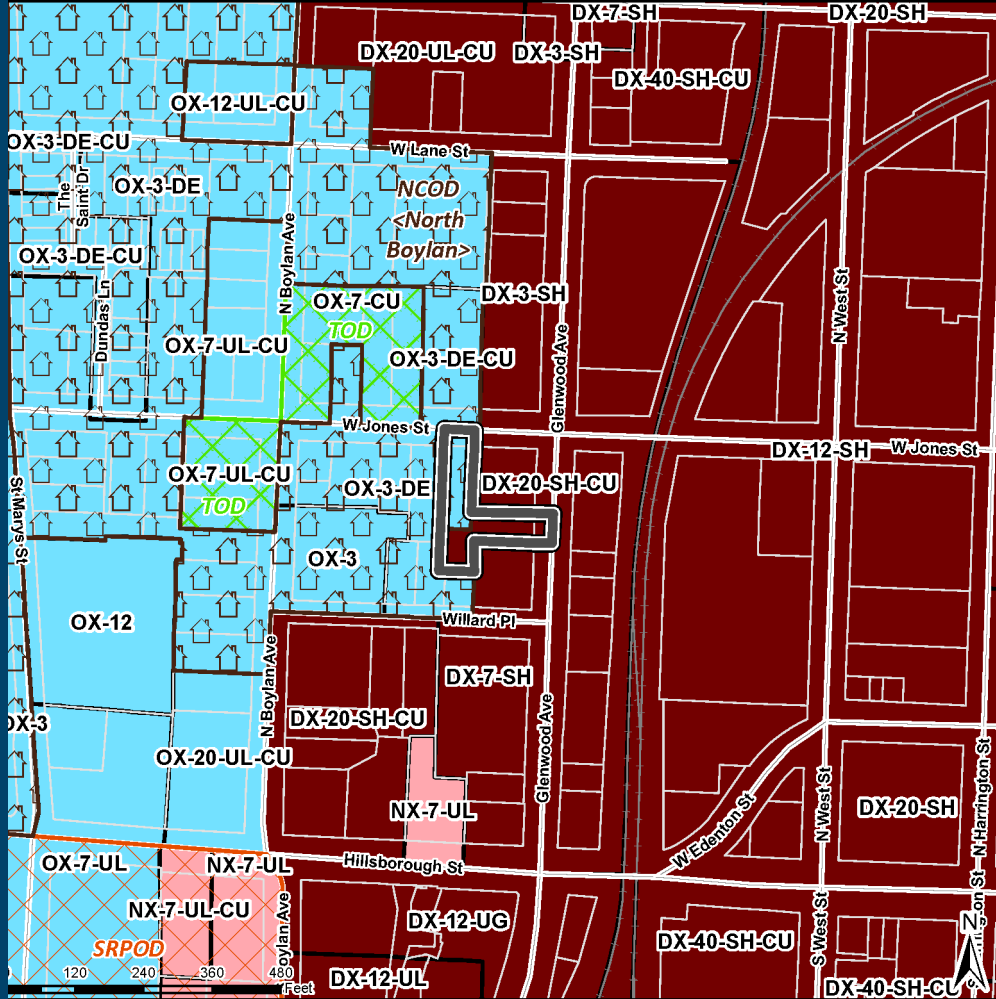


Rezoning Z-3-26

617 W Jones St &
117 Glenwood Ave

- Request to rezone 0.41 acres from OX-3-DE w/NCOD & DX-20-SH-CU to DX-20-SH.
- Planning Commission deadline for action is June 27, 2026.





