



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-5-26 NEW BERN AVENUE ASSEMBLAGE

Location	Along the New Bern Avenue corridor between Downtown and North Raleigh Boulevard Addresses: 17 unique addresses (See Table in Overview) PINs: 1713394165; 1713491125; 1713283885; 1713392105; 1713298124; 1703894592; 1703896449; 1703895575; 1713280172; 1713293303; 1713294303; 1713289733; 1713289638; 1713184698; 1703894417; 1703888868; and 1713482280 Link to iMaps
Current Zoning	Various (See Table in Overview)
Requested Zoning	Various (See Table in Overview)
Area of Request	5.87 acres
Corporate Limits	All properties are within the City's corporate limits
Property Owners	Various (See Attachment A)
Applicant	City of Raleigh
Council District	C
PC Recommendation Deadline	June 13, 2026

SUMMARY OF PROPOSED CONDITIONS

1. N/A – General Use Request

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential ; Moderate Scale Residential ; Medium Scale Residential ; Neighborhood Mixed Use ; Central Business District
Urban Form	Transit Station Area, BRT Area, Frequent Transit Area, City Growth Center, Transit Emphasis Corridor, Urban Thoroughfare
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.2 Future Land Use Map and Zoning Consistency
	● LU 2.2 Compact Development
	● LU 2.6 Zoning and Infrastructure Impacts
	□ LU 4.1 Coordinate Transportation Investments with Land Use
	□ LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use
	□ LU 4.6 Transit-oriented development

	● LU 4.7 Capitalizing on Transit Access
	● LU 4.8 Station Area Land Uses
	LU 4.9 Corridor Development
	● LU 4.18 Transit Station Area Recommended Heights
	● LU 4.19 Missing Middle Housing
	T 1.1 Coordination with Land Use Map
	● EP 1.1 Greenhouse Gas Reduction
	ED 1.1 Corridor Revitalization
	ED 1.2 Mixed Use Redevelopment
	H 1.1 Mixed-income Neighborhoods
	● H 1.8 Zoning for Housing
	● UD 1.10 Frontage
	● UD 6.1 Encouraging Pedestrian-oriented Uses
	● UD 8.1 Transit-Oriented Development
	● UD 8.2 Transit Area Transitions
	□ AP-SA 1 Grow Around Transit
Inconsistent Policies ● Key Policy □ Area Specific Guidance	● LU 5.1 Reinforcing the Urban Pattern
	● LU 5.4 Density Transitions
	● LU 2.6 Zoning and Infrastructure Impacts
	CS 4.4 Response Time Standards

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
1/28/2026 14 attendees	3/9/2026 33 attendees	4/14/2026	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
145	10	0	23

Summary of Comments: See attached for a full summary of comments from the Engagement Portal, including property owner requests to be included in the request.



REZONING STAFF REPORT – Z-5-26

General Use District

OVERVIEW

This is a city-initiated request to amend the zoning district(s) of 17 parcels located along the New Bern Avenue bus rapid transit (BRT) corridor, which will provide high quality transit service from Downtown Raleigh toward Knightdale. This request includes 18 parcels located along the New Bern Avenue corridor between Downtown Raleigh and North Raliegh Boulevard. The chart below details the properties included in the application.

Site Address	Existing Zoning	Proposed Zoning	FLUM
1401 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1601 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1210 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1313 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD	Public Facilities
1241 NEW BERN AVE	CX-3-UL w/ TOD	CX-3 w/TOD	Neighborhood Mixed Use
307 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
325 E EDENTON ST	R-10 w/HOD-G	DX-3 w/HOD-G	Central Business District
311 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
203 S TARBORO ST	R-4	R-4 w/TOD	Low Scale Residential
1118 BOYER ST	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1122 BOYER ST	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1302 BATTERY DR	R-10	R-10 w/TOD	Moderate Scale Residential
23 BART ST	R-10	R-10 w/TOD	Moderate Scale Residential
827 COTTON PL	OX-3	R-10	Moderate Scale Residential
1702 POOLE RD	R-10 w/TOD	RX-3 w/TOD	Moderate Scale Residential
100 N PERSON ST	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
15 S BLOODWORTH ST	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD	Neighborhood Mixed Use

These properties were included in a previous rezoning case (Z-92-22) in which the City rezoned many properties along the New Bern Bus Rapid Transit (BRT) corridor as part of the recommendations from the New Bern Station Area Plan. During the previous rezoning, several properties were rezoned with the intention of increasing dwelling units within the planned station areas. Following Council approval of Z-92-22 it was determined that the rezoning of several properties was considered a “downzoning” under NC state law. These impacted properties were reverted to their initial zoning designation to comply with state law. In March 2025, the City Council authorized planning staff to apply to rezone those properties again, following a new state law requiring property owner signatures when rezoning includes removal of certain uses (downzoning). After outreach to affected property owners, staff received signatures from owners of the 17 parcels that make up this application.

These 17 parcels comprise 5.38 acres of the original request which included 32.65 acres across 81 parcels. Some summary statistics of the rezoning request include:

	Parcels
Overall Request	17
Add to Mapped TOD	3
Base Height Increase	8
Base Height Decrease	1
Base District change	7
Parcels w/NCOD	1
Parcels w/HOD	5

In certain cases, the request would apply Transit Overlay District (TOD) regulations to the subject parcels. The request to apply the TOD would expand options for housing types and housing supply. When a private parcel is redeveloped, high-quality pedestrian improvements and outdoor amenities would be required as part of the application. These improvements would encourage density and uses that support transit ridership and activated station areas.

This request is a part of the [New Bern Station Area Planning \(SAP\)](#) study. The study included a public engagement effort that shaped the recommendations in the plan, approved by the City on January 30, 2024. Those recommendations include:

- Allowing more housing and employment opportunities along New Bern Avenue.
- Ensuring that housing is available at a wide range of income levels through a combination of direct investments, housing supply, legalizing less expensive housing types, and incentives to produce deed-restricted affordable housing.
- Improving community health and reducing carbon emissions by investing in walkability and connecting people to transit stations.
- Telling the story of Black Raleigh through art, community facilities, and ongoing partnerships with institutions such as St. Augustine’s University.
- Supporting existing small businesses and boosting opportunity for new entrepreneurs.

New Bern SAP was itself a follow-on plan to the [Equitable Development Around Transit \(EDAT\)](#) study, adopted in March of 2021. The results of EDAT were a clear message from the community that the future growth of the city should be focused on areas with high-quality transit service. One of the specific components of the EDAT recommendations was creating new zoning rules for areas next to BRT routes that encourage the type of development that will support the BRT system and allow more people to live and work in walkable places served by transit.

New Bern Avenue is a major transportation and commercial corridor in east Raleigh. The nature of the built environment changes along the length of the corridor; the Station Area Planning (SAP) study grouped the study area into three sections to better represent these distinct regions.

The SAP's Western Stations Area extends from Downtown to Raleigh Boulevard. For most of this area, New Bern Avenue and Edenton Street function as a one-way pair, splitting at the Poole Road intersection. Lots are typically smaller than elsewhere in the corridor, with commercial uses generally limited to those lining the corridor itself. The SAP's Middle Stations Area extends from Raleigh Boulevard to I-440. A large portion of this section is comprised of the Longview Gardens National Register Historic District, within which residential lots tend to be larger than those to the west. Commercial uses are common outside of Longview Gardens, especially along Poole Road, between King Charles Road and Clarendon Crescent, and near the WakeMed Raleigh Campus. The SAP's Eastern Stations Area extends from I-440 to Hedingham Boulevard/Freedom Drive. Development in this section is predominately large shopping centers or auto-oriented corridor commercial uses. This request focuses on the SAP's Western Stations Area.

There are multiple Future Land Use Map designations along this area. In general, existing commercially zoned properties are designated with mixed-use FLUM categories, existing residentially zoned areas with residential FLUM categories, although with some internal variance.

All the properties included in the request are either within a Transit Station Area, Bus Rapid Transit Area, or Frequent Transit Area on the Urban Form Map. These designations all recommend an urban frontage, which the TOD would require if the underlying zoning does not already include an Urban Frontage.

The general goal of the Transit Overlay District (TOD) regulations is to enhance the viability of transit and walkability along the bus rapid transit (BRT) corridor and to prohibit uses that are incompatible with a high level of transit service. The TOD prohibits the following uses:

- Cemetery;
- Outdoor sports or entertainment facility (>250 seats);
- Vehicle repair (major);
- Vehicle repair (commercial vehicle);
- Vehicle sales;
- Car wash;
- Drive-thru facility except for pharmacies;
- Vehicle fuel sales;
- Self-Service Storage; and
- Warehouse & Distribution.

The TOD also includes height bonuses for the following two scenarios:

- Height can be increased by 50% when the additional stories include income-restricted housing that make up at least 20% of the units in newly allowed stories.
- Height can be increased by 30% if a principal structure does not contain any residential uses.

In either case, when the newly allowed height includes a fraction of a story the fraction will be rounded up to the nearest whole number.

For properties within a residential district (R-), the TOD would apply the dimensional standards of the Residential Mixed Use district (RX), limit height to 4 stories and 60 feet, allow townhouse and apartment building types, and remove the minimum lot size for an apartment building. This is the case for three of the designated properties: 203 South Tarboro Street, 1302 Battery Drive, and 23 Bart Street. No other zoning changes are proposed for these specific properties.

If a property in the TOD includes a frontage other than an Urban Frontage, development shall meet the requirements of the Urban Limited frontage (-UL). This also means that existing -UL frontages are redundant and so removal of existing -UL frontage designation is proposed for several of the properties.

The proposed rezoning includes parcels in the Oakwood [General Historic Overlay District \(HOD-G\)](#) as part of this site. These include 15 S Bloodworth Street, 100 N Person Street, 307 325 East Edenton Street, 311 325 East Edenton Street, and 325 East Edenton Street. The HOD-G is designed to protect historically significant properties and districts within the city. This overlay aims to preserve the historic character of Raleigh areas, including their architecture and design, while ensuring any new construction remains compatible with the historic context. Key objectives of this overlay include promoting the preservation and continued use of historic properties, maintaining the integrity of historical resources, and supporting sustainability through the reuse of existing buildings. Functionally, the HOD-G regulates 100% of all exterior changes to the lot. The HOD-G also has specific standards for setbacks and building heights and requires new construction to be consistent with the typical character and dimensions of nearby buildings.

