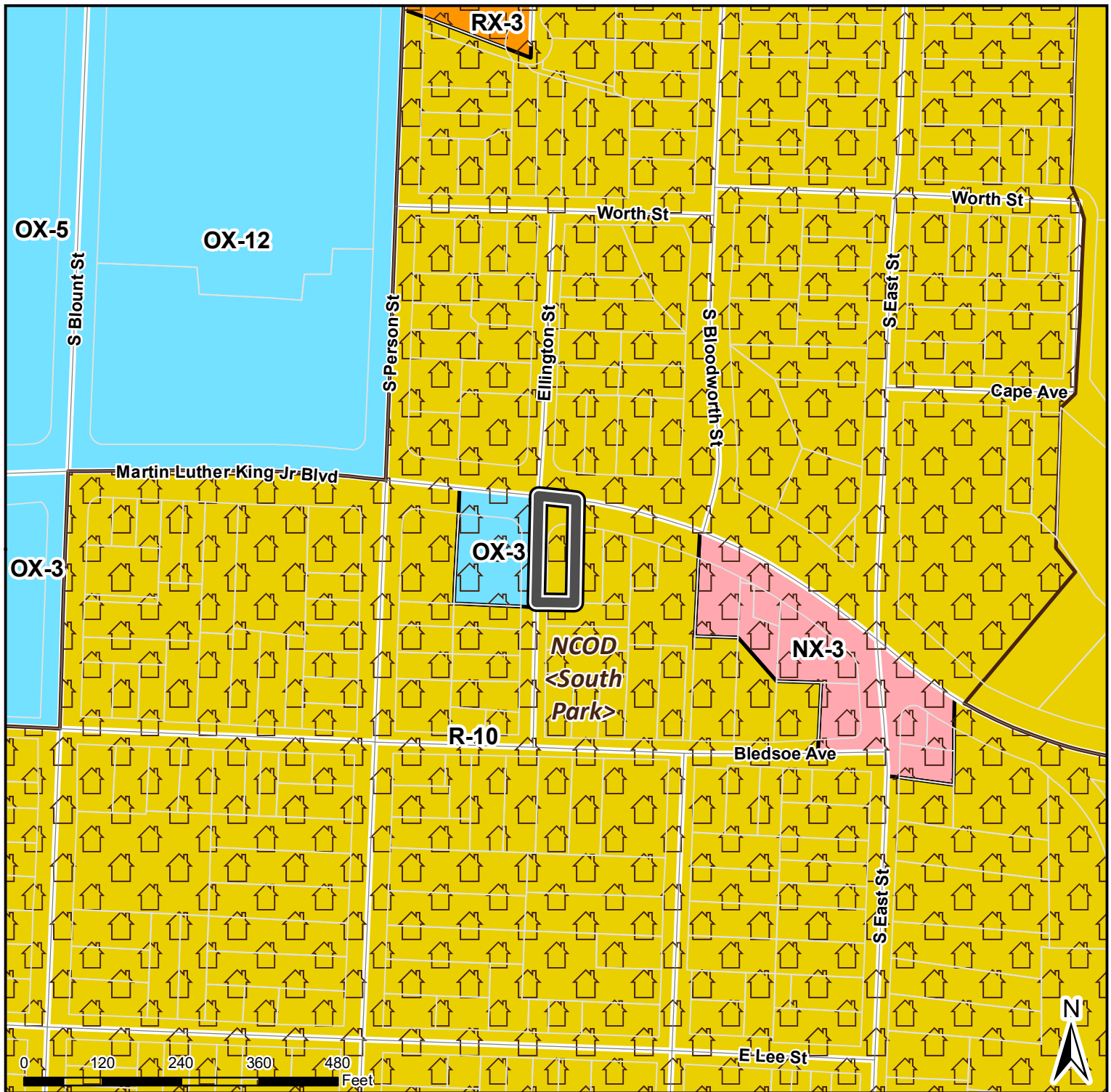
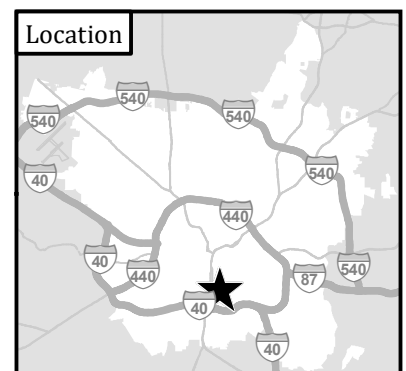


Existing Zoning

Z-70-2020



Property	314 Martin Luther King Jr Blvd
Size	0.12 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	OX-3-UL-CU w/NCOD



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Donald Belk, Senior Planner
Department	Planning and Development
Date	May 3, 2021
Subject	City Council agenda item for May 18, 2021 – Z-70-20

At its meeting on April 20, 2021, the City Council scheduled the following item for a public hearing at the May 18, 2021 meeting:

Z-70-20: 314 Martin Luther King, Jr. Boulevard, approximately 0.25 miles east of the intersection of Martin Luther King, Jr. Boulevard and South Wilmington Street, being Wake County PIN: 1703854021. Approximately 0.12 acres are requested by Progressive Asset Group, LLC, represented by Worth Mills, Longleaf Law Partners, to be rezoned from R-10 to OX-3-UL-CU. Conditions are proposed that would prohibit outdoor sports and entertainment facilities, detention center, jail, prison, health club, sports academy, overnight lodging, personal service, eating establishment, research and development, retail sales; require documentation of the existing structure and the stipulation of architectural details acknowledging the character of the East Raleigh/South Park NRHD in the event of new construction on the site.

Current zoning: Residential-10 (R-10)

Requested zoning: Office Mixed Use-3 Stories-Urban Limited-Conditional Use (OX-3-UL-CU)

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

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

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

The **Planning Commission** voted 6-1 to recommend approval of the request.

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13005

CASE INFORMATION: Z-70-20 – 314 MARTIN LUTHER KING, JR. BOULEVARD

Location	Central-southeast Raleigh at the intersection of Martin Luther King, Jr. Boulevard and Ellington Street; approximately 0.25 miles east of the intersection of Martin Luther King, Jr. Boulevard and South Wilmington Street. Address: 314 Martin Luther King, Jr. Boulevard PIN: 1703854021 iMaps , Google Maps , Directions from City Hall
Current Zoning	Residential-10 w/Neighborhood Conservation Overlay District (R-10 w/NCOD)
Requested Zoning	Office Mixed Use-Three Stories-Urban Limited-Conditional Use w/Neighborhood Conservation Overlay District (OX-3-UL-CU w/NCOD)
Area of Request	0.12 acres
Corporate Limits	The site lies within the existing corporate limits of Raleigh.
Property Owner	Progressive Asset Group LLC 4441 Six Forks Road, Suite 106-182 Raleigh, NC 27609-5729
Applicant	Graham Smith Site Collaborative 821 Wake Forest Road Raleigh, NC 27604
Council District	C
PC Recommendation Deadline	May 10, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following Principal Uses shall be prohibited: Outdoor sports and entertainment facilities, detention center, jail, prison, health club, sports academy, overnight lodging, personal service, eating establishment, research and development, retail sales.
2. Documentation of the existing structure for RHDC and State Historic Preservation Office.
3. Maximum of 3,500 square feet of non-residential floor area (new construction)
4. Maximum of six residential units (new construction)
5. Stipulation of architectural details acknowledging the character of the East Raleigh/South Park NRHD.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential (MODR)	
Urban Form	Core Transit Area; Transit Emphasis Corridor	
Consistent Policies	Policy LU 4.5	Connectivity
	Policy LU 4.7	Capitalizing on Transit Access
	Policy LU 4.9	Corridor Development
	Policy LU 5.1	Reinforcing the Urban Pattern
	Policy LU 6.2	Complementary Land Uses and Urban Vitality
	Policy LU 8.5	Conservation of Single Family Neighborhoods
	Policy HP 2.4	Protecting Historic Neighborhoods
	Policy HP 2.7	Mitigating Impacts on Historic Sites
	Policy HP 3.4	Context-Sensitive Design
	Policy UD 1.10	Frontage
	Policy AP-SP 5	South Park Historic Preservation
	Policy LU 1.2	Future Land Use Map and Zoning Consistency
Inconsistent Policies	Policy LU 1.3	Conditional Use District Consistency
	Policy HP 3.1	Adaptive Use
	Policy HP 3.2	Retention Over Replacement

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
November 10, 2020 11 attendees	January 26, 2021 9 attendees	February 9, 2021 (consent agenda) March 23, 2021	April 20, 2021 (Report of the Planning Commission) May 18, 2021 Public Hearing

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The proposal is consistent with the Future Land Use Map and consistent with the Comprehensive Plan overall. The request is reasonable and in the public interest because it is consistent with the Comprehensive Plan - specifically policies related to capitalizing on transit access, reinforcing the urban pattern, and complementary land uses and urban vitality.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Medium Density Residential to Office & Residential Mixed Use.
Recommendation	Approval
Motion and Vote	Motion: Fox Second: Miller In favor: Bennett, Fox, Miller, O'Haver, Rains, Winters Opposed: McIntosh
Reason for Opposed Vote(s)	Proposal does not sufficiently address the preservation of the historic structure.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Revised conditions submitted 3/11/21
4. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



April 20, 2021

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Don Belk: (919) 996-4641; Donald.Belk@raleighnc.gov



ZONING STAFF REPORT – CASE Z-70-20

Conditional Use District

OVERVIEW

This request is to rezone a single parcel located at the intersection of Martin Luther King, Jr. Boulevard and Ellington Street from Residential-10 w/Neighborhood Conservation Overlay District (R-10-CU w/NCOD) to Office Mixed Use-Three Stories- Urban Limited-Conditional Use w/Neighborhood Conservation Overlay District (OX-3-UL-CU w/NCOD). The applicant has stated an intent, but not committed to adapt the existing structure for office use. The request includes a zoning condition that would prohibit use as outdoor sports and entertainment facilities, detention center, jail, or prison.

The site is situated within a larger moderate density residential area consisting mainly of single-family residences. It lies approximately 0.25 miles east of the intersection of Martin Luther King, Jr. Boulevard and South Wilmington Street; and approximately 0.55 miles from the intersection of Martin Luther King, Jr. Boulevard and South Dawson Street (US-70). It is approximately 0.15 miles southeast of the campus of Shaw University and 0.3 miles west of the entrance to the John P. “Top” Greene Park.

The site presently consists of a single-family house and rear outbuilding. The site is located within the East Raleigh-South Park National Register Historic District, noted as “one of the largest and most historic, relatively intact urban black residential and cultural concentrations in North Carolina.” The site is listed as a contributing structure to the District, which is encompassed within the South Park area plan as designated in the 2030 Comprehensive Plan. It is also located within the South Park Neighborhood Conservation Overlay District.

The site is presently zoned R-10 and is adjacent to other R-10 parcels to the north, south, and east. A single parcel zoned OX-3 across Ellington Street to the west of the subject site is currently used as a funeral home. An NX-3 district lies approximately 225 feet to the east at the intersection of Martin Luther King Jr. Boulevard and South East Street.

