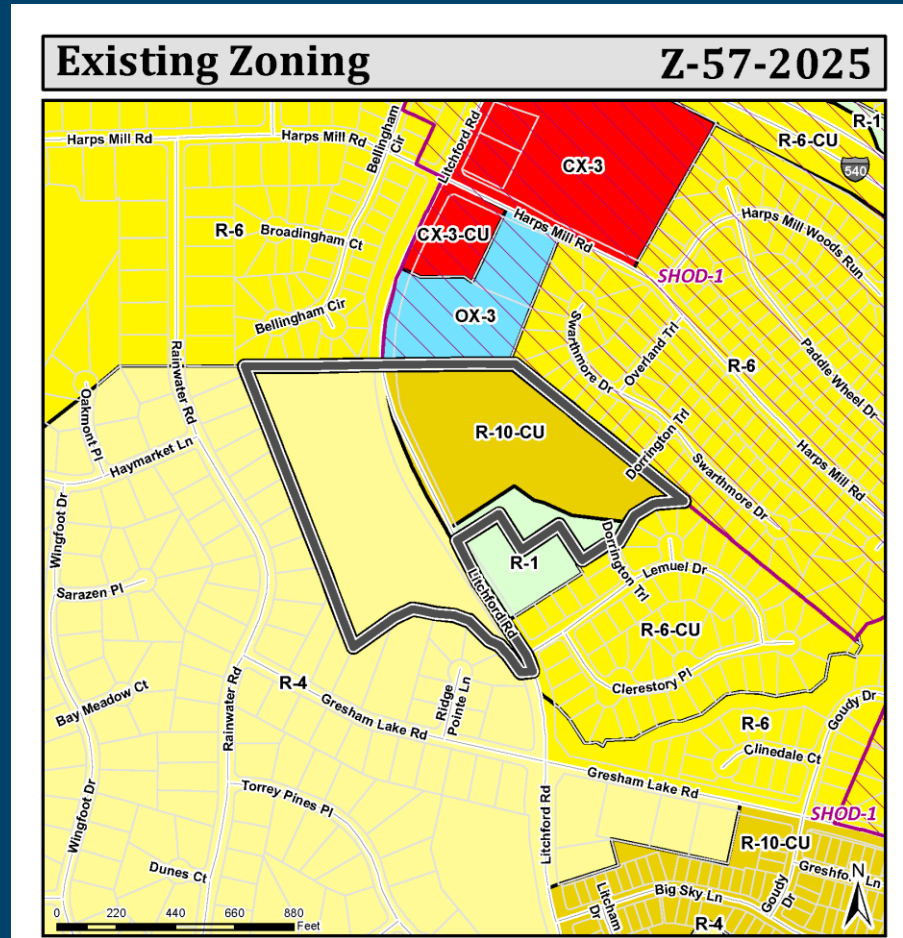


Planning & Development

Rezoning Z-57-25 Metra Sheshbaradaran



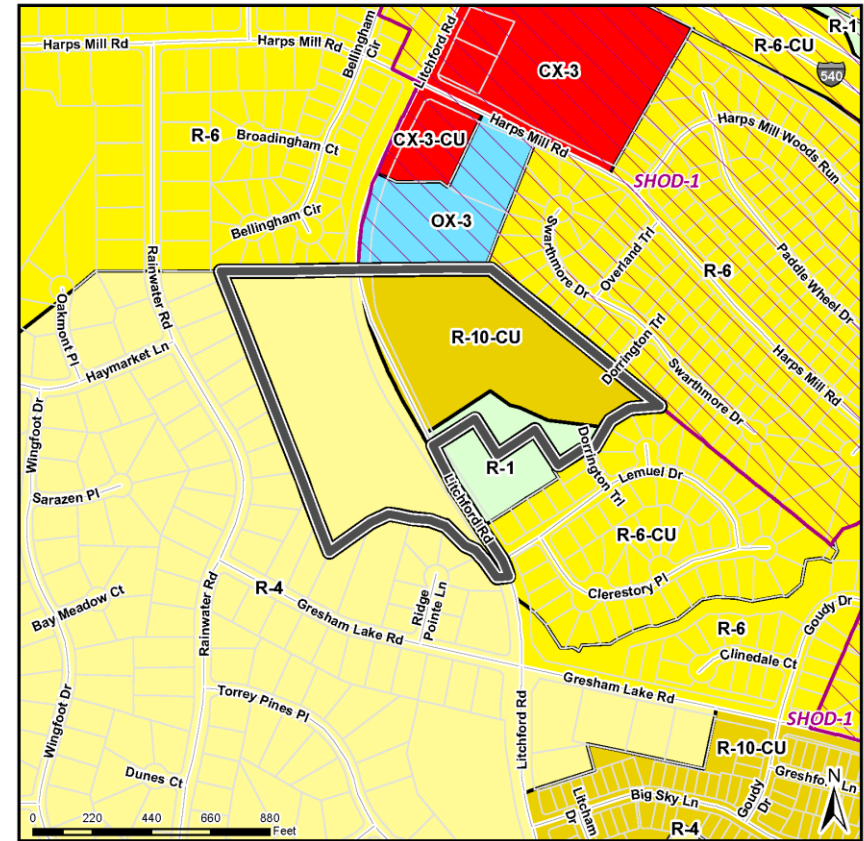
Rezoning Z-57-25

8020 Litchford Rd