This request includes a property located in the New Bern - Edenton Neighborhood Conservation District (NCOD): 15 South Bloodworth Street. The NCOD is an overlay designed to preserve the defining physical character of established neighborhoods by regulating how properties may be built, expanded, or altered. New construction, additions, and site changes must follow the district's adopted standards including lot size, setbacks, height, building placement, and density. Overall, the NCOD's purpose is to maintain the scale, pattern, and visual identity of older neighborhoods by ensuring that future development aligns with the neighborhood's established form. There is no change to the status of the -NCOD for this site.

The request is overall consistent with the vision, themes, and policies in the Comprehensive Plan. The request would encourage additional housing, employment opportunities, and other uses that strengthen the public investment in bus rapid transit (BRT). The request would also discourage uses that would not be appropriate along a high-quality transit corridor such as vehicle sales, car wash, self-service storage, and vehicle fuel sales.

The request is consistent with the Future Land Use Map. The base zoning changes align with their respective FLUM categories and the variations in height are allowed through the presence of the BRT.

The request is consistent with the Urban Form Map. Each of the Urban Form Map designations that apply to the requested properties recommend an Urban Frontage. Under the TOD, any property that does not include an Urban Frontage will be subject to the requirements of the Urban Limited frontage (-UL) and residential properties of this request are not required to have a frontage.

Additional Public Rezoning Requests Received via Public Engagement

Below is a chart of requests received through the public engagement portal from property owners who wish to include their properties in this rezoning. These requests came in after the application had been submitted.

Site Address	PIN	Existing Zoning	Proposed Zoning	FLUM	Part Of Previous Request
1246 New Bern Ave	1713288854	RX-3 W/TOD	RX-4 W/TOD	Neighborhood Mixed Use	YES
1250 New Bern Ave	1713289802	RX-3 W/TOD	RX-4 W/TOD	Neighborhood Mixed Use	YES
1501 New Bern Ave	1713396135	CX-3-UL W/TOD	CX-4 W/TOD	Neighborhood Mixed Use	YES
2345 NEW BERN AVE	1713993446	RX-3-GP w/NCOD	RX-3-GP	Low Scale Residential	Yes
101 N BLOODWORTH ST	1703897424	R-10 w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD	Neighborhood Mixed Use	No

This report has been compiled based on the application submitted by the city and does not include the above cases. These are included for visibility.

1246, 1250 and 1501 New Bern Avenue were all included in the Council authorized outreach to be included in this request as they were part of the original rezoning that was repealed by the changes in state law.

2345 New Bern Avenue was rezoned through Z-92-22 and previously rezoned to the property's current zoning. This property was not repealed by changes to state law. This property was not included in those authorized by City Council to be included in this request.

101 North Bloodworth Street was not included in the original Z-92-22 request and was not included in the Council authorized outreach. This property was the subject of the Z-25-25 request which was denied by City Council in November 2025.

UPDATE SINCE APRIL 7, 2026 PLANNING COMMISSION MEETING

At the April 7, 2026 Planning Commission Meeting, the commission received a report and public comment for this request. Some properties that were not part of the application were also presented as they had been requested to be added through the public engagement portal. The commission decided to defer the request to the April 28, 2026 regular meeting.

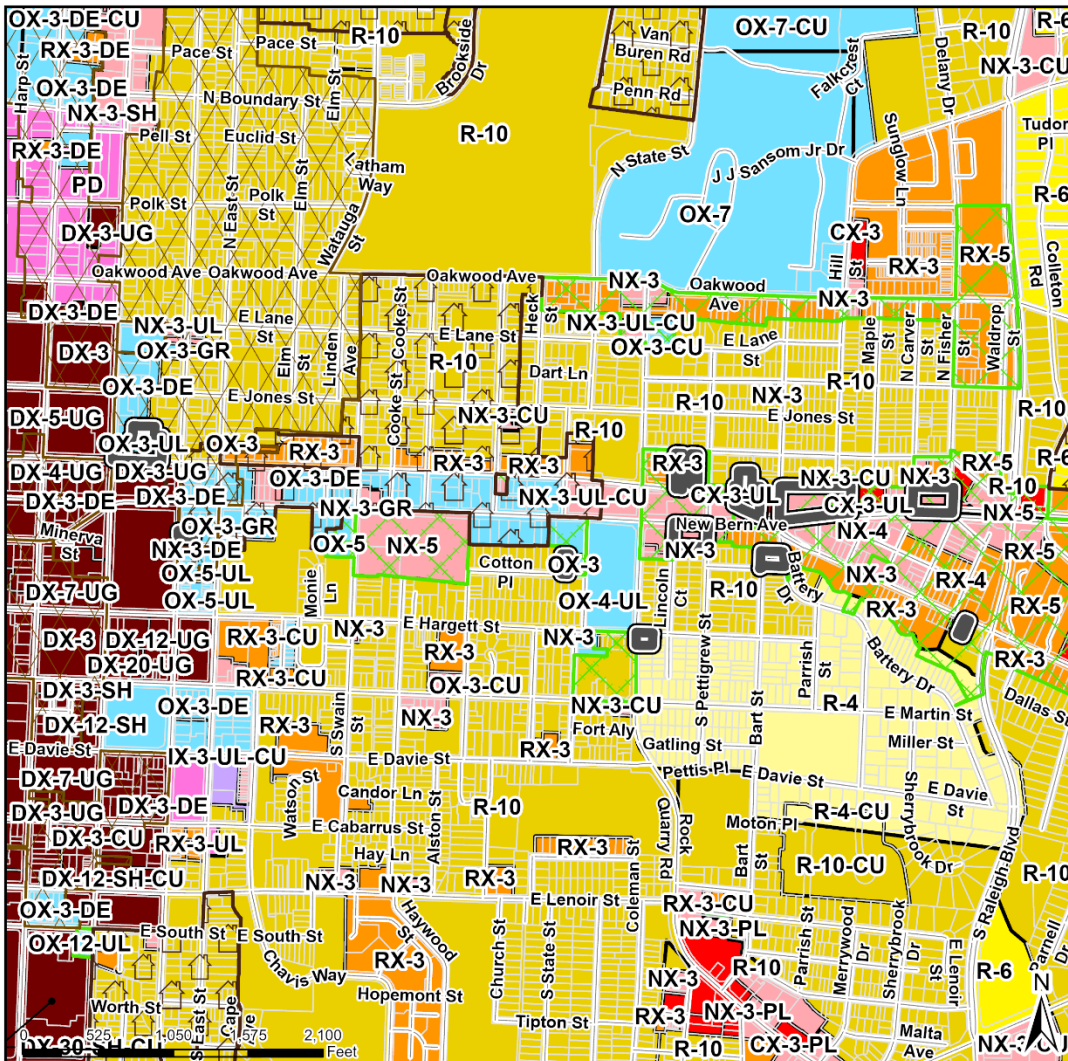
Staff presented that the property owner of 1225 New Bern Avenue had withdrawn from the case after the report was published. Further, some clarification was needed as to which parcels are part of the application, and which were included in the Council authorized outreach originally. The report now reflects these changes.

OUTSTANDING ISSUES

Outstanding Issues	1. Individual property owners have requested modifications to the case.	Suggested Mitigation	1. None
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Existing Zoning

Z-5-2026



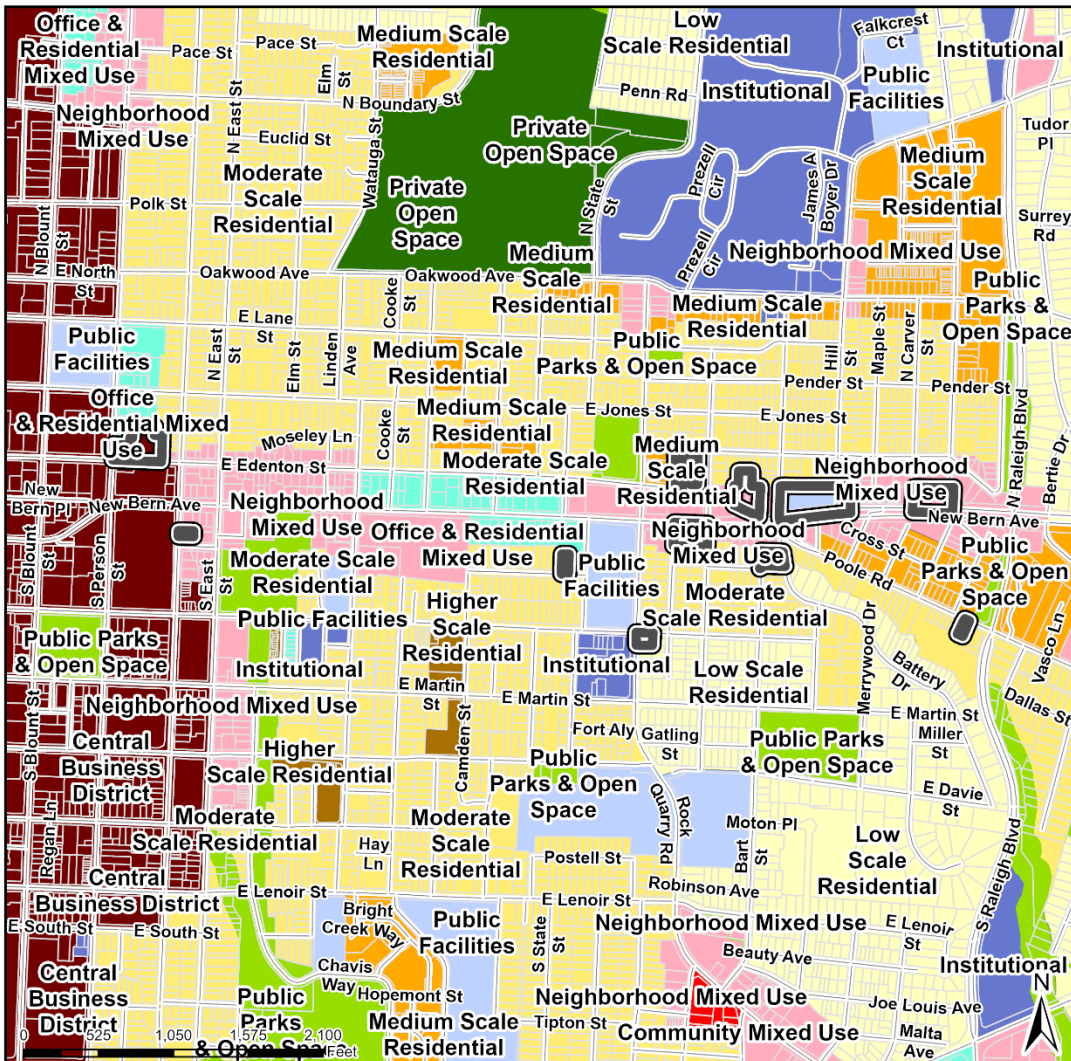
Property	New Bern Ave Assemblage
Size	5.04 acres
Existing Zoning	Various
Requested Zoning	Various