The site is located in a Core Transit Area as designated on the Urban Form Map, and Martin Luther King, Jr. Boulevard is designated as a Transit Emphasis Corridor.

The proposed zoning would allow for up to 2 dwelling units, or a residential/office or residential/retail combination up to 2,708 square feet. The Envision Tomorrow analysis indicates a maximum combination of retail and office uses to a maximum of 2,254 square feet.

Update for April 13, 2021

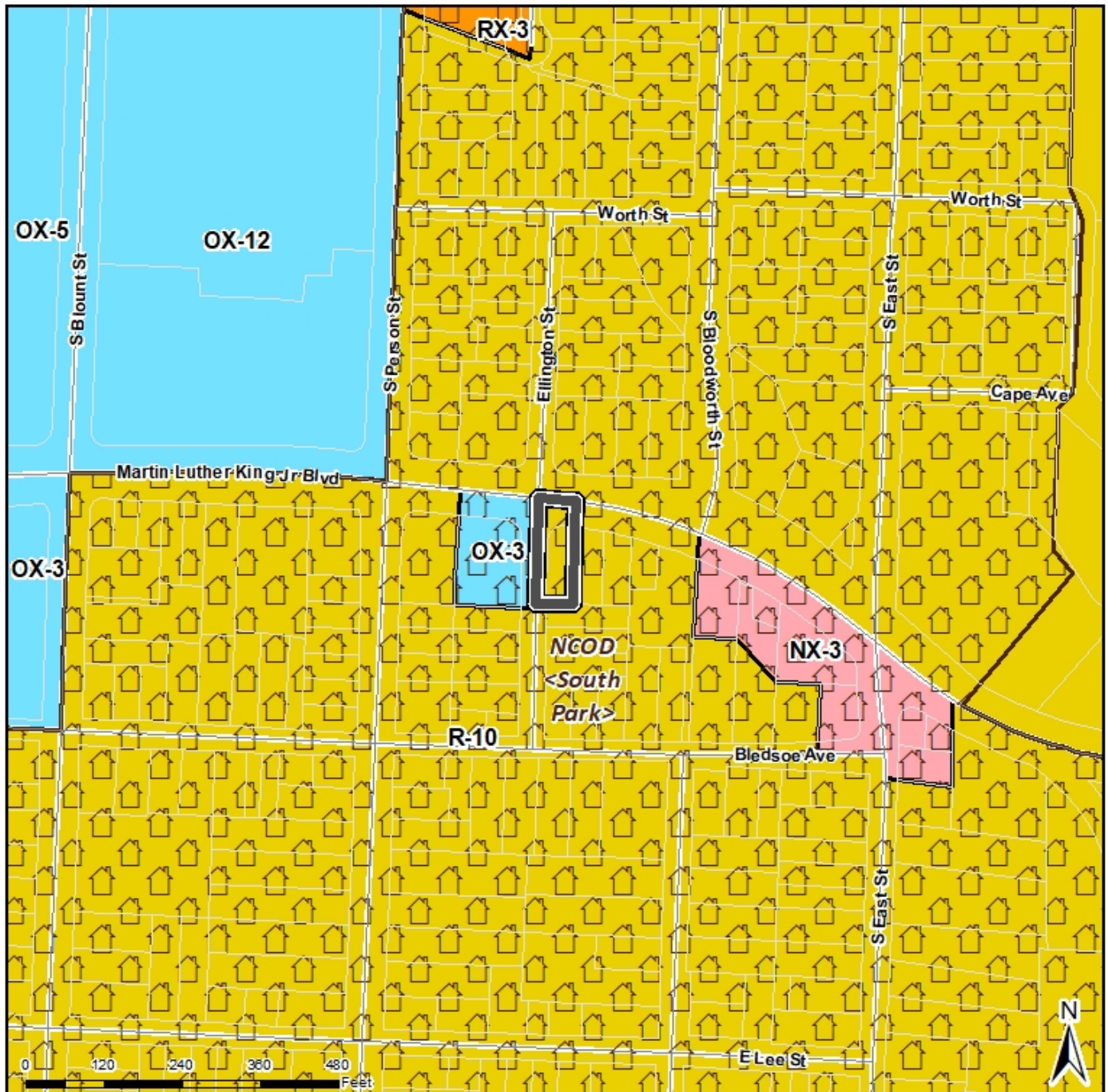
At their March 23 meeting, the Planning Commission deferred this case to allow the applicant to submit new or revised zoning conditions. However, no new conditions were submitted by the April 1, 2021 deadline.

OUTSTANDING ISSUES

Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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Existing Zoning

Z-70-2020

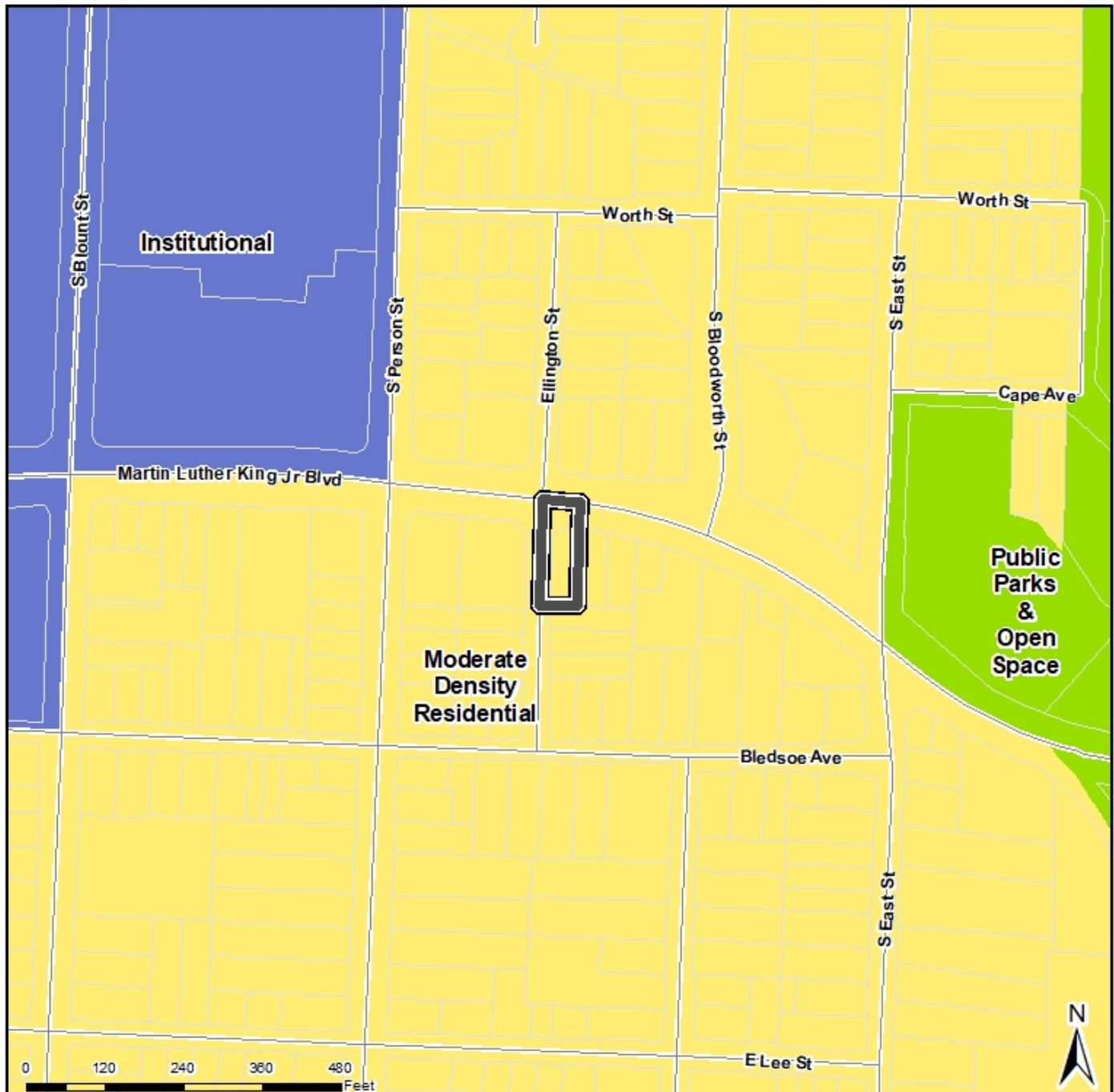


Property	314 Martin Luther King Jr Blvd
Size	0.12 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	OX-3-UL-CU w/NCOD



Future Land Use

Z-70-2020



Property	314 Martin Luther King Jr Blvd
Size	0.12 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	OX-3-UL-CU w/NCOD



Urban Form

Z-70-2020



Property	314 Martin Luther King Jr Blvd
Size	0.12 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	OX-3-UL-CU w/NCOD



COMPREHENSIVE PLAN

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

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

No. The proposal as it currently stands cannot be considered consistent with the Comprehensive Plan without more specific measures to address the preservation of the historic structure.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses; providing desirable spaces and places to live, work, and play; and development in areas where infrastructure is already in place. An increase in residential and office entitlement near downtown and along a Transit Emphasis Corridor is consistent with this theme.

The request is inconsistent with **Growing Successful Neighborhoods and Communities** vision theme. This theme advocates for conserving older neighborhoods through careful infill development that complements existing character, as well as protecting places of historic and architectural significance. The proposal retains the Neighborhood Conservation Overlay District (NCOD) designation. These regulations provide for a measure of protection in terms of overall scale and building height, but the proposal lacks specific conditions that reference protection of the existing building, which is a contributing structure to the East Raleigh/South Park National Register Historic District. However, since the request does not address preservation of the existing structure, it is inconsistent with a number of related policies

The request would result in additional office entitlement that can be compatible with the neighborhood. Although the applicant has indicated they will retain the existing historic structure, there are no conditions offered that guarantee the retention of the structure. Consistency with this vision theme could be improved via zoning conditions that protect the historic structure.

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

No. The parcel's current Future Land Use Map designation is Moderate Density Residential, which calls for residential development at gross densities ranging from six to 14 units per acre.

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

No, not as currently requested. The proposed use could be established without adversely altering the recommended land use and in keeping with the built form of the area, but additional measures are needed to prevent potential adverse impacts.

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

Yes. Community facilities and streets are sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is

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

☒ **Inconsistent**

The Moderate Density Residential designation applies to “some of the city’s older single-family residential neighborhoods” which includes the East Raleigh/South Park Historic District, a collection of African American neighborhoods that developed from just after the Civil War through the first decades of the twentieth century. Residential Mixed Use (RX) is generally considered the appropriate zoning for this category. The requested OX district would allow uses that are not envisioned in the Moderate Density Residential designation, including small-scale commercial uses that are allowed in RX such as day care, personal services, and retail uses that meet the standards of UDO Sec. 6.4.11.C.