Medium Scale Residential

High Scale Residential

Office

Commercial

Site

St Mary's College

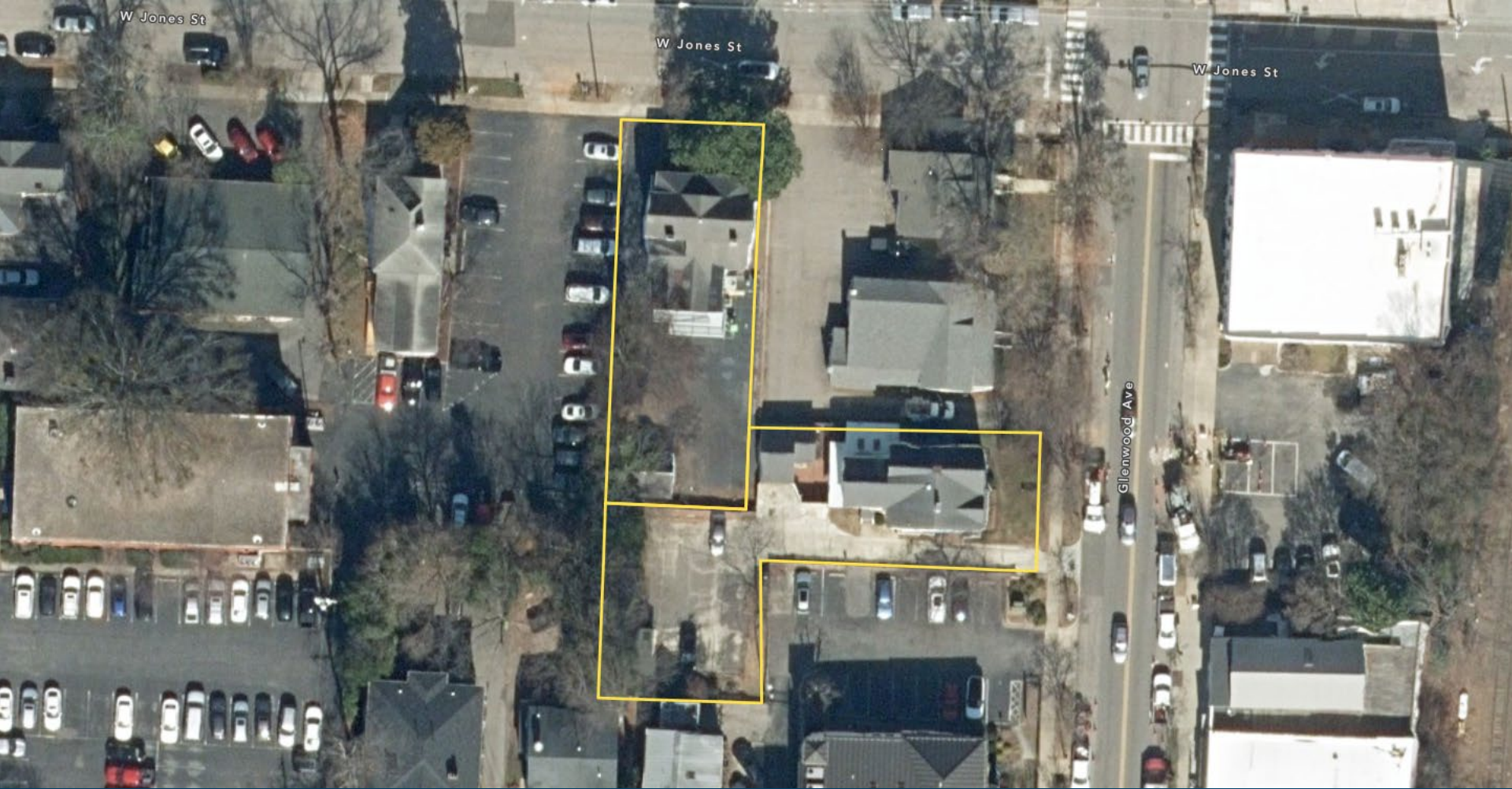
Medium Scale Residential

Office

Office

High Scale Residential

Commercial



W Jones St

W Jones St

W Jones St

Glenwood Ave

Existing vs. Proposed Zoning

	Existing Zoning	Proposed Zoning
Zoning	OX-3-DE w/NCOD & DX-20-SH-CU	DX-20-SH
Acreage	0.41	
Maximum Units	99	189
Setbacks (feet):		
Front	5'-25' / 0'-15'	0'-15'
Side (street / yard)	5'-25' / 0'-15'	0'-15'
Sum of Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'

Existing vs. Proposed Zoning

	Existing Zoning	Proposed Zoning
Zoning	OX-3-DE w/NCOD & DX-20-SH-CU	DX-20-SH
Acreage	0.41	
Maximum Units	99	189
Office (square feet)	58,358	9,890
Retail (square feet)	145,969	11,099

Transportation and Energy Analysis

- ✓ Higher walk score than average
- ✓ Higher transit score than average
- ✓ Higher bike score than average
- ✓ Higher transportation cost index than average
- ✓ Higher job proximity than average