Map by Raleigh Department of Planning and Development (mcgregorm): 2/17/2026

Future Land Use

Z-5-2026



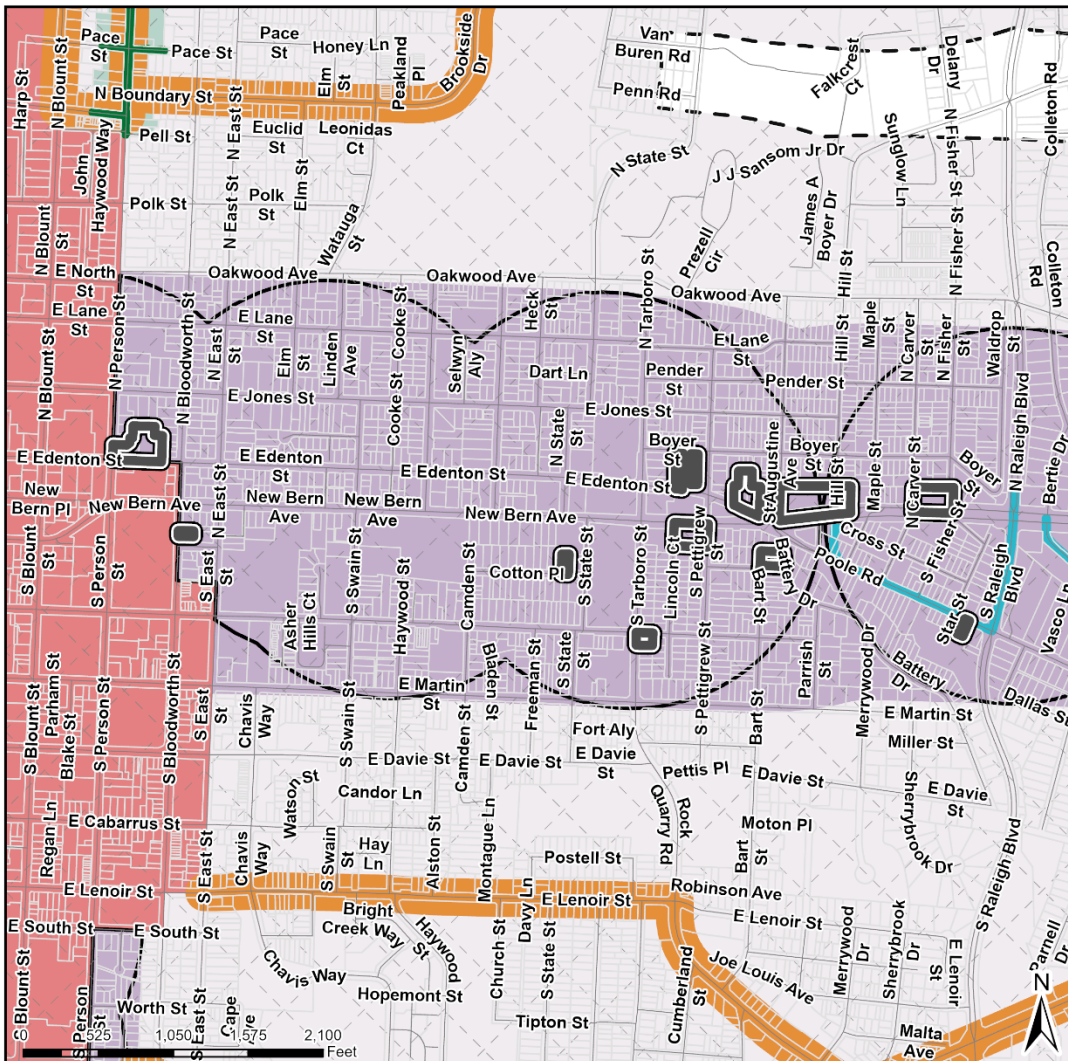
Property	New Bern Ave Assemblage
Size	5.04 acres
Existing Zoning	Various
Requested Zoning	Various



Map by Raleigh Department of Planning and Development (mcgregorm): 2/17/2026

Urban Form

Z-5-2026



Property	New Bern Ave Assemblage
Size	5.04 acres
Existing Zoning	Various
Requested Zoning	Various



Map by Raleigh Department of Planning and Development (mcgrogom); 2/17/2026

COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

Comprehensive Plan Consistency

The request is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent with the vision, themes, and policies in the Comprehensive Plan. The request would encourage additional housing, employment opportunities, and other uses that strengthen the public investment in bus rapid transit (BRT). The request would also discourage uses that would not be appropriate along a high-quality transit corridor such as vehicle sales, car wash, self-service storage, and vehicle fuel sales.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Growing Successful Neighborhoods and Communities	The specifics of the zoning request (such as TOD mapping, base district changes, and frontage changes) vary to best fit the range of established neighborhoods along the corridor. This will allow new, less expensive housing types such as townhouses and apartments that might not exist today, but that are not drastically out of scale with existing built form
Consistent	Economic Prosperity and Equity	The request would encourage additional employment opportunities that are easily accessible through transit directly to Downtown Raleigh.
Consistent	Coordinating Land Use and Transportation	The request coordinates land use and transportation by supporting high-quality transit and encouraging additional housing and employment opportunities along the BRT corridor. The request would potentially lower transportation costs by making daily life without a car more feasible for households within walking distance of BRT.

Consistency	Vision Theme	Analysis
Consistent	Greenprint Raleigh	Encouraging growth along BRT corridors allows development to occur in a more sustainable pattern that reduces car trips and lowers carbon emissions. The request also requires building types that generate lower carbon emissions, like apartments.

Future Land Use

Future Land Use designation: Various FLUM Designations

The request is: **Consistent** **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The requested base zoning changes align with their respective FLUM categories. Additional heights are supported through the presence of the BRT. In the specific instance of 827 Cotton Place, the change from OX-3 to R-10 brings the property into consistency with the FLUM designation of Moderate Scale Residential.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the properties? **Yes** **No**

Infrastructure appears to be adequate to serve the proposed development or will become adequate through the associated constructions of transit infrastructure. New development will be required to meet infrastructure sufficiency standards at the site plan stage.

Urban Form

Urban Form designation: Transit Station Area, BRT Area, Frequent Transit Area, City Growth Center, Transit Emphasis Corridor, Urban Thoroughfare

The request is: **Consistent** **Inconsistent** with the Urban Form Map.

Overview: Each of the Urban Form Map designations that apply to the requested properties recommend an Urban Frontage. Under the TOD, any property that does not include an Urban Frontage will be subject to the requirements of the Urban Limited frontage (-UL). Frontage designations are not required for Residential (R-) districts.

Impact: The Urban Limited frontage requires the front of a building no more than 20 feet from the primary and side street. The building must occupy at least 50% of the

primary street frontage and 25% of the side street frontage. No parking is allowed between the building and the street. Pedestrian access is required facing a primary street, and a Main Street or Mixed Use Streetscape is required.

The request would remove Detached (-DE) frontage for 15 South Bloodwork Street. The -DE frontage has a 3-story building height limit and prohibits the mixed-use and general building types. This is counter to the goal of a more walkable, transit-supportive urban form.

Compatibility: Requiring an Urban Frontage creates a more walkable and less auto-oriented streetscape along that would be more supportive of the BRT service.

Public Benefits of the Proposed Rezoning

- The request encourages the provision of deed-restricted affordable housing through density bonuses in areas with the highest level of transit service, while also allowing additional housing units to meet the high demand for housing that currently exists.
- The request lowers carbon emissions by requiring building types that generate lower carbon emissions and encourages growth along BRT corridors which allows for reduced car trips.
- The request would likely lower transportation costs by making daily life without a car more feasible for households within walking distance of BRT, while also increasing access to employment opportunities for residents who currently don't own a car.

Detriments of the Proposed Rezoning

- The request would increase the allowed height and scale of buildings in and near to residential neighborhoods. that may create some instances where low scale residential properties would be adjacent to more intense new development.

Policy Guidance

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

<p>Consistent Policies</p> <p>Key policies are marked with a dot (●)</p> <p>Area Specific Guidance policies are marked with a square (□)</p>	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
	●	LU 2.6 Zoning and Infrastructure Impacts
		LU 4.1 Coordinate Transportation Investments with Land Use
		LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use
		LU 4.6 Transit-oriented development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 4.8 Station Area Land Uses
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		H 1.1 Mixed-income Neighborhoods
	●	H 1.8 Zoning for Housing
	●	UD 1.10 Frontage
	●	UD 6.1 Encouraging Pedestrian-oriented Uses
	●	UD 8.1 Transit-Oriented Development
●	UD 8.2 Transit Area Transitions	
□	AP-SA 1 Grow Around Transit	

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

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

● 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.

● LU 5.4 Density Transitions

Low- to medium-scale residential development and/or low-impact office uses should serve as transitional densities between lower-scale neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

- The request would increase the allowed height and scale of buildings in and near to residential neighborhoods. The TOD also reduces some of the neighborhood transition requirements. The request may create some instances where low scale

residential properties would be adjacent to more intense new development than previously allowed. .

● **Policy LU 2.6 Zoning and Infrastructure Impacts**

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

Policy CS 4.4 Response Time Standards

Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 (standard for the organization and deployment of fire suppression operations, emergency medical operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.