Urban Form

Urban Form designation: Core Transit Area, Transit Emphasis Corridor

The rezoning request is

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

Overview: The proposed rezoning site is located within a Core Transit Area, which refers to locations within a quarter mile of corridors proposed for bus rapid transit (BRT) or within a half-mile of identified commuter rail station locations. The proposal includes an Urban Limited (-UL) frontage, which is consistent with this designation. Martin Luther King, Jr. Boulevard is a Transit Emphasis Corridor, where higher levels of transit service are planned and programmed. The proposed Urban Limited (-UL) is appropriate for this location, as parking between the building and the street is not allowed.

Impact: The Urban Limited (-UL) frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and

sidewalk, but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

The primary street build-to in UL is 0 – 20 feet, with a minimum of 50% of the building width being within that range. Street-facing entrances are required every 75 feet.

Compatibility: The Urban Limited designation is compatible with neighboring properties and the general context of the area.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The proposed use is mostly compatible with the surrounding area. The proposal retains the Neighborhood Conservation Overlay District (NCOD) designation, so if a new building were constructed on the site it would have to comply with those standards, which limit maximum height to 28.7 feet. The applicant has stated a desire to retain the existing historic structure, although no conditions have been offered that would guarantee its retention. A new structure would have to comply with neighborhood transition standards which would restrict the developable area of the property. These requirements provide some disincentive to maintain the existing structure. For example, a site plan that maintains the existing structure for the proposed use would be exempt from the requirements stipulated in TC-14-19 because it is less than 10,000 square feet. In a redevelopment scenario, the site would be subject to these standards; however, a variance request would likely demonstrate a hardship for complying. A new building, given the constraints of the parcel (43' wide and 100' deep), could be compatible in terms of height and mass; but it may also present an architectural incongruity without zoning conditions to address its character and form within the South Park Historic District.

Public Benefits of the Proposed Rezoning

- The request would provide for new office development within a core transit area and in close proximity to downtown and would result in new investment in the South Park neighborhood.

Detriments of the Proposed Rezoning

- Potential loss of a contributing structure to the East Raleigh-South Park National Register Historic District.

Policy Guidance

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

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 proposal is consistent with policy, as it will result in more intensive office mixed-use development that will take advantage of its location along a transit emphasis corridor.

Policy LU 4.9 – Corridor Development

Promote pedestrian-friendly and transit-supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

- This proposal would provide for transit-supportive development along a transit emphasis corridor and within a core transit area.

Policy LU 5.1—Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, 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 use could be implemented without adversely affecting the appearance of the surrounding area. It retains the Neighborhood Conservation Overlay District designation, which will provide a measure of continuity of the existing pattern of development. Conditions have been provided that specify appropriate physical and architectural details of future development, as well as documentation of the existing structure, which bring this proposal into consistency with the Comprehensive Plan overall.

Policy LU 6.2 – Complementary Land Uses and Urban Vitality

A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city’s livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.

- This proposal is reflective of an emerging mix of uses in this area in close proximity to downtown. For example, there is an office mixed use district situated directly to the west of the subject site, and a neighborhood mixed use district is located nearby to the east. The site lies within a Neighborhood Conservation Overlay District, which includes standards for new development on the site. The proposal provides a complementary land use along a transit emphasis corridor.

Policy LU 8.5 – Conservation of Single-Family Neighborhoods

Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

- While this proposal would impose an office mixed use district within an existing single-family neighborhood, the current NCOD designation will be retained. These standards (maximum building height, prescribed setbacks, and entrance requirements) would help protect the residential built form of the area and maintain the existing scale of the neighborhood.

Policy HP 2.4 – Protecting Historic Neighborhoods

Protect the scale and character of the city's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.

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.

- The proposal offers conditions that would ensure that the scale, character, and architectural features of the East Raleigh/South Park Historic District are protected in the event of redevelopment of the site.

Policy HP 3.4 – Context Sensitive Design

Use the existing architectural and historical character within an area as a guide for new construction.

- The request offers conditions that sufficiently address the preservation of the historic resource on the site. The application states that rezoning will allow the existing house to be adaptively reused as offices, and notes that future new construction on the site would comply with the existing NCOD standards. Revised conditions have been offered that consider the compatibility of new construction to the East Raleigh/South Park National Register District.

Revised conditions also address context sensitive design, and: how the design of future new construction would be compatible with the built form of the neighborhood. These conditions also provide for recordation, including photographs and dimensioned drawings, in the event of future redevelopment of the site.

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 Core Transit Area urban form designation suggests an urban frontage option, which was included with this request via Urban Limited.

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

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.

Policy LU 1.3 – Conditional Use District Consistency

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

- The proposed zoning (OX-3-CU w/NCOD) is inconsistent with the Future Land Use Map, which designates this site for Moderate Density Residential. The proposed conditions would prohibit certain uses otherwise permitted in the OX-district but not within the R-10 district.

Policy HP 3.1 – Adaptive Use

Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.

Policy HP 3.2 – Retention Over Replacement

Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.

- The applicant intends to adaptively reuse the existing structure for the proposed use; however, no conditions were offered that ensure the existing structure will remain in place.

Area Plan Policy Guidance

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

Policy AP-SP 5 South Park Historic Preservation

Emphasize the historic significance of the South Park neighborhood through the promotion and protection of contributing historic elements.

- The proposed rezoning is consistent with the above referenced policy as it offers conditions that sufficiently address the compatibility and context-sensitive design should redevelopment of the site occur.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	70	Excellent Transit
Walk Score	30	71	Very Walkable

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

Summary: The proposed rezoning site has excellent accessibility to transit. It is served by several GoRaleigh routes: 20 Garner, 19 Apollo Heights, 13 Chavis Heights; plus 2 Express Routes: 40X Wake Tech and 55X Poole Road.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	No

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

Summary: The proposal would allow for one or two residential units only, or no more than six units in the event of redevelopment.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Add	The proposal could add 1 residential unit
Does it include any subsidized units?	No	N/A
Does it permit a variety of housing types beyond detached houses?	No	Presently a single-family residence, could be converted to a duplex.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	N/A
Is it within walking distance of transit?	Yes	Transit accessibility is excellent.

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

Summary: The proposal could accommodate a duplex or a combination residence/office or residence/retail. The applicant intends to use the existing single-family structure for an office building; at most the request would result in an entitlement for 2 dwelling units (duplex).

IMPACT ANALYSIS

Historic Resources

1. The site is located within the East Raleigh - South Park National Register Historic District and is identified as a contributing structure. It is not located within or adjacent to a Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. The Raleigh Historic Development Commission reviewed the case at its business meeting of January 19, 2021 and recommended denial of the request.

Impact Identified: Zoning conditions could address concerns over preservation of the structure.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by John P Top Greene Park (250 feet) and Junious N. Sorrell Park (0.2 miles).
3. Nearest existing greenway trail access is provided by Little Rock Greenway Trail (0.2 miles).
4. Current park access level of service in this area is graded an A letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	250	625	1,250
Wastewater	250	625	1,250

Impact Identified:

1. The proposed rezoning would add approximately 625 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Impact Identified: None.

Stormwater

Floodplain	n/a
Drainage Basin	Walnut Creek
Stormwater Management	UDO Chapter 9
Overlay District	n/a

Impact Identified: No downstream impacts identified.

Transit

1. The Unified Development Ordinance is sufficient as written to obtain the transit improvements required for this site.

Impact Identified: None.

Transportation

1. Site Location and Context

Location

The Z-70-2020 site is located in southeast Raleigh at the intersection of Martin Luther King, Jr. Boulevard and Ellington Street.

Area Plans

The Z-70-2020 site is located within the study area of the South Park Area Plan. The area plan has an action item (AP-SP 1) related to pedestrian improvements along Martin Luther King, Jr. Boulevard.

2. Existing and Planned Infrastructure

Streets

Martin Luther King, Jr. Boulevard is designated as a 4-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. The other streets are maintained by the City of Raleigh. King Charles Road is designated in map T-1 of the Ellington Street is a local street maintained by the City of Raleigh; it is currently built to the approximately dimensions of a Neighborhood Yield Street (UDO Section 8.4.4.A).

In accordance with UDO section 8.3.2, the maximum block perimeter for an OX-3 zoning district is 3,000 feet. The existing block perimeter is approximately 1,450 feet.

Pedestrian Facilities

Martin Luther King, Jr. Boulevard has complete sidewalks, but most of Ellington Street, including the Z-70-2020 frontage, lacks sidewalks. Frontage improvements, including sidewalks are required for subdivision or tier 3 site plan approval. Because Z-70-20 includes an urban frontage, sidewalk improvements are required for tier 1 and 2 site plans. It is not clear if the applicant intends to submit a site plan.

Bicycle Facilities

There are bicycle lanes northbound on Person Street and southbound on Blount Street. Martin Luther King, Jr. Boulevard is designated for a separated bikeway in map T-3 of the Comprehensive Plan.

Transit

This site is well served by public transit. GoRaleigh route 19 has frequent service and operates on Martin Luther King, Jr. Boulevard, connecting to both Wake Med and GoRaleigh Station. GoRaleigh routes 13, 20, and 21 are also within ¼ mile of the site. The City of Raleigh is also leading an effort to implement the south corridor of the Wake Bus Rapid Transit system.

Access

Vehicle access to the subject property will be via Ellington Street. Driveway spacing standards prohibit access on Martin Luther King, Jr. Boulevard.

3. Other Projects in the Area

The City of Raleigh has programmed a project to implement additional phases of the Blount Street-Person Street Corridor Plan. The City of Raleigh is also leading an effort to implement the south corridor of the Wake Bus Rapid Transit system.

4. TIA Determination

Based on the Envision results, approval of case Z-70-2020 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-10 to OX-3-UL-CU is projected to generate 2 new trips in the AM peak hour and 3 new trips in the PM peak hour. These values do not trigger a rezoning

Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-70-20 Existing Land Use	Daily	AM	PM
Single Family Detached	9	1	1
Z-70-20 Current Zoning Entitlements	Daily	AM	PM
Residential-10	9	1	1
Z-70-20 Proposed Zoning Maximums	Daily	AM	PM
Office Mixed Use-3	33	3	4
Z-70-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	24	2	3

Urban Forestry

1. Proposed rezoning does not impact Urban Forestry UDO requirements.

Impact Identified: None.

Impacts Summary

The proposed use is appropriate along this major boulevard. Furthermore, a commercial use lies adjacent to the site at the southwest corner of Ellington Street and Martin Luther King, Jr. Boulevard. The major concern of this request pertains to the potential loss of a contributing structure to the East Raleigh/South Park National Register Historic District, a collection of African American neighborhoods that developed from just after the Civil War through the first decades of the twentieth century. Although the applicant has stated their intent of maintaining the existing structure for the proposed use, they have not provided conditions that would ensure its preservation. Nonetheless, the site lies within the South Park Neighborhood Conservation Overlay District, which would restrict the height of any new development, and because of the required transitions of the Office Mixed Use District, the landowner's options for new construction are constrained. This effectively constitutes a 'disincentive' for razing the structure, at least in the short term. In revised zoning conditions submitted March 11, 2021, the applicant has provided measures to document the existing structure in the event of a redevelopment at the site. Furthermore, a condition has been provided that would stipulate the architectural details of the proposed construction, including an explanation of how the proposed building design reflects and acknowledges the historical and architectural character of contributing structures of the East Raleigh/South Park National Register Historic District.

