to ensure access to light and air.
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response: The site is intended to be designed at site plan to create a strong pedestrian experience. Opportunities for public art, etc. will be investigated.
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	Response: The use of fences, railings, and walls is intended to be minimal, and designed to complement the surrounding buildings.
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	Response: The use of fences, railings, and walls is intended to be minimal, and designed to complement the surrounding buildings.
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	Response: The use of fences, railings, and walls is intended to be minimal, and designed to complement the surrounding buildings.

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response: The design is intended to complement the surrounding buildings.
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response: The site is intended be designed to complement the surrounding buildings.
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response: Building architecture will be intended to be emphasized at entry points at street level.
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response: The site is intended to be designed to complement the surrounding buildings.
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response: The site will be intended to be designed to complement the surrounding buildings.
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response: N/A
38	A minimum of 35 percent of each upper story should be windows.
	Response: A minimum of 35% of each upper story is intended to be windows.
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response: The site is intended to be designed to complement the surrounding buildings.
40	Buildings may step back further at intersections in order to articulate the corners.
	Response: The site is intended to be designed to complement the surrounding buildings.

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	Response: Building is intended to be designed to mitigate wind effects and increase light and air.
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	Response: Building is intended to be designed to complement the surrounding buildings.
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings.
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	Response: Building is intended to be designed to complement the surrounding buildings.
45	All mechanical and electrical mechanisms should be concealed.
	Response: Building are intended to be designed to screen mechanical equipment.
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings.
47	Signs should be constructed with durable materials and quality manufacturing.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings.
48	Sign bands above transom and on awnings are preferred signage locations.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings.
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings.

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response: Signs are intended to be of high quality and designed to complement the surrounding buildings and will avoid these colors.
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	Response: Signs will be of high quality and designed to complement the surrounding buildings.
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	Response: Signs will be of high quality and designed to complement the surrounding buildings.

STATEMENT OF CONSISTENCY

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

1. The subject properties (the “Site”) are designated as “Central Business District” for the properties on Hillsborough St and “Office & Residential Mixed Use” for the properties on N Boylan Ave and Willard Pl in the Future Land Use Map (“FLUM”). Central Business District sites are “intended to enhance Downtown Raleigh as a vibrant mixed-use urban center” with “a mix of high-intensity office, retail, housing, . . . , visitor-serving, cultural, and entertainment uses,” and “[m]ultiple zoning districts might apply . . . corresponding to the different character and vision for its various neighborhoods.” Office & Residential Mixed Use “is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate,” and “encourages a mix of residential and office use.” 2030 Comprehensive Plan, p. 3-10, 3-11. The Recommended Height Designations for Central Business District indicate a 40-story maximum is appropriate in the Core/Transit areas. The Recommended Height Designations for Office & Residential Mixed Use on N Boylan and Willard Pl indicate a 7-story maximum is appropriate in the Core/Transit areas. Table LU-2. The Site is within the Core Transit Area of the FLUM. Map UD-1. Therefore, the proposed rezoning to DX-20 conforms with the FLUM designation of the Hillsborough frontage, and is a lower height designation than the Comprehensive Plan may support on this portion of the Site. This is counter-balanced by the 7-story recommendation for the N Boylan/Willard St portion of the site. A 20-story designation on the entire Site will allow for a more cohesive development, and is the intensity of development needed for the applicant to make its proposed historical preservation commitments of relocating the Elmwood home.

The proposed rezoning would also remove the N Boylan NCOD designation from the rear part of the site to allow a higher and more dense development. Like several other adjacent recent zoning cases, this case would remove this overlay, put in place to preserve the character of a residential neighborhood, in an area that is no longer used for single-family residential use. The structures in the NCOD portion of the Site, and most of the buildings on this edge area of the N Boylan NCOD, are former homes now used for office and commercial purposes, which this rezoning would allow at greater densities. Finally, the NCOD was likely applied to this part of the Hillsborough/Glenwood/N Boylan block because of the presence of the historic Elmwood house. When the house is relocated, as the applicant plans to pursue, the NCOD limiting development density will no longer be needed on this busy block of downtown Raleigh.