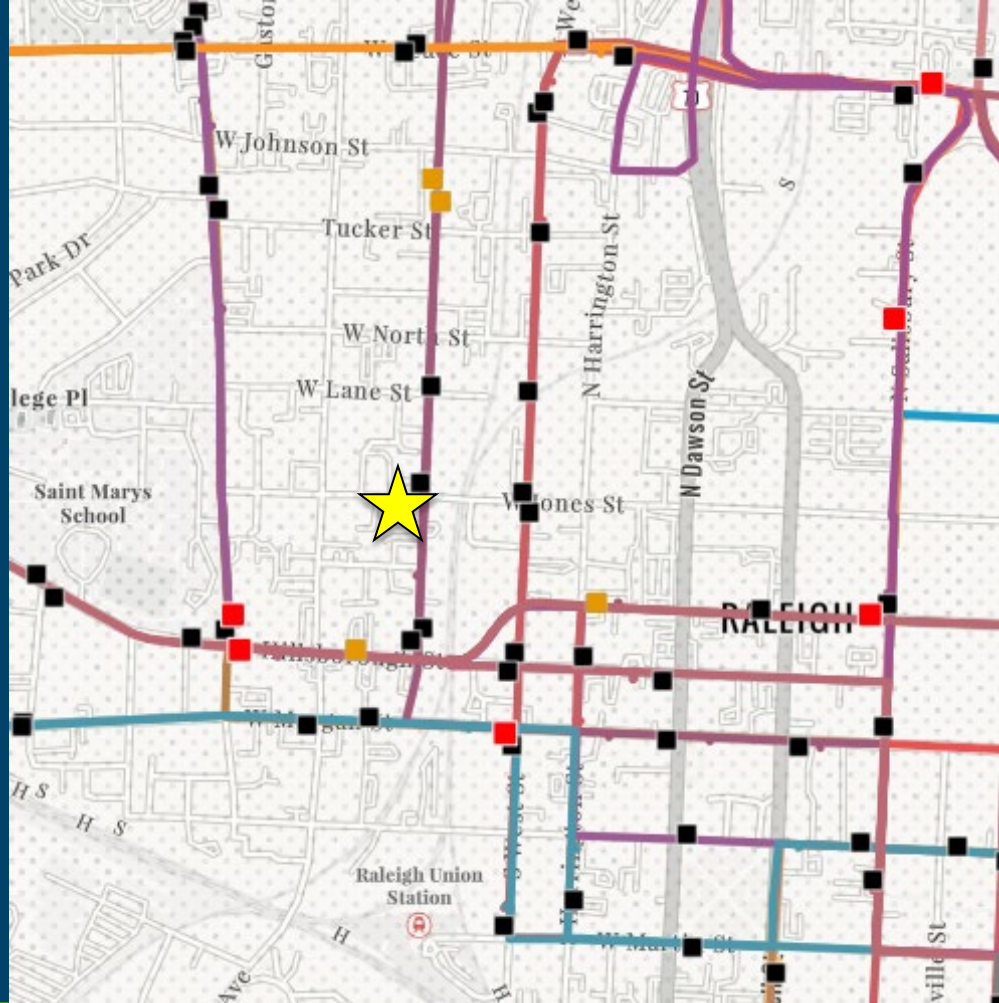
Bus Service

Route 6: Glenwood

Route 4: Rex Hospital

Route 8: Six Forks

RLine Downtown



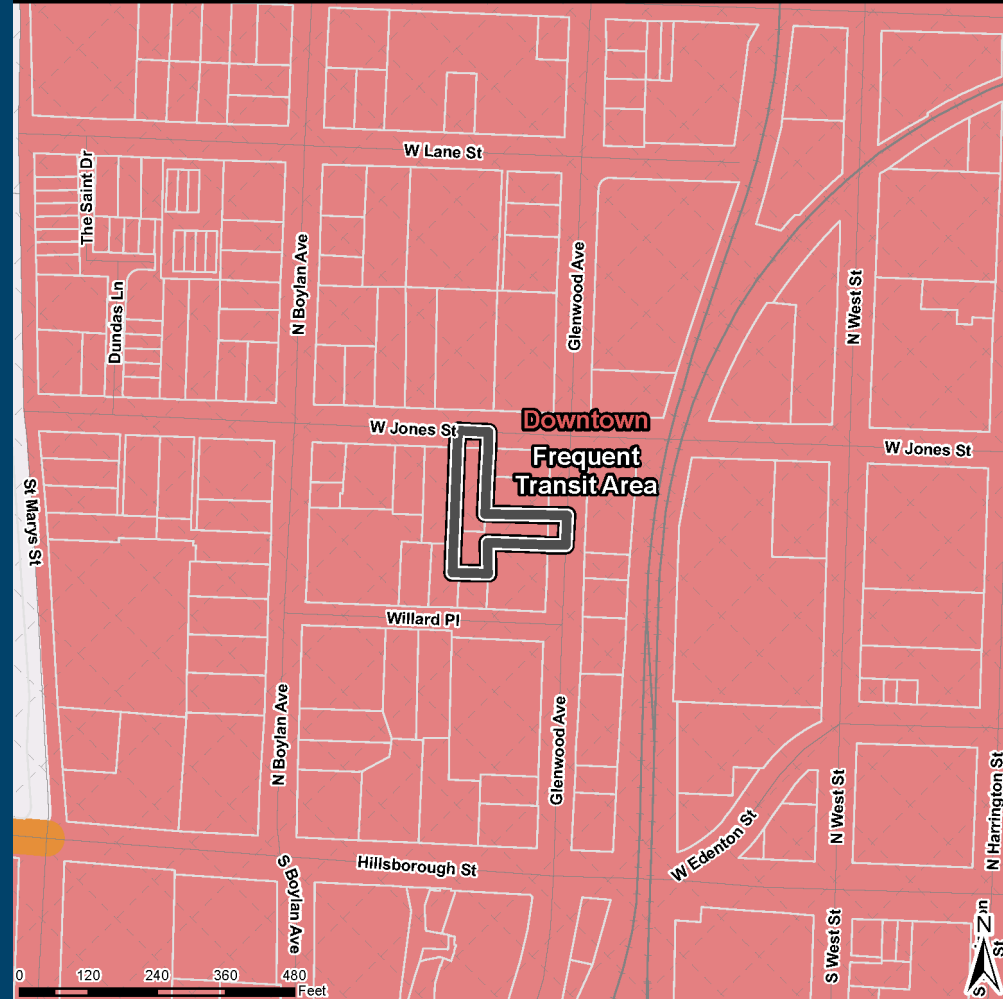
Affordability Analysis

- ✓ Adds to housing supply
- ✗ Does not include subsidized units
- ✗ Does not permit a variety of housing types
- ✓ Smaller units allowed
- ✓ Smaller lots than citywide average
- ✓ Within walking distance of transit

Demographics & Land Use History

- Area residents are less likely to be racial minorities (23%) as compared to the city average (46%)
- Area residents more likely to be low income (21%) as compared to the city average (29%)
- Increase in median gross rent since 2019 (29%) greater than city average

✓ -SH frontage
is consistent with
Frequent Transit Area
and Downtown



Comprehensive Plan Analysis

- ✓ Consistent with the Comprehensive Plan
- Inconsistent with the Future Land Use Map (Office & Residential Mixed Use and Central Business District)
- Consistent with the Urban Form Map (Frequent Transit Area and Downtown)

Comprehensive Plan Analysis

✓ Consistent Policies (1 of 3)

- LU 2.2 Compact Development
 - LU 4.6 Transit-oriented development
- LU 4.7 Capitalizing on Transit Access
- LU 6.2 Complementary Land Uses and Urban Vitality