Mitigation of Impacts

The potential loss of the historic structure could be mitigated with conditions to ensure its preservation.

CONCLUSION

This request is to rezone a single parcel of approximately 0.12 acres from Residential-10 w/Neighborhood Conservation Overlay District (R-10 w/NCOD) to Office Mixed Use-Three Stories-Urban Limited-Conditional Use w/Neighborhood Conservation Overlay District (OX-3-UL-CU w/ NCOD). Proposed conditions would prohibit outdoor sports and entertainment facilities, detention center, jail, and prison.

The request is **inconsistent** with the Future Land Use Map, which designates the site for Moderate Density Residential development. It is **consistent** with the Urban Form Map.

The request is **consistent** with several Comprehensive Plan policies. It would take advantage of excellent access to transit, promote corridor development, and reinforce the urban pattern. The request is consistent with several historic preservation policies, by virtue of revised zoning conditions that will ensure the character of any new development at the site is appropriate to the historic architectural styles of the East Raleigh/South Park National Register Historic District. It is also consistent with the area specific guidance of the South Park Area Plan Policy AP-SP-5 Historic Preservation. The request is **inconsistent** with historic preservation policies regarding adaptive reuse and retention over replacement, respectively.

The request supports the Vision Theme of *Managing Our Growth* and the *Growing Successful Neighborhoods and Communities* vision theme.

In summary, Z-70-20 is consistent with the 2030 Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
December 3, 2020	Application submitted as Conditional Use rezoning.	
January 19, 2021	Request presented to the Raleigh Historic District Commission	Commission votes in opposition to the request because of the lack of zoning conditions regarding preservation of the structure.
February 9, 2021	Planning Commission	Consent agenda
March 23, 2021	Planning Commission	Commission defers case to allow applicant to submit revised zoning conditions.
April 13, 2021	Planning Commission	Recommended approval, 6-1.
April 20, 2021	City Council	Report of Planning Commission
May 18, 2021	City Council	Public Hearing

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10	R-10	R-10	R-10	OX-3
Additional Overlay	NCOD	NCOD	NCOD	NCOD	NCOD
Future Land Use	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential
Current Land Use	Residential	Residential	Residential	Residential	Commercial
Urban Form	Core Transit Area	Core Transit Area	Core Transit Area	Core Transit Area	Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-10	OX-3-UL-CU
Total Acreage	0.12	0.12
Setbacks:		
Front	10'	10'
Side	5'	5'
Rear	20'	20'
Residential Density:	8.3 du/ac	16.7 du/ac
Max. # of Residential Units	1	2
Max. Gross Building SF	1,500	3,000
Max. Gross Office SF	-	2,254
Max. Gross Retail SF	-	1,354
Max. Gross Industrial SF	-	-
Potential F.A.R	0.29	0.57

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

Rezoning Application



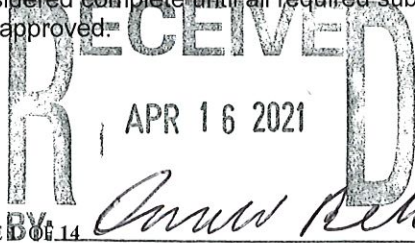
RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-10 Height N/A Frontage N/A Overlay(s) NCOD Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) NCOD Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number: Z-30-07 (South Park NCOD)			
GENERAL INFORMATION			
Date		Date Amended (1)	
Date Amended (2)		Date Amended (3)	
Property Address 314 Martin Luther King Jr. Boulevard			
Property PIN 1703-85-4021		Deed Reference (book/page) 016488/01080	
Nearest Intersection MLK Jr. Blvd. and Ellington St.			
Property Size (acres) 0.12	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/Address PROGRESSIVE ASSET GROUP LLC 4441 SIX FORKS RD STE 106-182 RALEIGH NC 27609-5729		Phone 919 - 637-7776	Fax
		Email ndukes@dukesproperties.com	
Applicant Name/Address Graham Smith Site Collaborative 821 Wake Forest Rd, Raleigh, NC 27604		Phone 919.805.3586	Fax
		Email graham@sitecollaborative.com	
Applicant* Signature(s)		Email ndukes@dukesproperties.com	

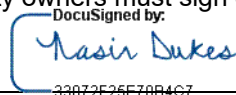
*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-70-20	OFFICE USE ONLY Rezoning Case #	
Date Submitted March 4, 2020		
Existing Zoning R-10-NCOD Proposed Zoning OX-3-UL-CU with NCOD		
Narrative of Zoning Conditions Offered		
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Outdoor sports and entertainment facility (250 seats); (ii) Outdoor sports and entertainment facility (250 seats); (iii) Detention center, jail, prison; (iv) Health club; (v) Sports academy; (vi) Overnight Lodging; (vii) Personal Service; (viii) Eating Establishment; (ix) Research & Development; (x) Retail Sales.</p> <p>2. If the property is redeveloped, the following conditions shall apply:</p> <p style="margin-left: 40px;">a. Prior to removal, the applicant, its successors or assigns (the "Applicant"), shall document the existing structure through photographs and detailed exterior elevation drawings, and provide a copy of the documentation to the City of Raleigh Department of Planning, Raleigh Historic Development Commission, and the North Carolina State Historic Preservation Office.</p> <p style="margin-left: 40px;">b. There shall be no more than 3,500 square feet of nonresidential gross floor area.</p> <p style="margin-left: 40px;">c. There shall be no more than six (6) residential dwelling units.</p> <p style="margin-left: 40px;">d. Any site plan for new development on the subject property shall stipulate the architectural details of the proposed construction, including an explanation of how the proposed building design reflects and acknowledges the historical and architectural character of contributing structures of the East Raleigh/South Park National Register Historic District; specifically the "House, ca. 1930, List #594" referenced in the National Register of Historic Places Registration Form (Sec. 7, p. 112). These details shall include descriptions of the proposed design, including building height, roof style and pitch, gables and dormers, building façade materials, window styles, column styles, and other features. In lieu of these stipulation requirements, the applicant may provide proof of contractual services for the design of new construction on this site by an architect certified by the State of North Carolina Historic Preservation Office as having successfully completed Historic and/or Mill Tax Credit projects in North Carolina. The proposed building design shall be subject to review and comment by Raleigh Historic District Commission staff. No building permits associated with an approved plan should be issued until this review is completed and a report thereof provided to the owner/developer.</p>		

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

Property Owner(s) Signature

DocuSigned by:

 33872F25E78B4C7...

Nasir Dukes

Print Name

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.	
<p>1. The Future Land Use Map designates the property as Moderate Density Residential, which recommends primarily residential uses with density less than 14 units per acre, but also encourages small-scale commercial uses where appropriate. The proposed rezoning, which seeks to allow for office uses within the property's existing single-family detached building, is consistent with the FLUM.</p> <p>2. The property is within a Core/Transit Area and a 1/4 mile from a proposed BRT stop at Wilmington St. and MLK Jr. Blvd., which recommends an urban or hybrid frontage. The proposed rezoning to an -UL frontage is consistent with the Urban Form Map's guidance.</p> <p>3. The property is within the City's Economic Development Priority Area, which encourages growth in under-performing areas. The proposed use would bring limited office use to the property, consistent with this recommendation.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The proposed rezoning will create cost-efficient and unique office opportunities close to Downtown Raleigh and Shaw University.</p> <p>2. The proposed rezoning would bring an office use along a Transit Emphasis Corridor and within a Core/Transit Area, with minimal impact to surrounding neighbors.</p> <p>3. The proposed rezoning would further economic development within the neighborhood.</p>	

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.	
<p>The property is within the East Raleigh / South Park Historic District. The rezoning would allow for office uses within the existing single-family detached home. While not contemplated at this time, any new construction would be subject to the South Park Neighborhood Conservation Overlay District standards.</p>	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<p>The applicant does not anticipate any negative impacts associated with the adaptive re-use of the existing structure.</p>	

URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation Transit Emphasis Corridor. Click [here](#) to view the Urban Form Map.

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

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response: The existing building is approximately 30 feet from the MLK Jr. Blvd. right-of-way, and parking would be located behind the building.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: Off-street parking would be accessed via the existing driveway along Ellington Street, behind the existing building.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response: Parking will be located behind the building.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response: No parking structures are proposed.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: The proposed rezoning would not alter the existing street network.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response: No steep slopes or other significant environmental features are located on the site.</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response: The proposed rezoning would not alter the existing street network.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response: The proposed rezoning would not alter the existing street network.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response: The proposed application will not alter the sidewalk or street grid. The existing street trees will be protected with any site work.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response: No new construction is proposed with this rezoning.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: The proposed application will not alter the existing sidewalk or street grid.</p>

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

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

Who can initiate a rezoning request?

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

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

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

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

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

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

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

Temporary Option for Virtual Neighborhood Meetings

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

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

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

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

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

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

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

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

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

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

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

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

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

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

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

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

This information should be addressed during the meeting:

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

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

NOTIFICATION LETTER TEMPLATE

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

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

(MEETING WEB ADDRESS)

Or call:

(MEETING PHONE NUMBER)

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

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

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

JP Mansolf

Raleigh Planning & Development

(919)996-2180

JP.Mansolf@raleighnc.gov

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

(NAME)

(CONTACT INFO)

Sincerely,

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the _____, day of _____, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Signature of Applicant/Applicant Representative

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on_____(date) to discuss a potential rezoning located at_____(property address). The neighborhood meeting was held at_____(location). There were approximately_____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

[illegible]

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes, and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deposit all of the required neighborhood meeting notification letters with the U.S. Postal Service on the 7th day of January, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Worth Mills

1.7.21

Date

REZONING OF PROPERTY CONSISTING OF +/- 0.12 ACRES,
LOCATED IN THE SOUTHEAST QUADRANT OF THE MLK BOULEVARD AND
ELLINGTON STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JANUARY 26, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, January 26, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.12 acres, and is located in the southeast quadrant of the MLK Boulevard and Ellington Street intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1703-85-4021. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: January 8, 2021
Re: Neighborhood Meeting for Rezoning of 314 MLK Jr. Blvd. (Z-70-20)

You are invited to attend a meeting to discuss rezoning case Z-70-20. We have scheduled an informational meeting with surrounding property owners on Tuesday, January 26th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 840 3713 0274
Password: 785720

To Join by Telephone:

+1 646 558 8656
Meeting ID: 840 3713 0274
Password: 785720

The purpose of this meeting is to discuss rezoning case Z-70-20, which concerns 314 Martin Luther King Jr. Boulevard (with Property Identification Number 1703-85-4021). The property totals approximately 0.12 acres in size, and is located in the southeast quadrant of the MLK Jr. Boulevard and Ellington Street intersection.