2. The Site is within the Core Transit Area of the FLUM within 1/2 mile of Raleigh Union Station and a planned commuter rail corridor. Map UD-1. “An urban approach to frontage is recommended throughout Downtown” and Core Transit Areas imagines “an urban or hybrid approach to frontage” due to proximity to proposed or existing transit. p. 11-4. Furthermore, there are currently four GoRaleigh bus lines on Hillsborough St adjacent to this site, and three additional lines within a block of the Site, on Glenwood Ave and St Marys St, confirming its designation as a Core Transit Area in the Comprehensive Plan. The proposed rezoning conforms to the Core Transit and Downtown designations by adding a Shopfront frontage requirement. The proposed rezoning is also consistent with the Comprehensive Plan policies set forth below that encourage the high-density development in the Downtown Area.

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

4. One of the structures on the Site, Elmwood, was designated as a Raleigh Historic Landmark in 1968 and was added to the National Register of Historic Places in 1975, which means that it has national and local historic significance. p. 12-5. The proposed rezoning will seek to appropriately preserve this historic resource, and is consistent with the Comprehensive Plan policies related to Historic Preservation as set forth below and discussed in Addendum 2.

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

a. **Policy LU 1.2 Future Land Use Map and Zoning Consistency**, *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* The proposed rezoning is consistent with the Central Business District and Office & Residential Mixed Use designations in the Future Land Use Map because it permits uses consistent with these designations and heights supported by the applicable policies, as discussed above.

b. **Policy LU 6.3 Mixed-use and Multimodal Transportation**, *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.* The change from NX-7-UL and OX-3 with NCOD to DX-20-SH-CU will allow this site to support a greater mix of uses, which will allow for the development of amenities on the site for visitors and commuters to arrive by nearby transit.

c. **Policy LU 2.2 Compact Development**, *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.* The request will allow for redevelopment of a portion of a downtown site occupied by surface parking and an abandoned car repair shop/gas station. It will allow for the Char-Grill use to continue at the same address, but in a larger space. It will also add denser, more compact uses at locations now occupied by very small former houses that are now used for offices. The proposed rezoning will allow the Site to develop with greater height and intensity to provide a mix of office, multifamily, and retail uses needed in downtown Raleigh in an area that is no longer served by the constraints of the NCOD.

c. **Policy LU 4.7 Capitalizing on Transit Access**, *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.* The site is in a Core Transit Area, and is within very close walking distance four GoRaleigh bus lines on Hillsborough St adjacent to this site, and three additional lines within a block of the Site, on Glenwood Ave and St Marys St. It is also within 1/2 mile of Raleigh Union Station and a planned commuter rail corridor. The subject site will have access to transit and is an

appropriate location for the proposed mixed uses. The designation of 20 stories is appropriate in this location to provide housing and jobs in close proximity to transit, and to concentrate uses along this infrastructure.

d. **Policy LU 5.1 Reinforcing the Urban Pattern,** *New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed rezoning will allow for greater height and density in a growing area of downtown Raleigh that has seen 10 rezoning requests for 20 and 40-story designations within a quarter mile over the last two years. The urban development will also fit in seamlessly with the new, immediately adjacent developments, such as Bloc 83 and One Glenwood.

e. **Policy 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.* The proposed conditions limiting uses that are inconsistent with the surrounding uses and transit focus of the area and commits to seeking the relocation of the local landmarked structure on the Site only increase the consistency of this proposed rezoning.

6. The proposed rezoning is consistent with the following policies of the Environmental Protection Element (“EP”) of the 2030 Comprehensive Plan:

a. **Policy EP 1.1 Greenhouse Gas Reduction,** *Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors’ Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in those locations is a critical climate change strategy, because vehicle trips are shorter and less likely in those locations, bringing down per-capita carbon emissions.* The proposed zoning would permit more housing and office use on the site compared to existing zoning. This will allow for more people to live and work in a walkable transit-oriented location in the city. People living or working in any forthcoming development of the site will be more likely to get around without a car.