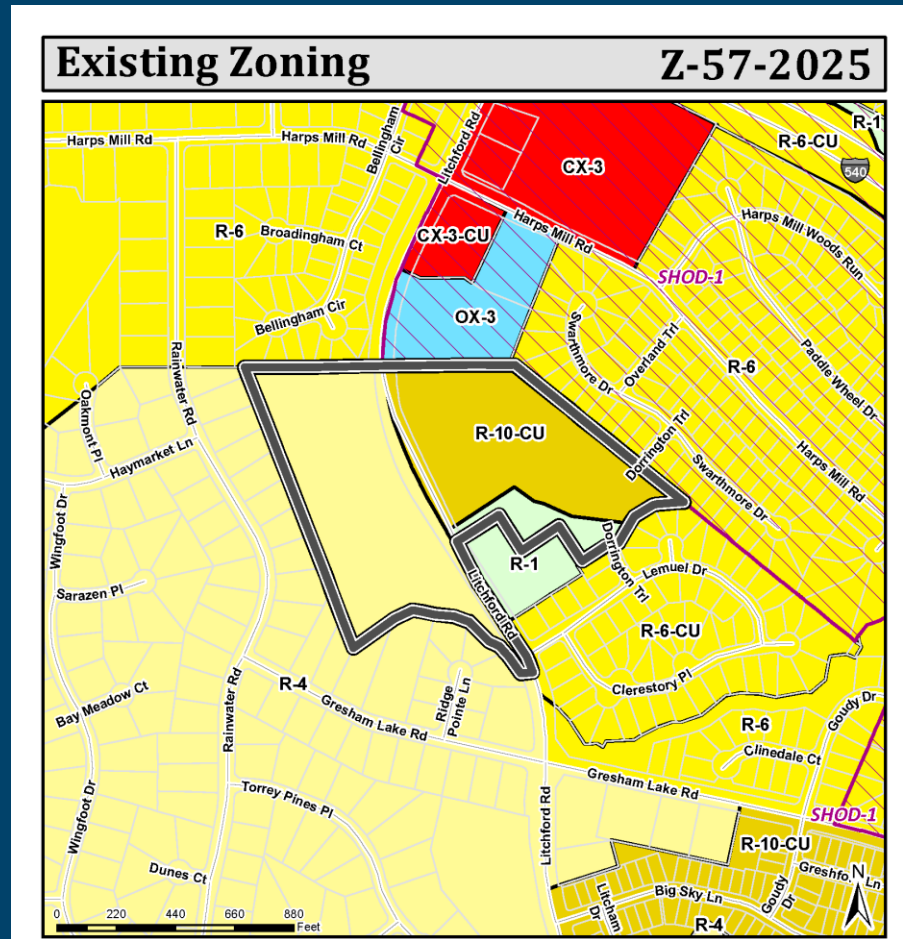
- Request to rezone 20.27 acres from R-1, R-4, & R-10-CU to R-6-CU.
- Planning Commission deadline for action is June 27, 2026.