The property is currently zoned R-10 with the South Park Neighborhood Conservation Overlay District (R-10-NCOD), and the proposed zoning is Office Mixed Use with a 3-story height limit, Urban Limited frontage, and would retain the South Park Overlay (OX-3-UL-NCOD). The purpose of the rezoning is to allow for office uses on the property.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.4641 or Donald.Belk@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

[illegible]


Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-10 Height N/A Frontage N/A Overlay(s) NCOD Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) NCOD Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number: Z-30-07 (South Park NCOD)			
GENERAL INFORMATION			
Date		Date Amended (1) Date Amended (2)	
Property Address 314 Martin Luther King Jr. Boulevard			
Property PIN 1703-85-4021		Deed Reference (book/page) 016488/01080	
Nearest Intersection MLK Jr. Blvd. and Ellington St.			
Property Size (acres) 0.12	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/Address PROGRESSIVE ASSET GROUP LLC 4441 SIX FORKS RD STE 106-182 RALEIGH NC 27609-5729		Phone 919 - 637-7776	Fax
		Email ndukes@dukesproperties.com	
Applicant Name/Address Graham Smith Site Collaborative 821 Wake Forest Rd, Raleigh, NC 27604		Phone 919.805.3586	Fax
		Email graham@sitecollaborative.com	
Applicant* Signature(s) 		Email ndukes@dukesproperties.com	

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning R-10-NCOD	Proposed Zoning OX-3-UL-CU with NCOD	
Narrative of Zoning Conditions Offered		
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Outdoor sports and entertainment facility (250 seats); (ii) Outdoor sports and entertainment facility (250 seats); and (iii) Detention center, jail, prison.</p>		

EXHIBIT B – NOTICE LIST

1703739909 HORTON, SHELLEY 549 GRANITE ST RALEIGH NC 27603-2821	1703739999 PETIE INVESTMENTS LLC 1105 S PERSON ST RALEIGH NC 27601-2650	1703744469 CHIBBRA, SATINDER P 2417 HENNING DR RALEIGH NC 27615-1154
1703744576 CHIBBRA, SATINDER P 2417 HENNING DR RALEIGH NC 27615-1154	1703744663 PRETORIA PROPERTIES LLC 2417 HENNING DR RALEIGH NC 27615-1154	1703744741 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703744780 KERCHMAR, TIMOTHY JAMES 126 BLEDSOE AVE RALEIGH NC 27601-2602	1703745366 HENDRICKSON, GLORIA S 2118 CHARNY DR RALEIGH NC 27604-8443	1703745461 NAYYAR, VISHESH SIRUR, MAYA 924 S BLOUNT ST RALEIGH NC 27601-2618
1703745466 ANDERSON, MEREDITH KATHERYN SHAW, DAVID 918 S BLOUNT ST RALEIGH NC 27601-2618	1703745572 KREUL-STARR, ELIZABETH KEEN, JESSE OWEN 4084 MANAYUNK AVE PHILADELPHIA PA 19128-5104	1703745576 SIMPSON, JANELL 908 S BLOUNT ST RALEIGH NC 27601-2618
1703745672 GIBSON, JASON CARRY 906 S BLOUNT ST RALEIGH NC 27601-2618	1703745676 PRIME A1 LLC 586 RUTH CIR FUQUAY VARINA NC 27526-4255	1703745772 LOGAN, HAZEL N 902 S BLOUNT ST RALEIGH NC 27601-2618
1703747116 WINDTREK VENTURES LLC HABITAT IMPROVEMENT LLC PO BOX 1218 MORRISVILLE NC 27560-1218	1703747217 STAMME, IAN WILDER 1101 S BLOUNT ST RALEIGH NC 27601-2609	1703747220 TEPHRA DEVELOPMENT LLC HABITAT IMPROVEMENT LLC 310 HECK ST RALEIGH NC 27601-1214
1703747223 TEPHRA DEVELOPMENT LLC HABITAT IMPROVEMENT LLC 310 HECK ST RALEIGH NC 27601-1214	1703747291 CARE PROPERTIES LLC 2810 YONKERS RD STE 1B RALEIGH NC 27604-6073	1703747335 JULIA ROGERS LLC 921 S BLOUNT ST RALEIGH NC 27601-2617
1703747431 AD3 DEVELOPMENT LLC 8801 FAST PARK DR STE 301 RALEIGH NC 27617-4853	1703747436 AD3 DEVELOPMENT LLC 8801 FAST PARK DR STE 301 RALEIGH NC 27617-4853	1703747566 ORCHID HOMES LLC PO BOX 23 MORRISVILLE NC 27560-0023
1703747711 AD3 DEVELOPMENT LLC 8801 FAST PARK DR STE 301 RALEIGH NC 27617-4853	1703747760 SHINN, ALLEN CHRISTOPHER JACOBS, ALLISON 208 BLEDSOE AVE RALEIGH NC 27601-2604	1703747813 FELMY, CHARLES REED GENTRY, ABIGAIL MARIE 201 BLEDSOE AVE RALEIGH NC 27601-2603
1703747853 CHAN, SIU KEI 205 BLEDSOE AVE RALEIGH NC 27601-2603	1703747868 PAPASPYROS, NICHOLAS SINISCALCHI, MARIA PO BOX 745 APEX NC 27502-0745	1703747893 CALLIRGOS, KARLA YUDY MOLER 527 N EAST ST RALEIGH NC 27604-1235

1703747976 PARKER HUNTER REALTY CO UNKNOWN RALEIGH NC 27601	1703748127 JONES, PHEBY HELEN 212 E LEE ST RALEIGH NC 27601-2641	1703748177 214 EAST LEE STREET LLC 8116 BROOKWOOD CT RALEIGH NC 27613-4200
1703748410 AD3 DEVELOPMENT LLC 8801 FAST PARK DR STE 301 RALEIGH NC 27617-4853	1703748460 SHEWMAN, DUSTIN BENDER- SHEWMAN, LAUREN 209 E LEE ST RALEIGH NC 27601-2640	1703748619 HUDGINS, ANDREW M HUDGINS, KELLY 212 BLEDSOE AVE RALEIGH NC 27601-2604
1703748669 HOLLAND, DOCK JR 216 BLEDSOE AVE RALEIGH NC 27601-2604	1703748843 GLADWELL, JASON T 1217 KEITH RD WAKE FOREST NC 27587-7301	1703748894 HAYWOOD, WILLIE M HAYWOOD, ADELL HOLDER TRUSTEE 1324 FOX RUN DR RALEIGH NC 27610-4926
1703748914 SSB HOMES LLC 317 W KIRKFIELD DR CARY NC 27518-6821	1703749118 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703749275 MCMILLAN, MINNIE M MCMILLAN, SHERRILL MCMILLAN 1605 MILLER ST RALEIGH NC 27610-3346
1703749314 CALLIRGOS, KARLA YUDY MOLER 527 N EAST ST RALEIGH NC 27604-1235	1703749364 YL PROPERTIES LLC 709 E LENOIR ST RALEIGH NC 27601-2033	1703749619 HOLLAND, DOCK JR HOLLAND, JACQUELINE K 216 BLEDSOE AVE RALEIGH NC 27601-2604
1703749659 HOLLAND, DOCK HOLLAND, JACQUELINE 216 BLEDSOE AVE RALEIGH NC 27601-2604	1703749678 ROBERTS, WAYNE T REVOC LVNG TRUST ROBERTS, VALRENO J REVOC LVNG TRUST 1639 CRYSTAL LN STEM NC 27581-9587	1703749834 HAYWOOD, WILLIE M HAYWOOD, ADELL HOLDER TRUSTEE 1324 FOX RUN DR RALEIGH NC 27610-4926
1703749884 33POL LLC 3698 RAEURN CT FAYETTEVILLE NC 28314-2623	1703753091 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703753672 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341
1703757029 MCLEAN, CARRIE LEE MCLEAN, TOBIAS 168 FOXGLOVE DR GARNER NC 27529-7731	1703757052 MCLEAN, TOBIAS MCLEAN, CARRIE LEE 168 FOXGLOVE DR GARNER NC 27529-7731	1703757068 MCLEAN, TOBIAS MCLEAN, CARRIE 168 FOXGLOVE DR GARNER NC 27529-7731
1703757098 BRADLEY, LAWRENCE B BRADLEY, BARBARA M 3406 SCOTT DR RALEIGH NC 27604-4260	1703758035 ALCINE, SAMUEL ALCINE, VERONICA 506 WILLOWMERE CT CARY NC 27513-9745	1703758065 ARCHIVE DEVELOPMENT, LLC 105 CASHWELL DR GOLDSBORO NC 27534-7521
1703758356 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703759005 ALCINE, SAMUEL 506 WILLOWMERE CT CARY NC 27513-9745	1703759085 ALCINE, SAMUEL ALCINE, VERONICA 506 WILLOWMERE CT CARY NC 27513-9745

1703759732 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703759989 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703833908 MCMILLAN, KATIE JANE ELLISBERG, ERIC JOSEPH 305 BRAGG ST RALEIGH NC 27601-2629
1703833948 JOHNSON, BERONICA L 307 BRAGG ST RALEIGH NC 27601-2629	1703833988 POTENZA INVESTMENTS LLC PO BOX 40395 RALEIGH NC 27629-0395	1703834983 HODGE, RODERICK ELLIOTT 3209 BARWELL RD RALEIGH NC 27610-5405
1703834998 GRAYSON HOMES LLC 5711 SIX FORKS RD STE 103 RALEIGH NC 27609-3888	1703836968 RALEIGH TAYLOR 1121 TRUST PO BOX 4372 CARY NC 27519-4372	1703840005 KETABI, YASAMIN 250 HAMMOND POND PKWY APT 911S CHESTNUT HILL MA 02467-1516
1703840110 MAYO INVESTMENT GROUP LLC STEPHEN MAYO 3361 FARM HILL BLVD REDWOOD CITY CA 94061	1703840115 BELLEW, ADIN NICKOLAI MILLER- BELLEW, MARGARET 1106 S PERSON ST RALEIGH NC 27601-2651	1703840210 ONEAL, JAMES F JR PO BOX 46556 RALEIGH NC 27620-6556
1703840245 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703840344 PEEBLES FAMILY TRUST 104 STONERIDGE DR CHAPEL HILL NC 27514-9772	1703840400 MOJAC LLC PO BOX 28929 RALEIGH NC 27611-8929
1703840404 SKILLEN FAMILY LLC 902 RICHARDSON RD GARNER NC 27529-2846	1703840500 HENDERSON, JONATHAN A HENDERSON, AUDREY A S 1010 S PERSON ST RALEIGH NC 27601-2649	1703840505 HYSON, DEBRA C 414 N KING CHARLES RD RALEIGH NC 27610-2236
1703840611 NUNN, ELEANOR F PO BOX 46706 RALEIGH NC 27620-6706	1703840645 HGH HOLDINGS LLC 3434 EDWARDS MILL RD STE 112 397 RALEIGH NC 27612	1703840721 ROBERTS, WAYNE 1639 CRYSTAL LN STEM NC 27581-9587
1703840770 HGH HOLDINGS LLC 3434 EDWARDS MILL RD STE 112 397 RALEIGH NC 27612	1703840778 THORNTON, MARGARET DELORES THORNTON, NELSON OLIVER 916 S PERSON ST RALEIGH NC 27601-2314	1703840813 33POL LLC 3698 RAE BURN CT FAYETTEVILLE NC 28314-2623
1703840876 OSULLIVAN, MACDARA 1015 NUTT ST APT 341 WILMINGTON NC 28401-4388	1703840883 GOODSON, HENRY A JR 3601 HORSEMINT TRL ZEBULON NC 27597-8910	1703840971 LINDSAY, E GLENN 701 E EDENTON ST RALEIGH NC 27601-1131
1703840975 LINDSAY, E GLENN 701 E EDENTON ST RALEIGH NC 27601-1131	1703840978 LINDSAY, E GLENN 701 E EDENTON ST RALEIGH NC 27601-1131	1703841393 KIEC, CHRISTOPHER PAUL KIEC, KATHRYN SMOLKO 538 CHAPANOKE RD RALEIGH NC 27603-3463