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

a. **Policy ED 1.2 Mixed-use Redevelopment,** *Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit- and pedestrian-friendly environments.* The Downtown Mixed Use designation will allow for more flexibility of ground-floor uses to activate the mixed-use transit- and pedestrian-friendly development of the property. These job-creating uses will be accessible by the nearby GoRaleigh bus lines and stops adjacent to the site.

b. **Policy ED 3.13 Transit and Economic Growth,** *Provide high-quality transit service as a basic and necessary component of the region’s transportation system in an*

increasingly competitive arena for attracting employers, linking businesses to workers, and maintaining a high quality of life. This site is closely linked to existing transit in downtown and along Hillsborough St. Transit options in this area will likely only grow and improve because of surrounding growth, linking workers to the job opportunities that this redevelopment will provide.

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

8. The proposed rezoning is consistent with the following policies of the Urban Design Element (“UD”) of the 2030 Comprehensive Plan:

a. **Policy 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 rezoning proposes Shopfront Frontage, which is “[i]ntended for areas where the highest level of walkability is desired,” and “is intended to create a ‘main street’ type of environment.” UDO § 3.4.9. This level of urban frontage will blend with the surrounding properties’ urban frontages and will ensure that the intended mixed-use development on the Site will have the urban feel of core transit developments.

9. The proposed rezoning is consistent with the following policies of the Historic Preservation Element (“HP”) of the 2030 Comprehensive Plan:

a. **Policy HP 2.7 Mitigating Impacts on Historic Sites,** *Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.* One of the parcels on the Site contains the Elmwood house and was designated as a local historic landmark by City Council in 1968. It was later added to the National Register of Historic Places in 1975. The original grounds of Elmwood spanned from Glenwood Ave to St Marys St, and the house fronted Hillsborough St. Now, because of many subdivisions to the property over the last 200 years, the house no longer faces a public street, and is facing the side of another smaller house. The side of the Elmwood house is facing N Boylan Ave, the back is facing Willard Pl, and the historic house is obscured from view by trees. The applicant plans to relocate the structure to a new, more appropriate site, where it will be a visible and prominent feature of Raleigh. This commitment to relocation is reflected in the conditions.

b. **Policy HP 3.1 Adaptive Use,** *Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.* The applicant’s commitment to seeking the relocation of Elmwood preserves an important cultural resource in Raleigh, and commits to initiating the COA process to seek RHDC approval to relocate Elmwood to an appropriate location, in a way that will protect the historic structure for centuries to come.

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

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

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

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

e. **Policy DT 1.14 Downtown Transition Areas**, *In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Nonresidential uses with the greatest—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.* The OX-3 portion of the Site is in the N Boylan NCOD, all of which is in the Downtown transition area. Map DT-2. This NCOD was appropriate when most of the area was used for residential homes and Elmwood was assumed to remain on the corner of N Boylan and Willard Pl. Because this request seeks to relocate Elmwood to a new location, and the NCOD has been significantly altered over time, this area should be treated like the same core downtown as the rest of the Hillsborough/Glenwood block. While the small houses and buildings in the NCOD adjacent to and near the Site were residential homes in the past, the vast majority are now used for office and commercial uses. This development will allow those uses at a greater density in this location, which is now a desirable and busy area of downtown Raleigh.

f. **Policy DT 1.16 High Density Development**, *Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations.* This proposal would place up to 20 stories of a mixed use building along Hillsborough Street and in proximity to transit, concentrating growth along existing infrastructure.

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

vehicle fuel sales and vehicle service, and redevelop existing auto-oriented development uses and vacant lots into denser mix of uses in an area primed for growth.

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

i. **Policy DT 4.1 Encouraging Downtown Housing**, *Encourage high-density residential development in downtown, consistent with the target of accommodating another 25,000 residents by 2030.* The proposed rezoning would allow for up to 20 stories of mixed use development including the ability to accommodate a meaningful supply of multifamily residential units.

j. **Policy DT 7.13 Landmark and Viewshed Protection**, *Preserve important cultural landmarks, viewsheds, focal points, and terminated vistas.* The proposed rezoning will enable the preservation of the Elmwood house, listed on the National Register of Historic Places and designated as a Raleigh Historic Landmark in 1968. A zoning condition commits the applicant to pursue a Certificate of Appropriateness for the relocation of Elmwood before a site plan for the new development can be approved. The development of 20-story mixed use buildings across the street from multiple 20-story buildings along a key corridor will contribute to the viewshed on Hillsborough Street and preservation of that vista.