Existing Zoning

Z-57-2025



Zoning in the area is predominantly Residential with nearby Commercial.



Low Scale Residential



Commercial

**Environmental,
Parks, Open Space**

**Environmental,
Parks, Open Space**

SITE

Low Scale Residential

**Moderate Scale
Residential**

Low Scale Residential





SITE



Summary of Proposed Conditions

1. Dwelling units shall be located within a “Detached House” building type.
2. The maximum residential density shall not exceed 6 units per acre.
3. Following principal uses are prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

Existing vs. Proposed Zoning

	Existing Zoning			Proposed Zoning
Zoning	R-1	R-4	R-10-CU	R-6-CU
Acreage	20.27 acres			
Maximum Units	1	55	80*	121**
Maximum Height	3 Stories (40')	3 Stories (40')	39'**	3 Stories (40')
Setbacks (feet):				
Front	20'	20'	10'	10'
Side (street / yard)	20'	20'	10'	10'
Sum of Side	10'	10'	5'	5'
Rear	30'	30'	50'**	20'

* Required by Existing Conditions.

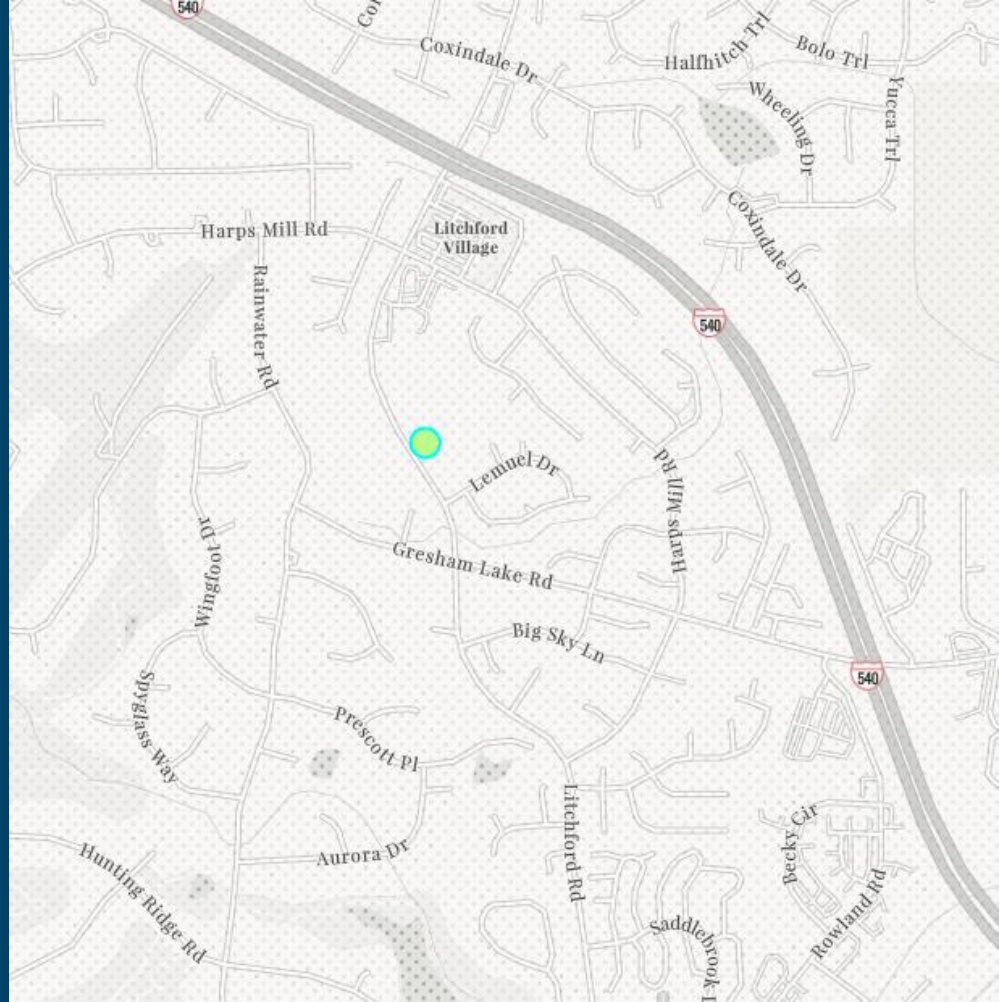
** Required by Proposed Conditions.