1703842010 MONTAGUE, BERTHA H 1111 S PERSON ST RALEIGH NC 27601-2650	1703842014 NEGRO, ALESSANDRO 1109 S PERSON ST RALEIGH NC 27601-2650	1703842029 ANDERSON, ROBERT J ANDERSON, LEEANN S 1107 S PERSON ST RALEIGH NC 27601-2650
1703842125 PETERSON, CONNIE 1105 S PERSON ST RALEIGH NC 27601-2650	1703842205 JAMES, JANICE EVANS 1101 S PERSON ST RALEIGH NC 27601-2650	1703842220 KRAUSE, JASON 7942 LANCASTER STORE RD CASTALIA NC 27816-9587
1703842274 JAMES, DENNIS L JAMES, JANICE E 1101 S PERSON ST RALEIGH NC 27601-2650	1703842368 SIGMUND, ANDREW MURPHY 1015 S PERSON ST RALEIGH NC 27601-2648	1703842373 HOMEBRIDGE PROPERTY MAINTENANCE LLC PO BOX 25973 RALEIGH NC 27611-5973
1703842453 SORAL, NIKOLAUS 1013 S PERSON ST RALEIGH NC 27601-2648	1703842458 TARDY, GEORGIA D 1011 S PERSON ST RALEIGH NC 27601-2648	1703842564 NELSON, CARRIE B 1007 S PERSON ST RALEIGH NC 27601-2648
1703842615 CRAVEN, MONTROSE CRAVEN-CARR, SHARON E 1003 S PERSON ST RALEIGH NC 27601-2648	1703842620 STEPHENSON, JON A STEPHENSON, ELYSE A 1005 S PERSON ST RALEIGH NC 27601-2648	1703842665 BREEDLOVE, BRIAN BREEDLOVE, HEATHER 714 KIMBROUGH ST RALEIGH NC 27608-2724
1703842720 BREEDLOVE, BRIAN BREEDLOVE, HEATHER 714 KIMBROUGH ST RALEIGH NC 27608-2724	1703842788 PHILLIPS, CATHERINE G 307 BLEDSOE AVE RALEIGH NC 27601-2657	1703842810 HATTERAS HOLDINGS LLC 12321 PAWLEYS MILL CIR RALEIGH NC 27614-7979
1703842816 SORAL, NIKOLAUS 903 ANGIER AVE DURHAM NC 27701-4105	1703842910 NEAL, CHARLIE NEAL, FRANCES 909 S PERSON ST RALEIGH NC 27601-2313	1703842914 DUNN, LORNA RENEE LASSITER, LEONARD L 922 DELHAM RD KNIGHTDALE NC 27545-8650
1703843117 DAWSON, PATRICK JOSEPH DAWSON, EMILY ROWE 306 E LEE ST RALEIGH NC 27601-2643	1703843156 HATHCOCK, SPENCER HATHCOCK, JESSIE 308 E LEE ST RALEIGH NC 27601-2643	1703843195 SMITH, CHRIS JAMES 2016 BETRY PL RALEIGH NC 27603-3977
1703843343 VERNON, KELLY FISHBURNE 309 E LEE ST RALEIGH NC 27601-2642	1703843393 STEPHENS, KEVIN MICHAEL 313 E LEE ST RALEIGH NC 27601-2642	1703843615 AUSTIN, ALTON 308 BLEDSOE AVE RALEIGH NC 27601-2606
1703843666 MCMILLIAN, TERESA DAVIS 154 FOREST LAKE EST MONCURE NC 27559-9781	1703843738 TABOR & TABOR PROPERTIES LLC 2610 PINK ACRES ST CARY NC 27518-6840	1703843802 BUTLER, MIA DAWN SCHELL, KIM BUTLER 3327 W MANOR LN SW ATLANTA GA 30311-2221

1703843816 LINDSEY, MARGARET B LINDSEY, LAWRENCE C JR 600 CALLOWAY DR RALEIGH NC 27610-4010	1703843910 WALLACE, LAWRENCE ABEL WILBORN, TIFFANY DAWN PSC 560 BOX 533 PSC 560 BOX 533 APO AP 96376-0006	1703843913 MOSS, ISABEL INGE, JACK 2009 CHICHESTER CT RALEIGH NC 27615-4422
1703844094 MOORE, MARILYN J 3125 LARIAT RIDGE DR WAKE FOREST NC 27587-4808	1703844099 HYSON, DEBRA C 414 N KING CHARLES RD RALEIGH NC 27610-2236	1703844241 TATE, SAMUEL TATE, CAROLINE 320 E LEE ST RALEIGH NC 27601-2643
1703844334 STEPHENS, KEVIN MICHAEL 313 E LEE ST RALEIGH NC 27601-2642	1703844369 HARVEY, IRMA HARRIS HARRIS, ALJERNEY C/O THE COLLECTIVE FIRM 324 S WILMINGTON ST # 221 RALEIGH NC 27601-1847	1703844438 HUBBARD, CORNELIA SMITH, ROBERT DANIEL SARAH SANSOM 2701 LITTLE JOHN RD RALEIGH NC 27610-4227
1703844584 DUKES PROPERTIES & CONSTRUCTION, LLC 3803 JUNCTION BLVD RALEIGH NC 27603-5264	1703844606 KHODAYAR, DAVID REZA 312 BLEDSOE AVE RALEIGH NC 27601-2606	1703844665 AYOUB, BRANDON OLNEY, ALEXANDRA CAIN 314 BLEDSOE AVE RALEIGH NC 27601-2606
1703844820 PETERSON, NIKITA 510 SHELLY RIDGE LN APT 201 RALEIGH NC 27609-2858	1703844861 GOMEZ, ANDREW ROBERT 315 BLEDSOE AVE RALEIGH NC 27601-2605	1703844867 DALE, BRIAN SIDNEY HAGENBURG, KATE MARIE 821 ELLINGTON ST RALEIGH NC 27601-2309
1703844960 LUETGENAU, AMY H 3104 DOCKSIDE CIR APT 11 RALEIGH NC 27613-3206	1703844964 DORRY, RITA BEARD 817 ELLINGTON ST RALEIGH NC 27601-2309	1703845104 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703845128 KAFEL, CHRISTIAN A KLEMM KAFEL, DESIREE L 1102 S BLOODWORTH ST RALEIGH NC 27601-2612	1703845224 POPE, MICHAEL JOSEPH POPE, ELINE 1100 S BLOODWORTH ST RALEIGH NC 27601-2612	1703845312 JONES, MAGGIE L HEIRS C/O ROBERT E SANDERS 1107 S BLOODWORTH ST RALEIGH NC 27601-2611
1703845432 TALMADGE, SUMMER 10014 CHAPEL HILL RD MORRISVILLE NC 27560-9399	1703845644 FULFILLED PROMISE TABERNACLE ATTN: JVETT MCKENZIE 320 BLEDSOE AVE RALEIGH NC 27601-2606	1703845801 MULDROW, ROGERS A 603 SAINT GEORGE RD RALEIGH NC 27610-3754
1703845843 FULFILLED PROMISE TABERNACLE ATTN: JVETT MCKENZIE 320 BLEDSOE AVE RALEIGH NC 27601-2606	1703845893 ANGUS TAYLOR, WILLIAM IAN CECIL- TAYLOR, MADELYN 321 BLEDSOE AVE RALEIGH NC 27601-2605	1703845987 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703846063 WILLIAMS, DANELE 1117 S BLOODWORTH ST RALEIGH NC 27601-2611	1703846078 ROBINSON, JOYCE WRIGHT 627 RAWLS DR RALEIGH NC 27610-2841	1703846183 JAM MAR PROPERTIES LLC 809 W BARBEE ST ZEBULON NC 27597-9255

1703846187 JONES, LAUREN M 4517 CHINQUOTEAGUE CT RALEIGH NC 27613-3821	1703846273 XU, MUNAN 1103 S BLOODWORTH ST RALEIGH NC 27601-2611	1703846362 PARATORE, DANA MICHAEL 925 S BLOODWORTH ST RALEIGH NC 27601-2607
1703846367 STALLINGS, JIMMIE S ESPOSTO, NUNZIO 923 S BLOODWORTH ST RALEIGH NC 27601-2607	1703846482 BROCK, JOHN EDWARD 921 S BLOODWORTH ST RALEIGH NC 27601-2607	1703846488 CAMU, COLIN BASIL JR. CAMU, MORGAN G. 915 S BLOODWORTH ST RALEIGH NC 27601-2607
1703846593 GLENN, CECILIA F GLENN, CRAVEN LEE 911 S BLOODWORTH ST RALEIGH NC 27601-2607	1703846598 MULDROW, ROGERS 603 SAINT GEORGE RD RALEIGH NC 27610-3754	1703846656 FULFILLED PROMISE TABERNACLE ATTN: J VETT MCKENZIE 320 BLEDSOE AVE RALEIGH NC 27601-2606
1703846847 DIMEO, ANDREW J 401 BLEDSOE AVE RALEIGH NC 27601-2701	1703846967 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703847189 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703847260 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703847324 ORR, WILLIAM ALEXANDER FORD, JEFFREY PETER 409 E LEE ST RALEIGH NC 27601-2725	1703847367 HOLCOMBE, A J P HEIRS 918 S EAST ST RALEIGH NC 27601-2712
1703847606 EDWARDS, P H PO BOX 30488 RALEIGH NC 27622-0488	1703847645 REDMON, BOBBIE WADELL 406 BLEDSOE AVE RALEIGH NC 27601-2702	1703847687 JACOBS, ALLISON 410 BLEDSOE AVE RALEIGH NC 27601-2702
1703847810 MERRITT, SAMUEL N 3632 BRENTWOOD RD RALEIGH NC 27604-1606	1703847881 COSTANZA, LUKE CHARLES 413 BLEDSOE AVE RALEIGH NC 27601-2701	1703847897 408 KING TRUST PO BOX 311 GARNER NC 27529-0311
1703847919 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703847937 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703848000 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171
1703848003 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171	1703848006 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171	1703848009 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171
1703848113 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171	1703848119 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703848169 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