PUBLIC BENEFITS

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

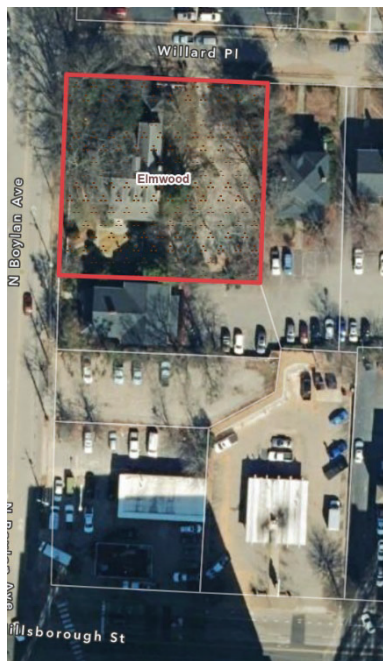
This zoning request seeks to preserve one of the oldest houses in Raleigh, Elmwood, by relocating it to a new and more appropriate location, which will provide a benefit to all current and future Raleigh residents who will be able to view it and learn about its history at a more visible location. This preservation will enable the Site to be developed to provide denser commercial and office uses that are already occurring in the area, as well as the potential to add to the City's housing supply. This intensification of the site is appropriate at a key intersection on Hillsborough Street in close proximity to other mixed use 20-story developments, and will increase the City's ability to absorb new residents in an area already served by transportation and utility infrastructure.

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.

The parcel in the northwest portion of the assemblage included in the rezoning request, 16 N Boylan Ave (the “Site”), contains a one of the oldest houses still standing in Raleigh, the Elmwood house (“Elmwood”). Elmwood was added to the National Register of Historic Places in 1975 and was designated as a Raleigh Historic Landmark in 1968 (Ordinance No. 827). According to its National Register of Historic Places application, The original home was built around 1810, with several additions made to the structure over the next 100 years, and has many era-defining architectural features including a federal architectural style. It was once the home of the first chief justice of the North Carolina Supreme Court, several other antebellum judges and politicians, and other historically-significant Raleigh residents in the early 20th century.

While the local designation ordinance focuses on the significance of the house, the boundaries of the local historic designation encompass the entire tax parcel where Elmwood sits, including the parking lot to the east of the house, *see* GIS graphic below.



The conditions provided will require the applicant to seek a Certificate of Appropriateness to relocate Elmwood to another site within Raleigh’s planning jurisdiction.

Proposed Mitigation

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

The proposed rezoning's impact on Elmwood would result in a net positive for this historic home. The zoning conditions commit the applicant to seek a Certificate of Appropriateness for the relocation of Elmwood before filing a site plan that would impact this historic site ("Relocation COA"). Although the approval of the Relocation COA is subject to a separate quasi-judicial approval process by the RHDC, the commitment ensures that application will be filed, which requires a great deal of historical and architectural consultant work, and will ensure that the steps will be taken to seek authority to relocate Elmwood to a historically-appropriate site, in a responsible way. While its current location is the original site of the house, , the original 100-acre homestead has been subdivided over time and in a manner such that the home is barely visible from public streets. The front of the house used to face Hillsborough St, but now it faces the side of an adjacent, smaller house. The back of the house faces Willard Pl and most of the house is obscured from view by trees and vegetation. Thus, this site is no longer the best place for it, and a new location can return the home to a prominent location and appropriate orientation to a public street. The applicant intends to secure a new location where Elmwood will be facing a public street and situated among other historic houses, with an orientation and landscaping that will allow the public to view the house. Thus, zoning conditions will facilitate the Relocation COA for the preservation of Elmwood.



Rezoning Application and Checklist

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

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

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: See attached addendum			
Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):	DocuSigned by: <i>Mahlon L. Dycock</i>		
Additional email(s):	2323A8365DAB43C...		

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By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.
2. Before submitting a site plan for the first phase of development that impacts the existing house located at 16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873 ("Elmwood"), a certificate of appropriateness application ("COA") shall be filed with the Raleigh Historic Development Commission ("RHDC") for the relocation of Elmwood to another site within the City of Raleigh's planning jurisdiction (the "Relocation COA").

