

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Hannah Reckhow, Matthew Klem, Bynum Walter

Agenda Title: Rezoning Z-3-26 617 West Jones Street and 117 Glenwood Avenue, Near Southwest Corner of Intersection of Glenwood Avenue and West Jones Street (District D)

Agenda Item Description:

Hiram Marziano, Planning and Development

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This request is to allow for increased building height up to 20 stories and residential and commercial entitlement. The request would remove the North Boylan NCOD from 617 West Jones Street.

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The deadline for Planning Commissioner action is June 27, 2026.

Agenda Item Details:

Rezoning Z-3-26 617 W Jones Street and 117 Glenwood Avenue, being Wake County PINs 1703493982 and 1703493883.

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Current Zoning: Office Mixed Use-3 Stories-Detached Frontage with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/NCOD) & Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU).

Proposed Zoning: Downtown Mixed Use-20 Stories (DX-20-SF).

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Approximately 0.41 acres in the downtown area, increasing permitted building height to 20-stories allowing for dense, mixed-use, pedestrian-oriented development. The request also removes the North Boylan Neighborhood Conservation Overlay District for the property located at 617 West Jones Street. The request removes the existing conditions for the property located at 117 Glenwood Avenue.

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Urban Form Map.

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The deadline for Planning Commissioner Action is June 27, 2026.