- Requirements are not met for NFPA 1710 4.1.2.1 Sec 5: For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis*

	City Average	Site	Notes
Walk Score	31	76	This is higher than the city average and the score improves the closer you get to Downtown.
Transit Score	30	57	This is higher than the city average and the score improves the closer you get to Downtown.
Bike Score	41	82	This is higher than the city average and the score improves the closer you get to Downtown.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	84	Score is better than average transportation costs for the city.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	95	Area is very close to employment centers.

* Information is an average of the scores for the individual properties and is reflective of the corridor.

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. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

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

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

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	Between the height increases and the TOD, it allows for additional housing types and units. TOD also includes a height bonus for affordable units.
Is naturally occurring affordable housing present on the site?	Maybe	It is possible some naturally occurring affordable housing existing on properties included in the request.
Does it include any subsidized units?	No	The request does not guarantee subsidized units, but it does include a density bonus that would allow additional height if affordable units were included.
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	Sites proposed for other than mixed-use are R-10 and allow for smaller lots than the city average.
Is it within walking distance of transit?	Yes	Properties are within the Frequent Transit Area and the New Bern BRT Western Station Areas. Area has access to GoRaleigh 10: Longview; GoRaleigh 15: WakeMed; GoRaleigh 18: Poole Rd; and GoRaleigh 55X: Poole Road Express

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area**	Raleigh
Demographic Index** (%)	48.6	37
People of Color Population (%)	58.8	46
Low Income Population (%)	38.3	29
Linguistically Isolated Population (%)	1.2	3
Population with Less Than High School Education (%)	13.8	8
Population under Age 5 (%)	6.2	6
Population over Age 64 (%)	12.3	11
% change in median gross rent since 2016	59.5	25.5
% change in median gross rent since 2019	28.2	

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

** Information is an average of the scores for the individual properties and is reflective of the corridor.

***The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis*

What is the life expectancy in this census tract? Is it higher or lower than the city average**?	79.5 (yrs)	Corridor area score is average for the city.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	No industrial zoning in the area of this request.
Are there hazardous waste facilities are located within one kilometer?	Yes	Several drycleaning sites and an old pharmacy location.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	Several drycleaning sites and an old pharmacy location.
Is this area considered a food desert by the USDA?	No	

** Information is an average of the scores for the individual properties and is reflective of the corridor.

**Raleigh average = 79.9; Wake County average = 80.3

Land Use History

“Communities surrounding New Bern Avenue have been thriving since at least the 1940s, and have seen significant change, including street cars, WWII, and development of the WakeMed campus, just to name a few.

Many of the neighborhoods along New Bern were once home to primarily Black residents. There were principals, schoolteachers, and professionals, and other workers and residents that made up the tightknit community.”

- *New Bern Station Area Planning*

The consultant team for New Bern Station Area Planning conducted oral interviews with residents of the corridor: <https://www.youtube.com/watch?v=4UJXZjt0WBo>

The eastern boundary of the 1792 William Christmas Plan was East Street, which is the westernmost point of the rezoning request. The origins of the neighborhoods along New Bern Avenue that still exist today began approximately 100 years later.

- Oakwood was developed primarily from 1880 through 1930. It grew lot by lot rather than in platted sections. In 1881, Raleigh’s city limits were extended to encompass the neighborhood. In 1974, Oakwood became the first mapped historic overlay district (HOD-G) in Raleigh.
- The first home lots in Idlewild were sold in 1891. In 1905, African American homeownership began to increase, and the City of Raleigh annexed the subdivision in 1907 along with Cotton Place south of New Bern Avenue. By 1910 Idlewild had become a subdivision of predominantly Black homeowners.
- College Park began to subdivide in 1912. In time, the area grew into a Black community, most of whom were homeowners and many of whom were employed at St. Augustine’s University. College Park became a part of the City of Raleigh in 1929.

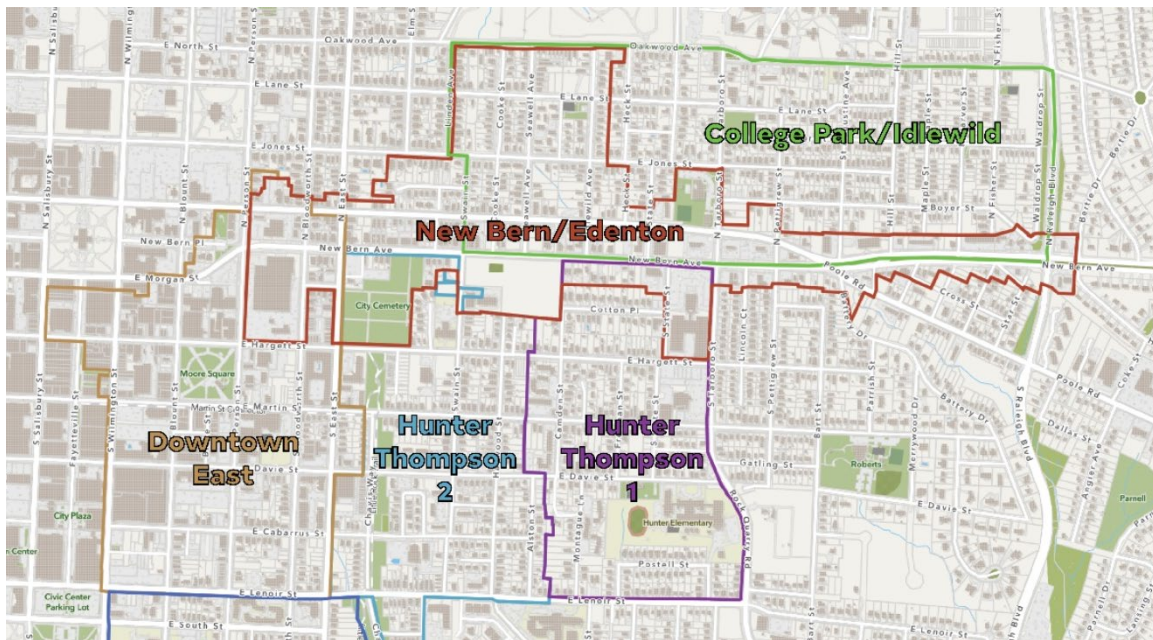
- Battery Heights is one of four mid-20th-century subdivisions in Raleigh built for African Americans during segregation. It was originally platted in 1915. Some development of the western lots occurred throughout the 1930s and 1940s, but it was primarily developed between 1956 and 1964.

Sources: [‘Historic Black Neighborhoods of Raleigh’ by Carmen Cauthen; rhdc.org](#)

REDEVELOPMENT PLANS

In 1975, the Raleigh City Council designated sections of Idlewild and College Park as the first redevelopment area in the city. Raleigh’s redevelopment plans were generally a combination of rezonings plus recommendations for spending Community Development Block Grant (CDBG) funds for property acquisition/redevelopment and public infrastructure. Other [redevelopment plans](#) within the rezoning site include:

- [College Park / Idlewild](#) (1994)
- [Downtown East](#) (1985)
- [East College Park](#) (1998)
- [New Bern / Edenton](#) (1991)
- [New Bern / Edenton Hungry Neck North Amendment](#) (1996)
- [New Bern / Edenton West Idlewild Amendment](#) (1998)



Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

The request would increase housing and transportation choices by allowing additional building types. The request would also allow a height bonus in exchange for housing affordability or employment uses, which increase the potential residential and employment opportunities along the corridor. The future BRT service would encourage current and future residents and employees to use transit instead of a car which would reduce carbon emissions.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Allowing more housing and/or jobs along the BRT corridor means that more people could potentially have access to employment opportunities and more transportation choices, which also reduces energy costs and carbon emissions for those households.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Median gross rent along the corridor has increased, although slower on average than the citywide average since 2019. Part of the intent of this request is to slow the increase in housing cost by permitting more housing types and by incentivizing affordable units.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Yes. The corridor includes neighborhoods that were designed specifically for Black residents or specifically for white residents before segregation became illegal at the federal level. The presence of St. Augustine's University led to a concentration of educated, higher income, homeowner Black households.

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

The Census tracts in the Western Station Areas have some of the lowest life expectancies in Wake County. The request would not allow new higher impact uses that are often sources of environmental hazards, such as vehicle repair and fuel

sales. The request would allow more potential residential uses and employment opportunities to be connected by a high-quality transit service, which emits less pollution than a car. It will also permit more walkable neighborhoods where daily errands can be accomplished without requiring use of a car.

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning
 Raleigh Fire
 Raleigh Water
 Transportation
 Historic Resources
 Raleigh Parks
 Stormwater
 Urban Forestry

The following reviewers did identify potential negative impacts specific to this request:

Reviewer	Comments	
Historic Resources	Impact:	<ul style="list-style-type: none"> • RHDC review and recommendation is required. 307, 311, 325 E Edenton St, 100 N Person St, & 15 S Bloodworth St are located in the Oakwood Historic Overlay District (HOD) and the Oakwood National Register Historic District (NRHD). • Additionally, 1313 New Bern Ave is eligible for listing as a local historic landmark and placed on the state study list for listing in the National Register (WA8089). 1210 New Bern Ave & 203 S Tarboro St are determined eligible for listing on the National Register as a part of the Lincoln Terrace Historic District (WA8309). 1313 New Bern Ave have been placed on the state Study List for listing in the National Register. 1118 Boyer St (WA3262), 827 Cotton Pl (WA3315), & 1207 Poole St (WA3573) has been surveyed for listing in the National Register.
	Mitigation:	Present to RHDC for Review

Raleigh Fire

RFD Service Review

Case Number: Z-05-26

Box Response: New Burn Assemblage

Council District: District C

Date: 02/20/2026



1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 3 (13 S East St)	2	0.7
Squad 7 (2100 Glascock St)	4	1.6
Engine 1 (220 S Dawson St)	5	1.5
Engine 13 (220 S Dawson St)	5	1.5
Ladder 1 (220 S Dawson St)	5	1.5
Ladder 6 (2601 Fairview Rd)	9	3.7
Mutual Aid Unit		
Garner Station 1 (503 W Main St)	12	6.4
NFPA Standard Impact		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
Hydrant Distance		
Multiple hydrants around these properties.		
Additional Comments		