- LU 7.6 Pedestrian-friendly Development
 - ED 1.2 Mixed Use Redevelopment
 - ED 5.8 Supporting Retail Infill and Reinvestment

Comprehensive Plan Analysis

✓ Consistent Policies (2 of 3)

- H 1.8 Zoning for Housing
- UD 1.10 Frontage
 - UD 3.4 Enhanced Sidewalks
 - UD 5.2 Pedestrian Access to Downtown
- UD 6.1 Encouraging Pedestrian-oriented Uses
- P 1.1 Greenhouse Gas Reduction

Comprehensive Plan Analysis

✓ Consistent Policies (3 of 3)

DT 1.3 Underutilized Sites in Downtown

DT 1.6 Supporting Retail Growth

- DT 3.1 Ground-floor Uses on Primary Retail Streets

DT 4.1 Encouraging Downtown Housing

- DT 7.3 Streetwalls

Comprehensive Plan Analysis

✘ Inconsistent Policies

- LU 1.2 Future Land Use Map and Zoning Consistency
UD 1.1 Protecting Neighborhood Identity
- LU 8.12 Infill Compatibility
- DT 1.14 Downtown Transition Areas

Outstanding Issues

Deadline for Action: June 27, 2026

Upcoming PC meetings: May 12, May 26, June 9, June 23

Requires FLUM Amendment

- The request is inconsistent with the Future Land Use Map.
- Approval would amend the map from Office and Residential Mixed Use to Central Business District.

If rezoning approved,
amends Future Land
Use Map to Central
Business District.