If, after approval of the Relocation COA, the building is damaged by over 50% of its value by the relocation process or by natural disaster, applicant will provide public notice for 90 days of an offer for relocation of Elmwood, such relocation plan contingent on a new COA approval by RHDC. The notice shall also be sent to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office.

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: DocuSigned by: Mahlon L. Aycock 2323A8365DAB43C...

Printed Name(s): Mahlon L. Aycock

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022



Rezoning Application and Checklist

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Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
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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:	Date amended (1):	Date amended (2):	
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Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: <i>Ryan W. Wilder</i> 4A76910865924A7...	
Additional email(s):			

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

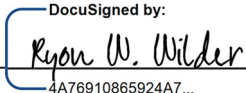
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered

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Property Owner(s) Signature:  _____

Printed Name(s): Ryon W. Wilder

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Rezoning Application and Checklist

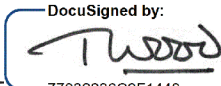
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

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

Hillsborough 630, LLC
a Wyoming limited liability company

By: 
77032236C9F1440...
Timotny wood, Managing Member

7/25/2022 | 9:30:03 PM PDT

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
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Narrative of Zoning Conditions Offered

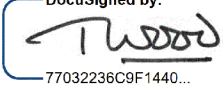
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Hillsborough 630, LLC

a Wyoming limited liability company

By: 
 Timothy Wood, Managing Member
 7/25/2022 | 9:30:03 PM PDT

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REVISION 07.20.21

raleighnc.gov



Rezoning Application and Checklist

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Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: A671614A458A4FB...	

Thomas Murray Williams, Trustee under the ELIZABETH CROSS WILLIAMS TYLER TRUST dated _____

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered

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Property Owner(s) Signature: _____

DocuSigned by:

 A671614A458A4FB...

Printed Name(s): **Thomas Murray Williams**, Trustee under the **ELIZABETH CROSS WILLIAMS TYLER TRUST** dated _____



Rezoning Application and Checklist

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

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	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
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General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: See attached addendum			
Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A	Total square footage: N/A	
	Total parcels: N/A	Total buildings: N/A	
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: A671614A458A4FB...	

Thomas Murray Williams, Trustee under the THOMAS MURRAY WILLIAMS TRUST, dated January 1, 2021

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	


Narrative of Zoning Conditions Offered

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Property Owner(s) Signature: _____
DocuSigned by:

A671614A458A4FB...

Printed Name(s): **Thomas Murray Williams**, Trustee under the **THOMAS MURRAY WILLIAMS TRUST**, dated January 1, 2021



Rezoning Application and Checklist

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	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
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General Information			
Date:	Date amended (1):	Date amended (2):	
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Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: <i>Alfred Williams, IV</i> 61B55954BF964EC...	
Additional email(s):			

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
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Narrative of Zoning Conditions Offered

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DocuSigned by:

Property Owner(s) Signature: _____ *Alfred Williams, IV* _____

61B55954BF964EC...

Printed Name(s): Alfred Williams, IV

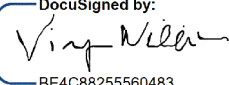


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Property owner name and address: See attached addendum			
Property owner email:			
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Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		<div>DocuSigned by:</div>  <div>BE4C88255560483...</div>	
Additional email(s):			

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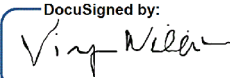
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Property Owner(s) Signature: _____
DocuSigned by:

BE4C88255560483...

Printed Name(s): Virginia G. Williams



Rezoning Application and Checklist

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Applicant signature(s):		DocuSigned by: 46724C1F0ADE488...	
Additional email(s):			

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Property Owner(s) Signature: _____
DocuSigned by:
Lucy Clyde Blount Williams
46724C1F0ADE488...

Printed Name(s): Lucy Clyde Blount Williams

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By Sarah Shaughnessy at 11:00 am, Jul 28, 2022



Rezoning Application and Checklist

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Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
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Applicant phone: (919) 835-4529			
Applicant signature(s):	DocuSigned by: CB11770CF84C48B...		
Additional email(s):			

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Existing zoning: <small>NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD</small>	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.