Stormwater Information

Z-5-26 New Bern Avenue Assemblage	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	Yes	One documented case downstream of 100 N Person St, 307 E Edenton St, and 311 E Edenton St. One documented case downstream of 1601 New Bern Ave.
Other Drainage Complaints Downstream	Yes	One case of yard flooding downstream of 325 E Edenton St.
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Varies	1122 Boyer St, 1241 New Bern Ave, 1302 Battery Dr, and 23 Bart St are undeveloped. All others contain existing buildings, drives, parking lots.
Subject to Impervious Limits in UDO 9.2.2.A	Most lots, dependent on Total Development Size and Type	Except for the three lots listed below that are subject to UDO 9.2.2.B-H, all other lots are subject to impervious surface limits if they are not developed as part of a larger common plan of development.
Changes to UDO Max Impervious Area (9.2.2.A)	No	
Subject to 9.2.2.B to H	Three lots listed in this row	307 E Edenton St, 1313 New Bern Ave, 1601 New Bern Ave
Watershed Overlay	No	
Drainage Basin	Pigeon House/Walnut	

Transportation & Transit Review

Site and Location Context

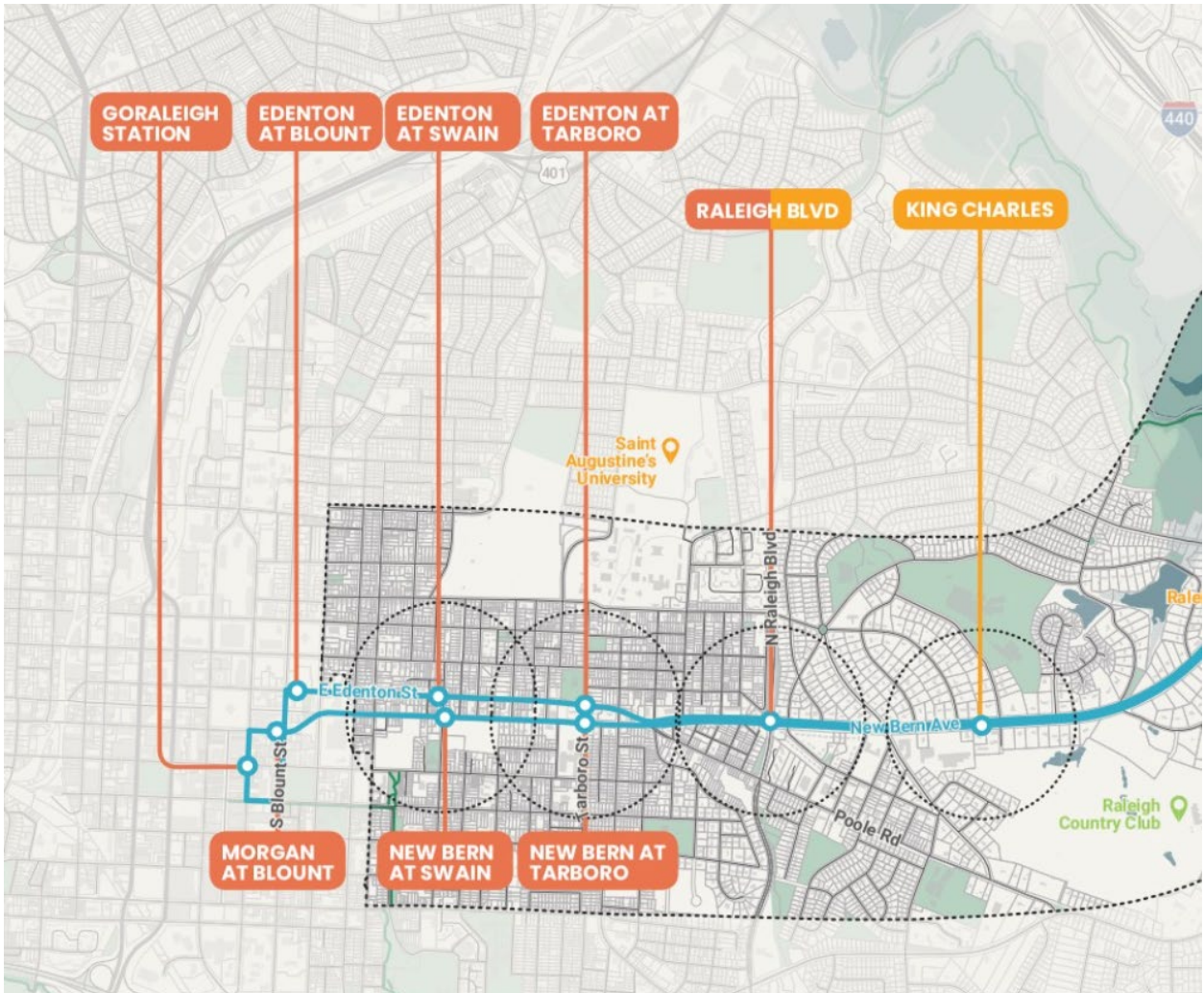
Location

The assemblage of parcels is located along the New Bern Avenue and Edenton Street corridor, just east of downtown Raleigh.

Area Plans

The assemblage lies within the [New Bern Avenue Corridor](#) area plan, which places an emphasis on promoting housing, employment opportunity, and walkability along a future bus rapid transit

corridor. Bus rapid transit stations are planned on New Bern Avenue at Swain Street, Tarboro Street, and Raleigh Boulevard.



Other Projects in the Area

The [New Bern Avenue Bus Rapid Transit \(BRT\) Corridor](#) will install dedicated transit lanes and high-quality transit stations along New Bern Avenue, connecting downtown to the WakeMed Hospital and New Hope Road. Construction is currently underway, with the project projected to be complete by Summer 2030.

Existing and Planned Infrastructure

Pedestrian Facilities

The transit overlay district overlay requires a Main Street or Mixed-Use streetscape along the property's frontage ([UDO 5.5.1](#)). These streetscape types require a wider sidewalk than what would otherwise be required ([UDO 8.5.9](#)).

Transit

Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: See Att	Height: See Attachment A	Frontage: See Attachment A	Overlay(s): See Attachment A
Proposed zoning base district: See At	Height: See Attachment A	Frontage: See Attachment A	Overlay(s): See Attachment A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-92-22 New Bern SAP			

General Information		
Date: 12/1/2025	Date amended (1):	Date amended (2):
Property address: See Attachment B		
Property PIN: See Attachment B		
Deed reference (book/page):		
Nearest intersection: Various streets along New Bern Avenue		Property size (acres): 5.04
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attachment B		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Attachment A

Rezoning properties

Site Address	Existing Zoning	Proposed Zoning
1401 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1601 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1210 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1313 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1241 NEW BERN AVE	CX-3-UL w/ TOD	CX-3 w/TOD
307 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
325 E EDENTON ST	R-10 w/HOD-G	DX-3 w/HOD-G
311 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
1225 E EDENTON ST	CX-3-UL w/ TOD & R-10 w/TOD	CX-3 w/TOD & R-10 w/TOD
203 S TARBORO ST	R-4	R-4 w/TOD
1118 BOYER ST	RX-3 w/TOD	RX-4 w/TOD
1122 BOYER ST	RX-3 w/TOD	RX-4 w/TOD
1302 BATTERY DR	R-10	R-10 w/TOD
23 BART ST	R-10	R-10 w/TOD
827 COTTON PL	OX-3	R-10
1702 POOLE RD	R-10 w/TOD	RX-3 w/TOD
100 N PERSON ST	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G
15 S BLOODWORTH ST	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD

Attachment B

Property Owners

Site Address	PIN	Owner
1401 NEW BERN AVE	1713394165	1401 NEW BERN LLC
1601 NEW BERN AVE	1713491125	1601 NEW BERN PARTNERS LLC
1210 NEW BERN AVE	1713283885	NKHBM LLC
1313 NEW BERN AVE	1713392105	WAKE COUNTY
1241 NEW BERN AVE	1713298124	ARJ PROPERTIES OF RALEIGH LLC
307 E EDENTON ST	1703894592	BREWER, CHARLOTTE P
325 E EDENTON ST	1703896449	BREWER, WILLIAM E JR
311 E EDENTON ST	1703895575	BREWER, WILLIAM E JR & SANFORD, JO ANNE
1225 E EDENTON ST	1713297255	BARAKAT, NABEG
203 S TARBORO ST	1713280172	HOSSEINI, ASHKAN & HOSSEINI, SAYED HASSAN
1118 BOYER ST	1713293303	LUCAS, RUSSELL F & LUCAS, GWENDOLYN M
1122 BOYER ST	1713294303	NELSON, MICHELE T & WILLIAMS, MELVIN W
1302 BATTERY DR	1713289733	MOSS, JAMES
23 BART ST	1713289638	MOSS, JAMES
827 COTTON PL	1713184698	SAULTER, CLARENCE & SAULTER, MARY
1702 POOLE RD	1713482280	THE TRUST OF BOONE WAKE COUNTY NORTH CAROLINA WCNC
100 N PERSON ST	1703894417	WINSTEAD, MARY D TRUSTEE FLOYE LEE DOMBALIS TRUST
15 S BLOODWORTH ST	1703888868	WMK PROPERTIES LLC

Attachment C

Historic Resource	Designation	Status/Impact
Oakwood Historic District	Local Historic District	Adjacent to TOD boundary

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

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

Property Owner(s) Signature: _____

Printed Name: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
<p>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.</p>	
Statement of Consistency	
<p>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>	
<p>The proposed mapping of the Transit Overlay District (-TOD) is consistent with the following 2030 Comprehensive Plan policies:</p> <ul style="list-style-type: none"> LU 2.2 Compact Development LU 2.5 Healthy Communities LU 4.4 Reducing Vehicle Miles Traveled Through Mixed Use LU 4.6 Transit-oriented Development LU 4.7 Capitalizing on Transit Access LU 4.8 Station Area Land Uses LU 4.9 Corridor Development LU 4.19 Missing Middle Housing LU 7.6 Pedestrian-friendly Development LU 8.1 Housing Variety LU 8.17 Zoning for Housing Opportunity and Choice EP 1.1 Greenhouse Gas Reduction H 1.1 Mixed-income Neighborhoods H 1.8 Zoning for Housing UD 6.1 Encouraging Pedestrian Oriented Uses 	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The proposed overlay will support the City's 'Equitable Development Around Transit' policies and the public's investment in Bus Rapid Transit from Wake County Transit Plan.</p> <p>It will enable transit-supportive development that will create more accessible options for housing and employment, facilitate transit ridership, and help to slow the increase of carbon emissions.</p>	

Rezoning Application Addendum #2

Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY
Rezoning case #

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

See Attachment C.