Transportation and Energy Analysis

- ✓ Higher walk score than average
- ✓ Higher job proximity than average
- Average bike score
- Western tract has average transportation costs; Eastern Tract has below average transportation costs
- ✗ Lower transit score than average

Bus Service

The site is not served by transit.



Affordability Analysis

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

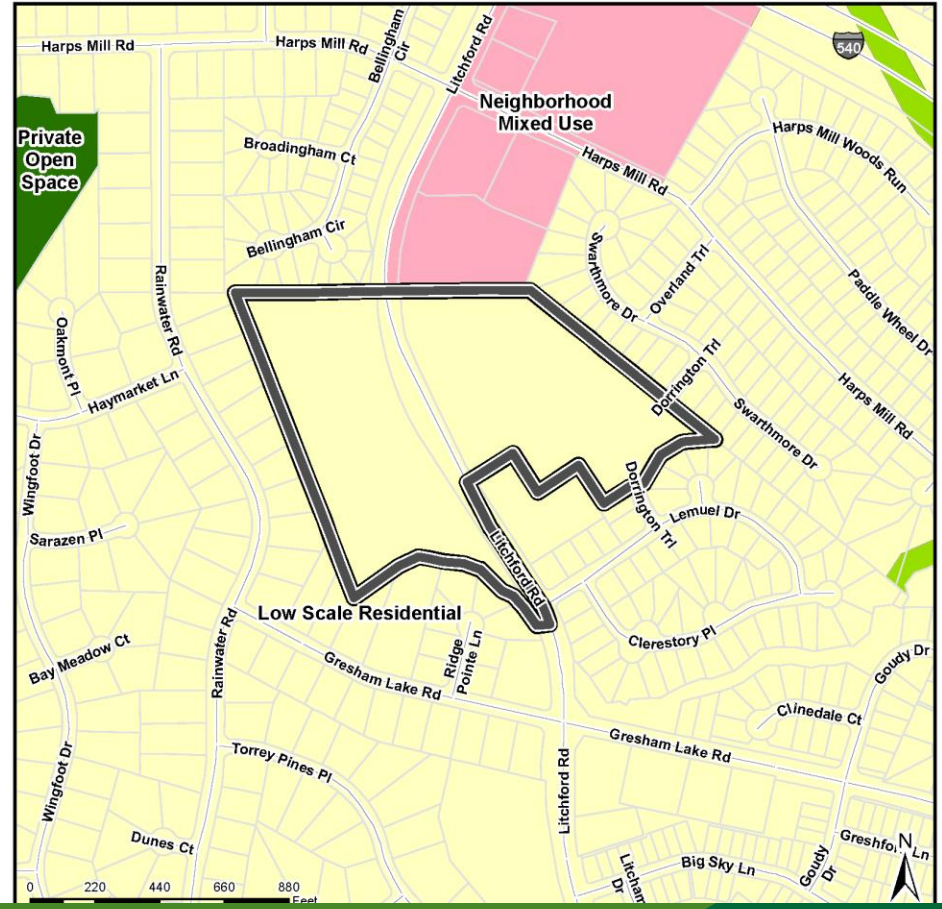
Demographics & Land Use History

- Lower percentage of People of Color live in this Census Tract (21%) than Raleigh's average (37%)