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By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

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Property Owner(s) Signature: _____

DocuSigned by:

CB11770CF84C48B...

Printed Name(s): Judson Blount Williams

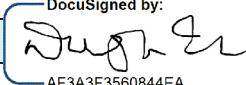


Rezoning Application and Checklist

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

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Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: See attached addendum			
Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A	Total square footage: N/A	
	Total parcels: N/A	Total buildings: N/A	
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		<div>DocuSigned by:</div> 	
Additional email(s):		AF3A3F3560844EA...	

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Conditional Use District Zoning Conditions

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Narrative of Zoning Conditions Offered

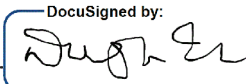
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DocuSigned by:

 AF3A3F3560844EA...

Printed Name(s): Dargan Morris Williams




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Property owner email:			
Property owner phone:			
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Applicant phone: (919) 835-4529			
Applicant signature(s):	DocuSigned by:  41C6AD8A73E34D1...		
Additional email(s):			

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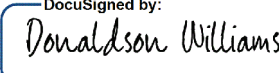
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Property Owner(s) Signature: _____
DocuSigned by:

41C6AD8A73E34D1...

Printed Name(s): Donaldson G. Williams



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Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		<div>DocuSigned by:</div> <div>A949DD2B075E4E7...</div>	
Additional email(s):			

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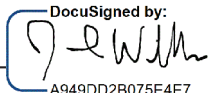
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Property Owner(s) Signature: _____


Printed Name(s): Joel T.C. Williams



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Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: 84F0EBD8A0EC46B...	
Additional email(s):			

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 Property Owner(s) Signature: _____

DocuSigned by:

 84F0EBD8A0EC46B...

 Printed Name(s): Elizabeth Williams

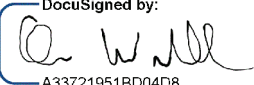


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DocuSigned by:

 A33721951BD04D8...

Printed Name(s): Owen D. Williams



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Applicant signature(s):	DocuSigned by: A8BC47DF670A430...		
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DocuSigned by:
Sarah Williams
A8BC47DF670A430...

Printed Name(s): Sarah Williams



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Applicant signature(s):		<div>DocuSigned by:</div> <div>DEDBD3583E124DA...</div>	
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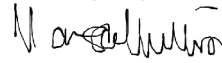
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Property Owner(s) Signature: _____

DocuSigned by:

 DEEDBD3583E124DA...

Printed Name(s): Margaret W. Williams



Rezoning Application and Checklist

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

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Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
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If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: See attached addendum			
Property PIN: See attached addendum			
Deed reference (book/page): See attached addendum			
Nearest intersection: Hillsborough St. and N. Boylan Ave.		Property size (acres): See attached addendum	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: 5ABA7AAE498346F...	
Additional email(s):			

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.

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DocuSigned by:

Property Owner(s) Signature: _____ Clarence Edward Williams, III _____

5ABA7AAE498346F...

Printed Name(s): Clarence Edward Williams, III _____



Rezoning Application and Checklist

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Property address: See attached addendum			
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Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4522			
Applicant signature(s):		DocuSigned by: <i>Anne L Williams</i> 31F5544BDD634B4...	

J. Cross Williams, Jr., by and through his wife, **Anne L. Williams**, Agent, under a Durable Power of Attorney recorded at Book 017624, Page 02448 of the Wake County Registry

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

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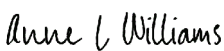
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Property Owner(s) Signature: _____

DocuSigned by:

31F5544BDD634B4...

Printed Name(s): **J. Cross Williams, Jr.**, by and through his wife, **Anne L. Williams**, Agent,
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 of the Wake County Registry

REVISION 07.20.21

raleighnc.gov



Rezoning Application and Checklist

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Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529		DocuSigned by:	
Applicant signature(s):		<i>Stacey A. Smith</i>	
Additional email(s):		3369FBA008BB445...	

