



**Tuesday, April 28, 2026  
Regular Meeting**

Raleigh Planning Commission  
09:00 AM

City Council Chamber, Room 201  
222 West Hargett Street

**NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS**

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

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**A. Call to Order**

**B. Public Comment**

**C. Consent Agenda**

**C.1 TC-1-26: School Lot Area Amendment**

Dwight Otwell, Text Change Committee Chair

This is a public - or external - request for a text change to the Unified Development Ordinance. The applicant, Morningstar Law Group, requests to modify the minimum school lot area standard of 500 square feet per enrolled pupil contained in UDO Section 6.3.1.D.2.b.

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**Recommended Action:** The Text Change Committee met on March 18, 2026 to review this item but did not issue a recommendation. The Committee is requesting a 60-day extension to allow additional discussion and staff research. The current deadline for action is May 17.

**C.2 Approval of Minutes**

Requesting approval of draft minutes from April 14, 2026 Planning Commission Meeting

**D. Report of Committees**

**D.1 Committee of the Whole**

The Planning Commission Committee of the Whole meets on April 23, 2026 to discuss the

following item. If the Committee refers the item to the full Planning Commission for this agenda, it may be discussed.

- Rezoning Z-48-25 Lake Boone Trail and Blue Ridge Road

## **E. Old Business**

### **E.1 Rezoning Z-5-26 New Bern Avenue Assemblage, Along the New Bern Avenue BRT Corridor from Downtown to North Raleigh Boulevard (District C)**

Hiram Marziano, Planning and Development

This rezoning request would change the zoning for 17 parcels within vicinity of the New Bern Station Area Plan. These parcels were previously rezoned through a portion of rezoning request Z-92-22. Changes to 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 organized this new rezoning request that complies with state law.

This request would allow for more diverse mixed-use development, increased building heights and increased residential entitlement.

On April 14, 2026, the Planning Commission reviewed this case and heard comments from Staff and the public. The item was deferred to the April 28, 2026 Planning Commission meeting for further consideration. The public hearing is still open with remaining time for speakers as follows: 7:55 minutes for those in support and 1:54 minutes for those in opposition.

## **F. New Business**

### **F.1 Rezoning Z-3-26 617 West Jones Street and 117 Glenwood Avenue, Near Southwest Corner of Intersection of Glenwood Avenue and West Jones Street (District D)**

Hiram Marziano, Planning and Development

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

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

### **F.2 Rezoning Z-57-25: 8020 Litchford Road, 0.27 miles south of I-540 (ETJ)**

Hiram Marziano, Planning & Development

The rezoning is for a 20.27-acre portion of the overall site. The request would rezone the western and northeastern portions of the site to R-6-CU. Proposed conditions apply a density limit to the site, limit development to the detached house building type, and prohibit certain uses.

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

**G. Other Business**

**G.1 Report of the Chair**

**G.2 Report of the Members**

**G.3 Report of the Assistant Director**

**G.3.a Report of the Assistant Director**

Receive as information.

**H. Adjournment**