Proposed Mitigation

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

See Attachment C.

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: Bus Rapid Transit Area, BRT Station Area, Frequent Transit Area

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

1	<p>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.</p> <p>Response: Application of the Transit Oriented District (-TOD) will enable and encourage walkable mixed use development.</p>
2	<p>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.</p> <p>Response: Development within the -TOD will follow the height, massing, and transitions standards specified in the overlay district.</p>
3	<p>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.</p> <p>Response: Development within the -TOD must follow the block perimeter standards of UDO Sec.8.3.2. and street stub standards in UDO Sec.8.3.4.C. These standards cannot be exempted through zoning conditions unless safe, efficient and convenient vehicular, bicycle and pedestrian circulation are demonstrated in a site plan.</p>
4	<p>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.</p> <p>Response: Development within the -TOD must follow the block perimeter standards of UDO Sec.8.3.2. and street stub standards in UDO Sec.8.3.4.C. These standards cannot be exempted through zoning conditions unless safe, efficient and convenient vehicular, bicycle and pedestrian circulation are demonstrated in a site plan.</p>
5	<p>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.</p> <p>Response: Development within the -TOD must follow the standards of the frontage included in the underlying district, except when the underlying district has no frontage, Detached (-DE), Parkway (-PK) or Parking Limited (-PL) frontage; then, the requirements of the Urban Limited (-UL) frontage shall apply. Green Plus (-GP) is proposed for 51 parcels. Development within the -TOD must also follow the block perimeter standards. Both of these requirements advance the intent of this guideline.</p>
6	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>

7	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
8	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
9	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
10	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
11	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline. The -TOD also requires Main Street or Mixed Use Streetscape types, which also advances the intent of this guideline.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: The -TOD requires amenity areas to meet the standards of an Urban Plaza.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
15	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
16	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
17	<p>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.</p> <p>Response: The mapping of the -TOD will occur within walking distance of transit stops.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
19	<p>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.</p> <p>Response: The -TOD retains tree conservation standards that address environmentally sensitive areas for any site 4 acres or greater, and Primary Tree Conservation standards apply except for areas along a Thoroughfare as described in UDO Sec. 9.1.4.A.8.</p>
20	<p>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.</p> <p>Response: The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>

21	<p>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.</p> <p>Response: Development within the -TOD must follow the block perimeter standards of UDO Sec.8.3.2. and street stub standards in UDO Sec.8.3.4.C. These standards cannot be exempted through zoning conditions unless safe, efficient and convenient vehicular, bicycle and pedestrian circulation are demonstrated in a site plan. The -TOD requires new buildings to be built with the standards of the Urban Limited (-UL) frontage, excepting 51 parcels proposed for the Green Plus (-GP) frontage, both of which advance the intent of this guideline.</p>
22	<p>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.</p> <p>Response: Development within the -TOD will also comply with the standards of the Urban Limited (-UL) frontage and Green Plus (-GP, where applicable), and will require a Main Street or Mixed-use Street type which addresses this design standard.</p>
23	<p>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.</p> <p>Response: Development within the -TOD will also comply with the standards of the Urban Limited (-UL) frontage and Green Plus (-GP, where applicable), and will require a Main Street or Mixed-use Street type which addresses this design standard.</p>
24	<p>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.</p> <p>Response: Development within the -TOD will also comply with the standards of the Urban Limited (-UL) frontage and Green Plus (-GP, where applicable), and will require a Main Street or Mixed-use Street type which addresses this design standard.</p>
25	<p>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.</p> <p>Response: Development within the -TOD will also comply with the standards of the Urban Limited (-UL) frontage and Green Plus (-GP, where applicable), and will require a Main Street or Mixed-use Street type which addresses this design standard.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: Development within the -TOD will also comply with the standards of the Urban Limited (-UL) frontage and Green Plus (-GP, where applicable), and will require a Main Street or Mixed-use Street type which addresses this design standard.</p>

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

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

Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es):	1210 NEW BERN AVE
Property PIN(s):	1713283885
Property size (acres):	0.47
Property owner(s) name:	NKHBM LLC
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>[Signature]</i> Yazan Issa
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): CX-3-UL w/TOD			
Proposed zoning district(s): CX-3 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	5 / 28 / 2025
Property address(es):	1241 NEW BERN AVE
Property PIN(s):	1713298124
Property size (acres):	0.34
Property owner(s) name:	ARJ PROPERTIES OF RALEIGH LLC
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	
Property owner signature (2):	ARJ PROPERTIES
Property owner signature (3):	

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Rezoning Request				OFFICE USE ONLY Rezoning case # _____
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): RX-3 w/TOD				
Proposed zoning district(s): RX-4 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es):	1122 BOYER ST
Property PIN(s):	1713294303
Property size (acres):	0.25
Property owner(s) name:	NELSON, MICHELE T & WILLIAMS, MELVIN W
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request				OFFICE USE ONLY Rezoning case # _____
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): NX-3-UL w/TOD				
Proposed zoning district(s): NX-4 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	4-24-25
Property address(es):	1313 NEW BERN AVE
Property PIN(s):	1713392105
Property size (acres):	1.25
Property owner(s) name:	WAKE COUNTY
Property owner(s) address:	WAKE COUNTY ATTORNEY'S OFFICE, [REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	David Ellis, Wake County Manager
Property owner signature (2):	<i>David Ellis</i>
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/8/2025
Property address(es):	1601 NEW BERN AVE
Property PIN(s):	1713491125
Property size (acres):	0.73
Property owner(s) name:	1601 NEW BERN PARTNERS LLC - ATTN: JIM CAIN
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>[Signature]</i> managing partner
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): R-10 w/TOD			
Proposed zoning district(s): RX-3 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/15/2025
Property address(es):	1702 POOLE RD
Property PIN(s):	1713482280
Property size (acres):	0.08
Property owner(s) name:	THE TRUST OF BOONE WAKE COUNTY NORTH CAROLINA WCNC
Property owner(s) address:	[REDACTED] RALEIGH NC 27607-5032
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): NX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es):	100 N PERSON ST
Property PIN(s):	1703894417
Property size (acres):	0.18
Property owner(s) name:	WINSTEAD, MARY D TRUSTEE FLOYE LEE DOMBALIS TRUST
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Floye Lee Dombalis Trust by Mary D. Winstead</i>
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): RX-3 w/TOD			
Proposed zoning district(s): RX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/15/2025
Property address(es):	1118 BOYER ST
Property PIN(s):	1713293303
Property size (acres):	0.25
Property owner(s) name:	LUCAS, RUSSELL F & LUCAS, GWENDOLYN M
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Russell Floyd Lucas</i>
Property owner signature (2):	<i>Gwendolyn M. Lucas</i>
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): R-10 w/HOD-G			
Proposed zoning district(s): DX-3 w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es):	325 E EDENTON ST
Property PIN(s):	1703896449
Property size (acres):	0.19
Property owner(s) name:	BREWER, WILLIAM E JR
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): OX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/2/2025
Property address(es):	307 E EDENTON ST
Property PIN(s):	1703894592
Property size (acres):	0.24
Property owner(s) name:	BREWER, CHARLOTTE P
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Charlotte P Brewer</i>
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): OX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es):	311 E EDENTON ST
Property PIN(s):	1703895575
Property size (acres):	0.53
Property owner(s) name:	BREWER, WILLIAM E JR & SANFORD, JO ANNE
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Jo Anne Sanford</i>
Property owner signature (2):	<i>William E Brewer Jr</i>
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/9/25
Property address(es):	1313 NEW BERN AVE
Property PIN(s):	1713392105
Property size (acres):	1.25
Property owner(s) name:	WAKE COUNTY (by Mark Forestieri)
Property owner(s) address:	WAKE COUNTY ATTORNEY'S OFFICE, [REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Mark Forestieri</i>
Property owner signature (2):	<i>Director, Wake County Facilities, Design & Construction</i>
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): OX-3-DE w/NCOD & HOD-G			
Proposed zoning district(s): DX-3 w/HOD-G & NCOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es):	15 S BLOODWORTH ST
Property PIN(s):	1703888868
Property size (acres):	0.07
Property owner(s) name:	WMK PROPERTIES LLC
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>William G. ...</i> Member / WMK Properties LLC
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4-8-2025
Property address(es):	1401 NEW BERN AVE
Property PIN(s):	1713394165
Property size (acres):	0.22
Property owner(s) name:	1401 NEW BERN LLC
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): R-4			
Proposed zoning district(s): R-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/12/2025
Property address(es):	203 S TARBORO ST
Property PIN(s):	1713280172
Property size (acres):	0.12
Property owner(s) name:	HOSSEINI, ASHKAN & HOSSEINI, SAYED HASSAN
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	<i>Ashkan Hosseini</i>
Property owner signature (2):	<i>Sayed Hassan</i>
Property owner signature (3):	



Rezoning Application and Checklist

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Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): OX-3				
Proposed zoning district(s): R-10				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information
Date:
Property address(es): 827 COTTON PL
Property PIN(s): 1713184698
Property size (acres): 0.13
Property owner(s) name: SAULTER, CLARENCE & SAULTER, MARY
Property owner(s) address: [REDACTED]
Property owner email:
Property owner phone:
Property owner signature (1):
Property owner signature (2): <i>Clarence Saalter</i>
Property owner signature (3): <i>Mary Saalter</i>

RECEIVED
APR 07 2025
BY: *[Signature]*


Rezoning Application and Checklist

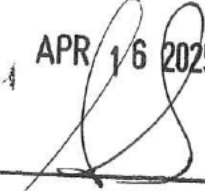
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Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): R-10				
Proposed zoning district(s): R-10 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es):	1302 BATTERY DR, 23 BART ST
Property PIN(s):	1713289733, 1713289638
Property size (acres):	0.33
Property owner(s) name:	MOSS, JAMES
Property owner(s) address:	[REDACTED]
Property owner email:	[REDACTED]
Property owner phone:	[REDACTED]
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

RECEIVED
 APR 16 2025
 BY: 



1/9/2026

Dear Property Owner or Resident:

You are receiving this letter because your property or residence is within 500 feet of a city-initiated rezoning request.