T.R. Ashe Development, LLC
a North Carolina limited liability company

By: Stacey A. Smith
Stacey A. Smith, Manager

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

Conditional Use District Zoning Conditions

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T.R. Ashe Development, LLC
a North Carolina limited liability company

By: Stacey A. Smith
Stacey A. Smith, Manager

DocuSigned by:

RECEIVED

By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

REVISION 07.20.21

raleighnc.gov

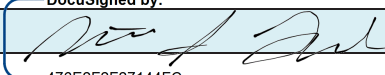


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For planned development applications only	Total units: N/A	Total square footage: N/A	
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Property owner name and address: See attached addendum			
Property owner email:			
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Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: 	
Additional email(s):		476E2F2F27144FC...	

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 Property Owner(s) Signature: _____

DocuSigned by:

 476E2F2F27144FC...

 Printed Name(s): Matthew S. Lamb



Rezoning Application and Checklist

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General Information			
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Deed reference (book/page): See attached addendum			
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For planned development applications only	Total units: N/A	Total square footage: N/A	
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Property owner name and address: See attached addendum			
Property owner email:			
Property owner phone:			
Applicant name and address: Jamie S. Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: <i>Robin Lamb</i>	
Additional email(s):		8E7E1871AA944AD...	

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Conditional Use District Zoning Conditions

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Property Owner(s) Signature: _____

DocuSigned by:

Robin Lamb

8E7E1871AA944AD...

 Printed Name(s): Robin D. Lamb



Rezoning Application and Checklist

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Applicant signature(s):		DocuSigned by: 	
Additional email(s):		536C05E562A542F...	

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Property Owner(s) Signature: _____

DocuSigned by:



536C05E562A542F...

Printed Name(s): John M. Gardner



Rezoning Application and Checklist

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Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: (919) 835-4529			
Applicant signature(s):		DocuSigned by: <i>Sue Gardner</i> 4FBCD0D705CA416...	
Additional email(s):			

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Property Owner(s) Signature: _____

DocuSigned by:

Sue Gardner

4FBCD0D705CA416...

Printed Name(s): Susan P. Gardner

Rezoning Application and Checklist

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Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

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

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By Sarah Shaughnessy at 11:00 am, Jul 28, 2022

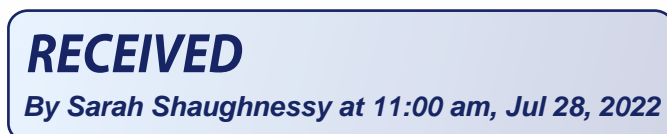
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.</p> <p>2. Before submitting a site plan for the first phase of development that impacts the existing house located at 16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873 ("Elmwood"), a certificate of appropriateness application ("COA") shall be filed with the Raleigh Historic Development Commission ("RHDC") for the relocation of Elmwood to another site within the City of Raleigh's planning jurisdiction (the "Relocation COA").</p> <p>If, after approval of the Relocation COA, the building is damaged by over 50% of its value by the relocation process or by natural disaster, applicant will provide public notice for 90 days of an offer for relocation of Elmwood, such relocation plan contingent on a new COA approval by RHDC. The notice shall also be sent to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office.</p>

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: William B.L. Little

Printed Name(s): William B.L. Little



Rezoning Application and Checklist

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



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

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: NX & OX	Height: 7 & 3	Frontage: UL & DE	Overlay(s): N. Boylan NCOD	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

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

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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: NX-7-UL; & OX-3-DE-w/ N. Boylan NCOD	Proposed zoning: DX-20-SH-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.</p> <p>2. Before submitting a site plan for the first phase of development that impacts the existing house located at 16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873 ("Elmwood"), a certificate of appropriateness application ("COA") shall be filed with the Raleigh Historic Development Commission ("RHDC") for the relocation of Elmwood to another site within the City of Raleigh's planning jurisdiction (the "Relocation COA").</p> <p>If, after approval of the Relocation COA, the building is damaged by over 50% of its value by the relocation process or by natural disaster, applicant will provide public notice for 90 days of an offer for relocation of Elmwood, such relocation plan contingent on a new COA approval by RHDC. The notice shall also be sent to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office.</p> <div style="text-align: right; margin-top: 200px;"> <div style="border: 1px solid black; padding: 10px; display: inline-block;"> <p>RECEIVED</p> <p><i>By Sarah Shaughnessy at 11:00 am, Jul 28, 2022</i></p> </div> </div>

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: Cathryn MacDonald Little

Printed Name(s): Cathryn MacDonald Little