1703848311 HOLCOMB, A J P HEIRS HOLCOMB, A J P HEIRS 918 S EAST ST RALEIGH NC 27601-2712	1703848326 MACK, ANDRAE DESE HILL 916 S EAST ST RALEIGH NC 27601-2712	1703848422 SMITH, LOUIS M 1500 E MARTIN ST RALEIGH NC 27610-2614
1703848427 PARKER, JACLYN N ARNETTE, CAMERON 912 S EAST ST RALEIGH NC 27601-2712	1703848521 GARDZE HOMES LLC 6608 VANCOUVER LN RALEIGH NC 27615-6532	1703848525 BRADBERRY, MARTHA BRADBERRY, DEANTONY 908 S EAST ST RALEIGH NC 27601-2712
1703848538 EVANS, ROBERT STANLEY EVANS, JAMES EDWARD 906 S EAST ST RALEIGH NC 27601-2712	1703848622 WILLIAMSON, LUNNIE M 909 S EAST ST RALEIGH NC 27601-2711	1703848647 PREISSING REAL ESTATE INVTNT CO LLC 5317 PEACENEST DR RALEIGH NC 27610-2189
1703848841 MP INVESTMENTS LLC 3509 HAWORTH DR STE 400 RALEIGH NC 27609-7237	1703849154 SPITZER, JULIE 165 MINERS RIDGE DR BURNSVILLE NC 28714-8060	1703849280 WEATHERVANE PROPERTIES LLC 547 E JONES ST RALEIGH NC 27601-1171
1703849287 CAMPBELL, KATHERINE W JERNIGAN, RYAN L 929 S EAST ST RALEIGH NC 27601-2711	1703849685 HYSON, DEBRA C 414 N KING CHARLES RD RALEIGH NC 27610-2236	1703849765 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703849781 VICKERY, BRYAN VICKERY, BRILEY 901 S EAST ST RALEIGH NC 27601-2711	1703849794 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703850067 ALCINE, SAMUEL ALCINE, VERONICA 506 WILLOWMERE CT CARY NC 27513-9745
1703851915 THOMPSON, E R PO BOX 30488 RALEIGH NC 27622-0488	1703852011 SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703852091 LIGHTNER, BRUCE E LIGHTNER FUNERAL & CREMATION SERVICES INC 501 SUNGLOW LN APT 211 RALEIGH NC 27610-8951
1703852231 ALCINE, VERONICA 506 WILLOWMERE CT CARY NC 27513-9745	1703852330 HINTON, HELENA HINTON, MALCOLM 5604 ALTA VISTA CT RALEIGH NC 27610-3261	1703852345 MOSS CONSTRUCTION & DESIGN LLC 219 1/2 S WILMINGTON ST RALEIGH NC 27601-1576
1703852430 CALLAHAN, CATHY L 809 S PERSON ST RALEIGH NC 27601-2311	1703852444 SPAHR, JEFFREY A SPAHR, ANNA R M 805 S PERSON ST RALEIGH NC 27601-2311	1703852531 SILVER, MONA D 300 WORTH ST RALEIGH NC 27601-2348
1703852581 SMITH, JOHNNETTE A 304 WORTH ST RALEIGH NC 27601-2348	1703852632 JOHNSON, CHARLENE W 301 WORTH ST RALEIGH NC 27601-2347	1703852659 MARTENS, CHRISTOPHER R SIMMONS, ROBERT J 729 S PERSON ST RALEIGH NC 27601-2349

1703852682 SIMON, TOM CALDWELL, TERA 305 WORTH ST RALEIGH NC 27601-2347	1703852753 MILLER, PHILIP RYAN 725 S PERSON ST RALEIGH NC 27601-2349	1703852758 WADELINGTON, CHARLES W 721 S PERSON ST RALEIGH NC 27601-2349
1703852990 MCCOY, DONALD L MCCOY, ANNIE M 1408 ALTAMA CIR RALEIGH NC 27610-4902	1703853204 HATLEY, LUDELLE ROCHELLE HATLEY, ESTRIDGE W 1139 EVANS RD CARY NC 27513-3114	1703853320 HOSSEINI, ASHKAN HOSSEINI, CYNTHIA KAROL 108 KINGSMILL RD CARY NC 27511-7240
1703853345 FENNELL, JOYCE ROBINSON 744 ELLINGTON ST RALEIGH NC 27601-2339	1703853420 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703853434 GREEN, DAVID ALAN 4414 DOLWICK DR DURHAM NC 27713-6530
1703853521 COOLEY, VALERIE A COOLEY, BOBBY E 308 WORTH ST RALEIGH NC 27601-2348	1703853571 LASSERRE, LINDSAY RUDEWICZ, CRAIG 312 WORTH ST RALEIGH NC 27601-2348	1703853622 YOUNT, KATHLEEN NEELEY 309 WORTH ST RALEIGH NC 27601-2347
1703853666 PETTY, NANCY OAKLEY, KARLA 313 WORTH ST RALEIGH NC 27601-2347	1703853802 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703854021 PROGRESSIVE ASSET GROUP LLC 4441 SIX FORKS RD STE 106-182 RALEIGH NC 27609-5729
1703854071 STOKES, GEORGE S JR WATKINS, CAROLYN STOKES C/O CAROLYN WATKINS 1350 WASATCH PT LAFAYETTE CO 80026-3433	1703854243 MCCLAIN, VALERIE LINDSEY 317 MARTIN LUTHER KING JR BLVD RALEIGH NC 27601-2319	1703854291 LINDSEY, MARGARET B LINDSEY, LAWRENCE C JR 600 CALLOWAY DR RALEIGH NC 27610-4010
1703854381 PETERKIN, SAMUEL L JR PETERKIN, SYLVIA S 745 ELLINGTON ST RALEIGH NC 27601-2355	1703854386 SULLIVAN, NICOLE E 743 ELLINGTON ST RALEIGH NC 27601-2355	1703854495 WEDDLE, PETER WEDDLE, MONICA L 739 ELLINGTON ST RALEIGH NC 27601-2355
1703854550 RYHANYCH, ANDREW D RYHANYCH, JESSICA W 324 WORTH ST RALEIGH NC 27601-2348	1703854649 SUTTON, JAMES M JR SUTTON, KATIE A 325 WORTH ST RALEIGH NC 27601-2347	1703854700 321 WORTH LLC 2000 GARDEN WALL CT RALEIGH NC 27614-6851
1703854769 UNITED COMMUNITIES REDEVELOPMENT LLC 2500 REGENCY PKWY CARY NC 27518-8549	1703854865 UNITED COMMUNITIES REDEVELOPMENT LLC 2500 REGENCY PKWY CARY NC 27518-8549	1703854952 NORTH STATE REDEVELOPMENT LLC 2500 REGENCY PKWY CARY NC 27518-8549
1703855000 STOKES, GEORGE SHULER, BRENDA 8219 DOWN ROYAL RD TAMPA FL 33610-8065	1703855051 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703855241 MCILRAVEY, CHRISTOPHER JOHN MCCLAIN, LUCAS ADAM 325 MARTIN LUTHER KING JR BLVD RALEIGH NC 27601-2319

1703855291 CHEZ ROUGE LLC 709 DEVEREUX ST RALEIGH NC 27605-1407	1703855350 YELLE, NICHOLAS 816 S BLOODWORTH ST RALEIGH NC 27601-2304	1703855355 GARCIA, DAVID JOSHUA JONES, ILLA MARIE 814 S BLOODWORTH ST RALEIGH NC 27601-2304
1703855400 BLAKELY, WILLIAM SR HEIRS CARNETTA BLAKELY, EXEC 1104 KITT PL RALEIGH NC 27610-4833	1703855496 WIGGINS, THOMAS WIGGINS, DIANE DAVIS 405 BOURNEMOUTH LN GARNER NC 27529-4652	1703855510 WILLIAMS, LINDA F 328 WORTH ST RALEIGH NC 27601-2348
1703855608 DAILEY, WILBERT JR DAILEY, EYVONNE D 329 WORTH ST RALEIGH NC 27601-2347	1703855661 BRADHAM, FRANK WALKER 215 MARSH AVE RALEIGH NC 27606-1340	1703855675 GASTON, SCOTT M 728 S BLOODWORTH ST RALEIGH NC 27601-2302
1703855769 ECKERSON, BRENN A 716 S BLOODWORTH ST RALEIGH NC 27601-2302	1703855770 SMITH, CAROL Y 724 S BLOODWORTH ST RALEIGH NC 27601-2302	1703855774 BORMANN, JENNY L 718 S BLOODWORTH ST RALEIGH NC 27601-2302
1703855873 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703855877 CITY OF RALEIGH HOUSING & NEIGHBORHOODS PO BOX 590 RALEIGH NC 27602-0590	1703855970 ORAS, ELISE M 708 S BLOODWORTH ST RALEIGH NC 27601-2302
1703855975 MCGEE, ROBERT J 704 S BLOODWORTH ST RALEIGH NC 27601-2302	1703855999 PETRANKA, JEREMY M PETRANKA, RACHEL 1410 PARK DR RALEIGH NC 27605-1728	1703857149 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703857420 PERRY, WARREN M 3229 EDMONT RD WENDELL NC 27591-8290	1703857425 NELSON, MICHELE T WILLIAMS, MELVIN W 4120 WILLOW OAK RD RALEIGH NC 27604-4729	1703857523 PETERSON, CONNIE L 1105 S PERSON ST RALEIGH NC 27601-2650
1703857572 RUSSOTTI, ROBERT MICHAEL HARNEY, EMERIC PAUL 410 WORTH ST RALEIGH NC 27601-2427	1703857634 SAHA, SOMA GROFF, SCOTT GREGORY 5605 BLACKET CT RALEIGH NC 27604-9608	1703857638 ELECZKO, JAMES M ELECZKO, STACY B 725 S BLOODWORTH ST RALEIGH NC 27601-2301
1703857725 SAMIH T & REBECCA A YEHIA RVCBLE TRUST THE YEHIA, SAMIH T TRUSTEE 2428 SUNNYSTONE WAY RALEIGH NC 27613-6082	1703857867 CONTRE, EVELYN CONTRE, KEITH 715 S BLOODWORTH ST RALEIGH NC 27601-2301	1703857882 BUFFALOE, ARTHUR 719 S BLOODWORTH ST RALEIGH NC 27601-2301
1703857937 HARRINGTON, EDDIE LEE 705 S BLOODWORTH ST RALEIGH NC 27601-2301	1703857963 STEWART, ANDREW M STEWART, DANIELLE G 711 S BLOODWORTH ST RALEIGH NC 27601-2301	1703858065 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