Request	A city-initiated rezoning request associated with the New Bern Station Area Plan (www.raleighnc.gov/station-area-plan-new-bern)
Summary	This rezoning request would change the zoning for 18 parcels (see map on reverse page). These parcels were previously rezoned through a portion of rezoning request Z-92-22. New state law, made effective in late 2024, reverted the zoning districts of some parcels to what they were prior to Z-92-22. As a result, the city is organizing a new rezoning request that complies with state law and re-applies the zoning districts previously approved by the City Council.

Staff will discuss this request at an upcoming public meeting.

When	Wednesday, January 28, 2025, starting at 6:30 p.m.
Where	Grace Church Raleigh 1401 Boyer Street

If you have questions, please reach out to the staff contact:

Matthew Klem, Matthew.Klem@raleighnc.gov, 919-996-2676

What is a rezoning?

A property owner requests a rezoning to change the rules for how they can develop their land. This could mean land use (residential, commercial, industrial, etc.) and/or building characteristics (maximum building height, minimum front yard, etc.).

Does this apply to my property?

This request would only change the zoning to the property listed on the next page. You're receiving this letter because you own or rent property nearby. A map of the properties requested for rezoning is enclosed.

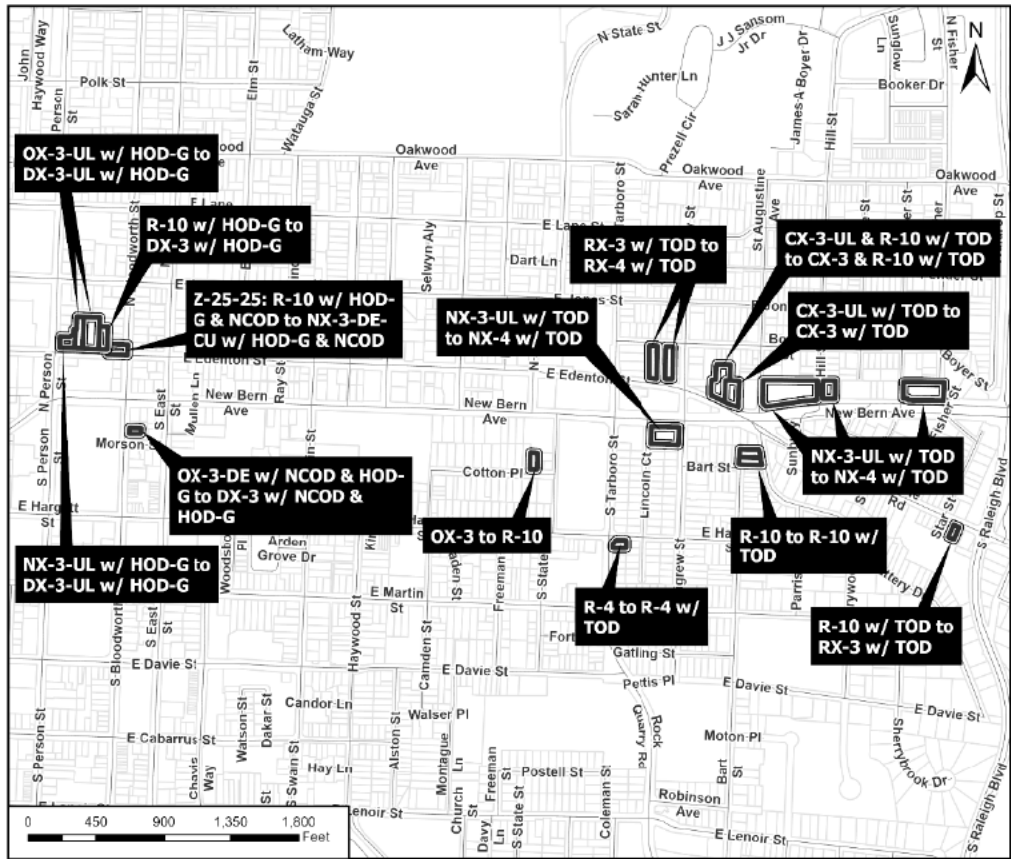
How can I participate?

- You can attend the neighborhood meeting. At the meeting, staff will provide information about the request and the rezoning process. There will be time for questions and comments.
- You can email the Planning Commission: Planning.Commission@raleighnc.gov.
- You can submit written comments to: Raleigh Planning and Development, Attn: Matthew Klem, PO Box 590, Raleigh, NC 27602

Sincerely,

Patrick O. Young, AICP
Planning and Development Director

Proposed Rezoning

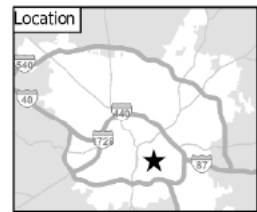


Properties

- 1401 New Bern Ave
- 1601 New Bern Ave
- 307 E Edenton St
- 325 E Edenton St
- 311 E Edenton St
- 203 S Tarboro St
- 1118 Boyer St
- 1302 Battery Dr
- 23 Bart St
- 1122 Boyer St
- 1210 New Bern Ave
- 827 Cotton Pl
- 1702 Poole Rd
- 1313 New Bern Ave
- 100 N Person St
- 15 S Bloodworth St
- 1241 New Bern Ave
- 1225 E Edenton St

Acreage

5.87 acres



Note: These properties are included in this request because the property owner(s) submitted a signed application to be included in the request.

First Neighborhood Meeting Attendee List
January 28, 2026 6:30 pm at Grace Church

1. Matthew Klem (Planning)
2. Hannah Reckhow (Planning)
3. Bynum Walter (Planning)
4. Dale Neal (Community Engagement)
5. Het Patel (Transit)
6. Pastor Nathaniel Cox
7. Octavia Rainey
8. Helen Tart
9. Victor Campbell
10. LaShae Barner
11. Chris Crew
12. Neal Bataller
13. Latoya Parmele
14. Carmen Cauthen
15. Adrienne McShaul
16. Michael McKay
17. Janet Mills
18. Greg Mills
19. Kara Strang

New Bern Rezoning First Neighborhood Meeting – Issues Discussed

January 28, 2026 at Grace Church, 6:30 pm

Staff present: Matthew Klem, Hannah Reckhow, Bynum Walter, Het Patel, Dale Neal

A presentation was given on the rezoning request and on bus rapid transit (BRT) project status.

Comments and Questions:

- Concern about how change will affect the feel of Boyer St.
- What does the number in the zoning district refer to?
In mixed use districts, the number refers to the maximum building height. In residential districts, the number distinguishes the districts from one another in terms of residential density.
- What will be the impact of change on 1313 New Bern Ave?
An additional story could be built under the proposed zoning.
- A lot of the zoning changes seem to promote offices uses. How many of recent rezoning requests are for office spaces vs commercial uses? Comments about future vacant office space.
Yes, a change from OX to NX or DX expands allowed use to include commercial uses. Office is a permitted use but isn't required; they can also be residential or a mix of uses. All of the city's commercial districts allow for that mix. I don't have information about city-wide trends in rezoning.
- With parking not being required, what will be the impact on Boyer St?
Parking is not required by the City but still possible; it is up to the developer. We are still seeing new projects provide the parking they need. The market is still asking for parking.
- Comment on the purpose of going to DX on tiny properties and impact on ability to provide parking.
- Comments on a previous rezoning at Bart St/Battery Dr that was withdrawn. Concern about BRT leading developers not providing parking. Concern about civil war wall on property, agreement in potential conditions for archeological dig. How would we get that condition to happen?
This is a general use request, so conditions cannot be added.
- How much of BRT implementation is dependent on federal funding?
It does not impact New Bern BRT because we have an executed grant agreement. Southern BRT has money identified but not an executed grant agreement so it could hypothetically be impacted by a pull of funding. Western BRT has applied for funding

but it will likely need to wait a few years. However, it is competitive for funding. Wake County tax credit money is still there so there is a local resource as well.

- Will there be extensive outreach for the homeless and people who use bus on changes to where you pay?

Yes, construction will take at least three years, so there is plenty of time to do specific engagement on how to ride the BRT. An option that other agencies use is to have people out at stations to help riders in the beginning. Education is important. Current low-income programs will continue to exist.

Make sure outreach is also audio, not just written; not everyone can read.

- Will the ticket machines take cash?

There are some machines that take cash. A lot of Raleigh's riders have already shifted to passes. We will be investigating more in maintenance impacts of accepting cash to identify the best option. Also looking into tap to pay.

- How will routes interconnect with other bus routes?

There are many other routes that intersect on all BRT routes. Routes will have signage about nodes where you can transfer. Within the station areas, there is also the challenge of making them walkable to get to neighborhoods and other destinations. Station area planning is looking at this directly.

- Will there be parking facilities?

Yes, there will be a park and ride at the end of the New Bern line.

- Comment on zoning; when you don't have to have residential, or affordable, are the nodes pushing out where people live?

City has an affordable housing program that acquires land and builds subsidized housing. There is a specific push to find land along the New Bern BRT corridor.

- When will there be a 'Z' number for this rezoning request?

In the next couple of weeks. Staff will be filing the request as soon as possible.



Date: February 18, 2026

RE: Rezoning Request Z-5-26: A city-initiated rezoning request associated with the New Bern Station Area Plan (www.raleighnc.gov/station-area-plan-new-bern)

Area Property Owners and Residents:

You are invited to attend a neighborhood meeting on Monday, March 9, 2026, from 6:30 PM to 7:30 PM. The meeting will be held at Grace Church Raleigh, located at 1401 Boyer Street.

The purpose of this meeting is to discuss Z-5-2026, a rezoning request of 18 parcels (see map on reverse page). These parcels were previously rezoned through a portion of rezoning request Z-92-22. New state law, made effective in late 2024, reverted the zoning districts of some parcels to what they were prior to Z-92-22. As a result, the city is organizing a new rezoning request that complies with state law and re-applies the zoning districts previously approved by the City Council.

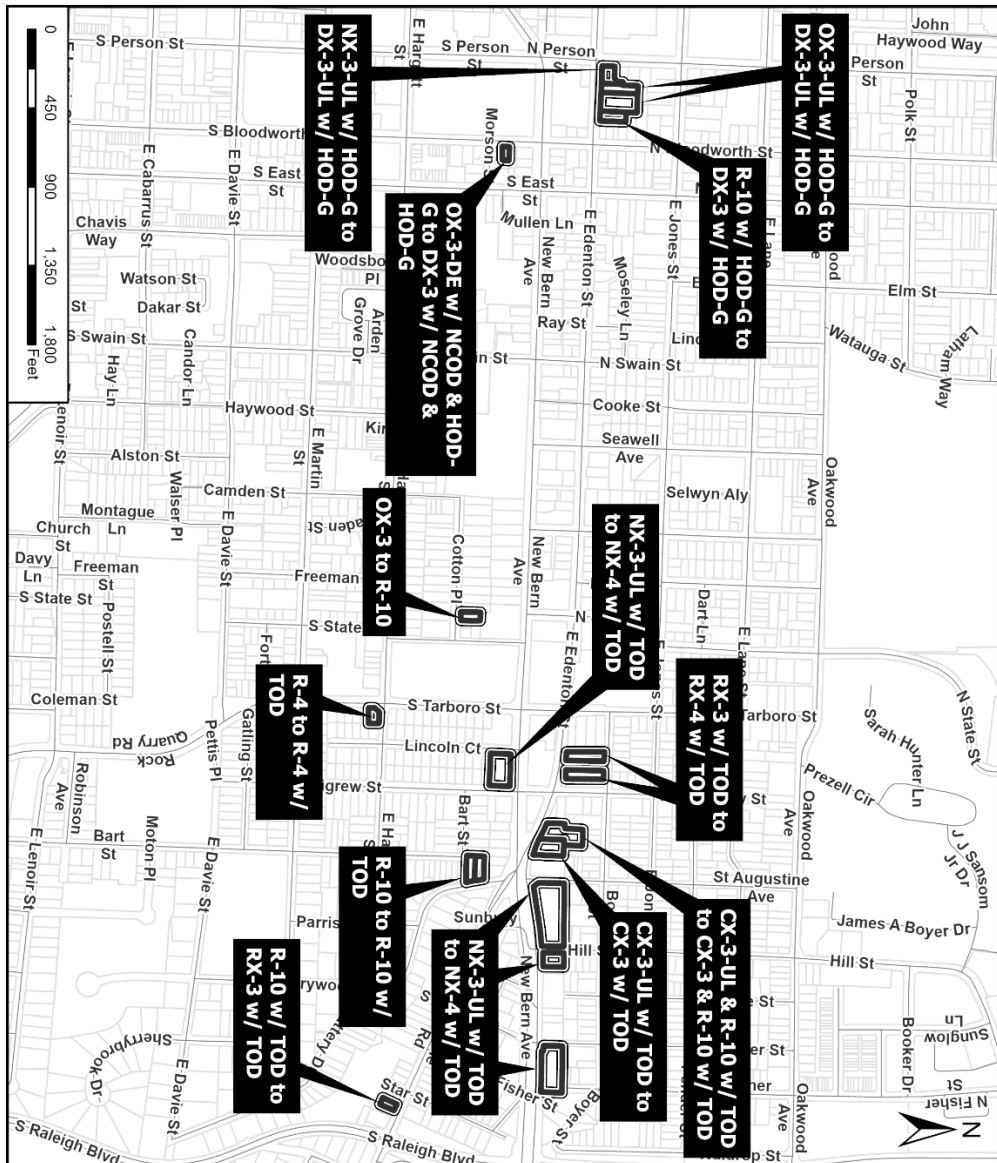
Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have any concerns or questions about this potential rezoning, further questions about the rezoning process, or would like to submit written comments after the meeting please contact me.

Sincerely,

Hiram J Marziano II
Raleigh Planning & Development
(919) 996-6370
hiram.marziano@raleighnc.gov

Proposed Rezoning



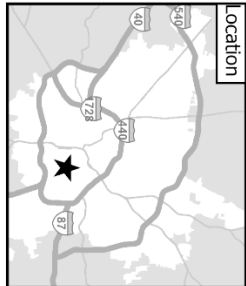
Map by Raleigh Department of Planning and Development (transist): 1/23/2026

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- 1601 New Bern Ave
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- 325 E Edenton St
- 311 E Edenton St
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- 1118 Boyer St
- 1302 Battery Dr
- 23 Bart St
- 1122 Boyer St
- 1210 New Bern Ave
- 827 Cotton Pl
- 1702 Poole Rd
- 1313 New Bern Ave
- 100 N Person St
- 15 S Bloodworth St
- 1241 New Bern Ave
- 1225 E Edenton St

Acres

5.87 acres



ATTENDANCE ROSTER

	NAME	ADDRESS
	Albert Whitaker Jr	300 Parrish St, Raleigh
	Balaska Coleman	1627 Battery Drive
	CHRIS CRAW	306 Elm St
	Gary Claiborne	Raleigh Parks
5	Michael Dakley	
	CURTIS KASOFANG	519 Polk St
	Terry Harper	525 E. Jones St.
	Octavia Raines	1516 EAST Lane St
	Valerie Young	205 N Tarboro St
10	Kesha MYRICK	2519 FITZGERALD Dr
	Aubrey KAVMAN	1702 PINEW ST
	George Alexander	321 Maple St
	Brian Baird	101 N. Pettigrew St
	Nick RIDOLE	1206 GATLING ST.
15	Karen Haynes	1501 E. Kenoir St.
	Stewart = Valencia Scott ^{is Alexander Scott}	1420 1418 E Jones St
	Travis Acker	15 Bart Street
	Victoria Ghayeb	517 Bart Street
	ERIC McBRAYER	304 Hill Street
20	JAMES + Phyllis ROVERS	1609 Battery Dr.
	Marian M. Moring	804 East Lane St.

Z-5-26 New Bern Ave Assemblage Second Neighborhood Meeting Topics Discussed

March 9, 2026 6:30 pm at Grace Church

Staff present: Matthew Klem, Bynum Walter, Hiram Marziano, Hannah Reckhow, Monique Gyant, Pat Dawson, Gary Clayborne

Staff provided a presentation on the rezoning request Z-5-26.

- What is the distance between the street and a building in TOD or UL? Would it affect parking between the building and street?
There is a range that is allowed, typically between 5 and 20 feet. Parking is prohibited between the building and the street.
- Does this request run into the issue with downzoning?
No the property owners have signed applications to be included.
- Comments on a potential historic property included with the site and conflicts with the TOD.
- Will there be infill requirements for Bart St/Battery St property?
Building height is measured from average grade along all sides of the property.
- How do we participate in the site plan process?
The site plan process is administrative; once zoning is in place there is no public process for development review. If the UDO requirements are met, the permit will be issued.
- What benefit does including a property in the TOD give?
A taller building could be built.
- Comments on the potential parking impacts on Battery Dr.
- What are benefits for the community of the application of TOD?
The TOD permits and encourages the type of development that allows more residences and neighborhood service land uses closer to high-frequency transit service.
- Comments on not wanting new families in the neighborhood.
- Are there changes planned to the library property?
We are not aware of any changes that Wake County has planned for the library.
What Z-5-25 would do to the property is allow future redevelopment on the site to be one story taller than it can be today.
- What do we do when a taller building affects our utilities?
Water and sewer are accessed through the group and are not typically affected by building heights. Cell service is managed by the individual carrier.
- Comments about stormwater impacts, especially on Battery Dr, and interest in having the 25-year storm event managed by development.

- Concerns about infrastructure, stormwater, emergency management, community impact and gentrification, transparency and notice standards for the rezoning and development process.
- What evidence shows that increasing density will increase BRT usage?
Locating more residences and neighborhood serving land uses closer to transit service, gives more of an opportunity for people to use and benefit from the service.
- Comments on history of Battery Dr.
- Concern about change on Boyer St to character.
- Concern about ridership along corridor, effectiveness of affordability bonus, the idea to move Moore Square bus station.
- How many of these requests have been formalized?
Z-5-26 includes 18 parcels. All property owners have signed an application and are formally a part of the request.
- What does RX-4 with TOD do?
TOD over a 4-story district would permit up to 6 stories if affordable housing is provided.
- Concern about environmental impact of buildings that are taller for flooding and parking and emergency access.

Staff provided a presentation on the College Park townhomes.

- Requests to take down the sign at Raleigh Blvd and New Bern Ave so that it reflects the Black legacy community here.
- Comments on the lack of communication on the project.
- Request that the Culture district be talked about.
- Concern that there are too many units for size of lots.
- Concern about sewer and water connection impact on unit sales.
- Is it protected to be residential, could it be single family? Yes
- SRO on Boyer St? Will there be transitional housing on site 5?
- Comments on the disparity of which wires/utilities are underground.

Staff gave a presentation on the Tarboro Road Park Project.

- Has the northwest property been acquired? No ac needed, all within the footprint
- Is this project funded? Yes, as part of parks bond.
- Are there elevators to the second floor? Yes
- Why is the park name still “road” when street changed to “Tarboro Street”? Not sure!
- Is it doubling in size? The design makes it look bigger, but there is not much more impervious surface. The site is better designed to use the space.
- Discussion of the planned water feature? Mist garden included in the design.

- When is Roberts Park next? Can take that back to the team as a suggestion.
- When does this start? Early 2027 with a 2-year window for construction. We are trying to compress if possible.
- What is the closing date of the park? End of this or early next year.
- Where will the city be reassigning park activities? It is being worked out and will be communicated when it is decided.
- Will there be more or less parking? There will be slightly less parking.
- Are the trees being kept? We will keep as many as we can, but it is a significant redesign which means internal trees will have to be removed. There will also be active replanting.
- Has there been communication with college park? Octavia spoke to this.
- How will the polling site be managed? Wake county is aware and managing the placement.

Staff provided a presentation on traffic improvements on Tarboro St.

- What is the projected budget? 950k
 - Will there be bike lanes? No bike lanes will be constructed, but the project is keeping curb lines.
 - Comments and questions on incorporation of previous comments and roundabouts. No roundabouts are part of this project, and they were not a priority heard from survey.
 - Comments about the installation of bump outs and their impacts to street parking.
 - Comments on not enough speed humps on the street.
 - Question on the ownership of areas around the all way stop? Will find out.
-
- What can we do to impact the rezoning? Communication with officials and speaking at public meetings.