1703858133 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703858245 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703858333 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703858337 BODDAPATI, SIDDARDHA RAGHAVA PETERSON, NYJA ARLENE 814 S EAST ST RALEIGH NC 27601-2425	1703858442 KANWISHER, ANNA LINDSAY 812 S EAST ST RALEIGH NC 27601-2425	1703858445 MOTE, NATHAN JULIAN ANDERSON, KRISTEN FAY 808 S EAST ST RALEIGH NC 27601-2425
1703858540 GAULT, DANIEL WARNER, DANIEL 804 S EAST ST RALEIGH NC 27601-2425	1703858544 WILLIAMS, FRANCES LONNETTE 802 S EAST ST RALEIGH NC 27601-2425	1703858655 HODGE, RODERICK E 3209 BARWELL RD RALEIGH NC 27610-5405
1703858761 COVINGTON, ERNESTINE COVINGTON, DAVID GARY 722 S EAST ST RALEIGH NC 27601-2423	1703858766 POPE, EARLE JAMES ARTHUR 720 S EAST ST RALEIGH NC 27601-2423	1703858861 SMITH, GREGORY 716 S EAST ST RALEIGH NC 27601-2423
1703858867 RINEER, BRIAN RINEER, KIMBERLY 714 S EAST ST RALEIGH NC 27601-2423	1703858963 VANWAGNER, JOHN L. VANWAGNER, HEATHER C. 712 S EAST ST RALEIGH NC 27601-2423	1703859383 CARRINGTON, ANNIE PO BOX 14848 RALEIGH NC 27620-4848
1703859580 RITE LIVING LLC 303 EVANS ESTATES DR CARY NC 27513-9628	1703860063 SHAW UNIVERSITY INC THE ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341	1703861013 IRVING, VIVIAN E HEIRS PO BOX 28227 RALEIGH NC 27611-8227
1703861053 234 E SOUTH ST LLC 1101 HAYNES ST STE 100 RALEIGH NC 27604-1455	1703862041 SHAW UNIVERSITY 300 E SOUTH ST RALEIGH NC 27601-2362	1703862091 JOHNSON, ETHEL B 316 E SOUTH ST RALEIGH NC 27601-2362
1703863051 JOHNSON, ETHEL B 316 E SOUTH ST RALEIGH NC 27601-2362	1703864030 RUEDINGER, MATTHEW ANDRE SAVIELLO, ALLISON FAY 318 E SOUTH ST RALEIGH NC 27601-2345	1703864080 HYSON, DEBRA 414 N KING CHARLES RD RALEIGH NC 27610-2236
1703865032 LIEBAL, CHARLES J JR 324 E SOUTH ST RALEIGH NC 27601-2345	1703865094 BULLOCK, HELEN BROWN 700 S BLOODWORTH ST RALEIGH NC 27601-2302	1703867032 KELLY, JAMES FREDRICK III 701 S BLOODWORTH ST RALEIGH NC 27601-2301
1703867080 RALEIGH CITY OF ATTN: COMMUNITY DEVELOPMENT PO BOX 590 RALEIGH NC 27602-0590	1703868040 KJEWski, TIMOTHY RICHARD 408 E SOUTH ST RALEIGH NC 27601-2472	1703869000 HAYWOOD, NORMA W 2108 LYNTHURST DR RALEIGH NC 27610-4950

1703940104 SPITZER, MATTHEW 405 TOP GREENE LN RALEIGH NC 27601-2700	1703940188 DOLBY, BETTY H 409 TOP GREENE LN RALEIGH NC 27601-2700	1703940332 SORRELL, JUNIOUS N 1409 E JONES ST RALEIGH NC 27610-2317
1703940338 EDLICH, RYAN DOUGLAS ABERNATHY, TRICIA 921 S EAST ST RALEIGH NC 27601-2711	1703940443 PETIE INVESTMENTS LLC 402 WORTH ST RALEIGH NC 27601-2427	1703940530 MOORE, CUETONUS D 911 S EAST ST RALEIGH NC 27601-2711
1703940537 WILLIAMSON, LUNNIE M 909 S EAST ST RALEIGH NC 27601-2711	1703941615 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703942310 MOUNT CALVARY HOLY CHURCH 1014 SMITHFIELD ST RALEIGH NC 27601
1703942522 JARNAGIN, DANIEL MARSHALL JARNAGIN, PATRICIA 1010 GARNER RD RALEIGH NC 27601-2738	1703943897 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1335	1703944558 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703944643 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703947303 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1335	1703950085 DUKE ENERGY PROGRESS INC TAX DEPT - DEC41B 550 S TRYON ST CHARLOTTE NC 28202-4200
1703950318 FORDE, FULTON M FORDE, MALCOLM F 811 S EAST ST RALEIGH NC 27601-2424	1703950343 WHITAKER, DOROTHY MAE 3109 ROCK QUARRY RD RALEIGH NC 27610-5111	1703950413 KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756
1703950499 SARRIA, LUIS JESUS SARRIA, JACKELINE HERNANDEZ 7326 GREAT LAUREL DR RALEIGH NC 27616-3320	1703950530 WILSON, STEPHEN E WILSON, MARY O 301 FAYETTEVILLE ST UNIT 3001 RALEIGH NC 27601-2179	1703950560 PREISSING REAL ESTATE INVESTMENT CO LLC 5317 PEACENEST DR RALEIGH NC 27610-2189
1703950643 COBB, CATHERINE B COBB, GERALD E 725 S EAST ST RALEIGH NC 27601-2422	1703950647 PAGE, DENISE D 723 S EAST ST RALEIGH NC 27601-2422	1703950782 COURT, BARNABY COURT, JAMIE 721 S EAST ST RALEIGH NC 27601-2422
1703950797 PAGE, JOHN A PAGE, DENISE D 719 S EAST ST RALEIGH NC 27601-2422	1703950891 FRANCIS, FLORENCE I 1939 CRAIG ST RALEIGH NC 27608-2107	1703950897 BURNHAMS, ADAM FRANCIS DUQUETTE, TAMMY 720 S EAST ST RALEIGH NC 27601-2423
1703950992 HURLBURT, HOLLY BYNOM, ANDREW 709 S EAST ST RALEIGH NC 27601-2422	1703951128 THE 514 CAPE TRUST OF NORTH CAROLINA WAKE COUNTY L 7424 CHAPEL HILL RD STE 204 RALEIGH NC 27607-5041	1703951166 ALCORN, SAMANTHA 614 DOROTHEA DR RALEIGH NC 27603-2102

1703951327 EQUITY TRUST COMPANY /CUSTODIAN JULIE MANLY IRA 106 N EAST ST RALEIGH NC 27601-1112	1703951432 HINTON, BARBARA MICHELE 810 CAPE AVE RALEIGH NC 27601-2421	1703951520 GUERIN, BRITTANY ERIN WILLIAMS, CHRISTOPHER N L 514 WORTH ST RALEIGH NC 27601-2429
1703951550 HORTON, MILES DANIEL 4524 MISTIFLOWER DR RALEIGH NC 27606-3753	1703951580 DAVIS, LINDA FAYE 518 WORTH ST RALEIGH NC 27601-2429	1703951624 MUELLER, ADRIENNE N 513 WORTH ST RALEIGH NC 27601-2428
1703951654 COZZARELLI, ANDREA NICOLE ALBRECHT, NICHOLAS 515 WORTH ST RALEIGH NC 27601-2428	1703951694 MONTAGUE, BERTHA HELEN 517 WORTH ST RALEIGH NC 27601-2428	1703952099 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1335
1703953318 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703953754 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703958305 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

EXHIBIT C – ITEMS DISCUSSED

1. Anticipated timing of rezoning approval and conversion to office space
2. The percentage of rezoning applications that are approved by City Council
3. Potential Planning Commission meeting dates
4. Applicant's plans for the existing home
5. Types of office tenants that may occupy the home after rezoning approval

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills
2. Elizabeth Wilcox
3. George Stokes
4. Christopher Smith
5. Brenda Shuler
6. Nasir Dukes
7. Don Belk
8. Sam Alcine



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-70-20

OVERVIEW

The Future Land Use Map (FLUM) requires an amendment to change the designation for 314 Martin Luther King, Jr. Boulevard to achieve consistency between the map and the rezoning request for an Office Mixed Use (OX-) base district. The map currently designates the parcels for Moderate Density Residential, which applies to some of the city's older single-family residential neighborhoods.

An amendment to the FLUM from Moderate Density Residential to Office & Residential Mixed Use would appropriately correspond to the emerging transition of uses along this Transit Emphasis Corridor, where other single-family detached houses have been converted to office uses. Office Mixed Use (OX-) is the most appropriate zoning district for these areas.

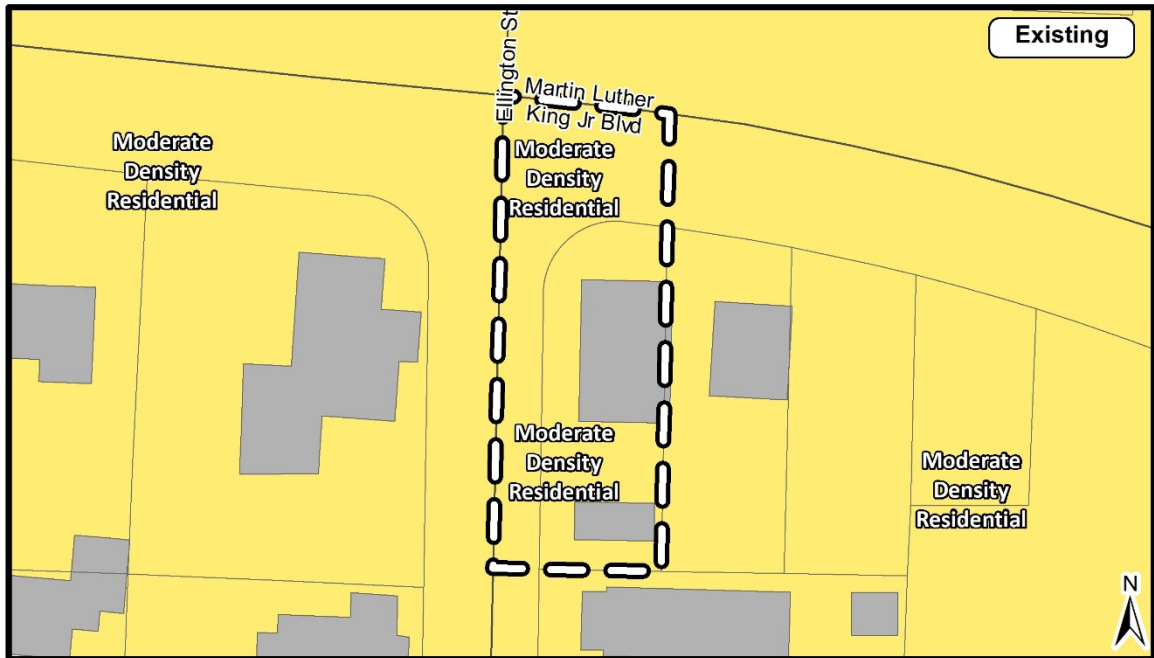
LIST OF AMENDMENTS

- | |
|---|
| 1. Amend the Future Land Use Map for 314 Martin Luther King, Jr. Boulevard from Moderate Density Residential to Office & Residential Mixed Use. |
|---|

AMENDED MAPS

Z-70-2020: Required Amendment to the Future Land Use Map

Existing Designation: Moderate Density Residential



Proposed Designation: Office & Residential Mixed Use