- Lower percentage of low-income individuals live in this area compared to Raleigh's average (11% vs 29%)
- Median gross rent in this area has increased less than the city average since 2016 (21% vs 25.5%)

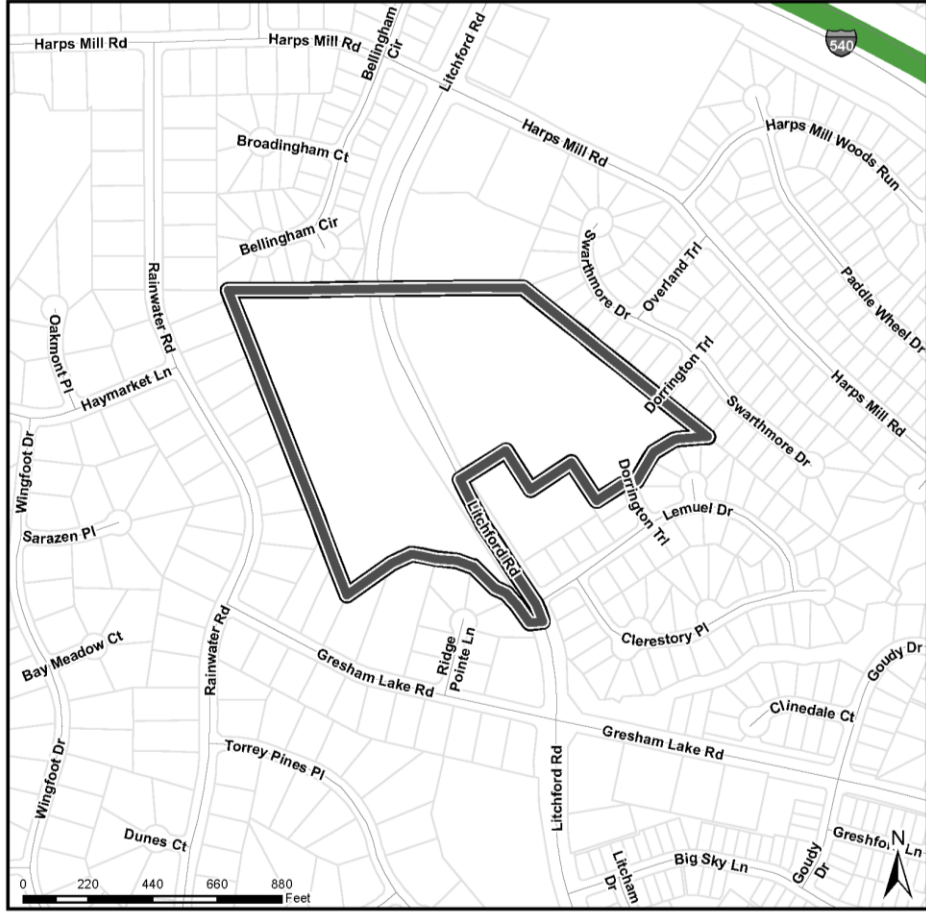
✓ Requested is consistent with Future Land Use Map.

Future Land Use

Z-57-2025



No Urban Form Map guidance.



Comprehensive Plan Analysis

✘ Inconsistent with the Comprehensive Plan

Consistent with the Future Land Use Map

No Urban Form Map guidance

Comprehensive Plan Analysis

✓ Consistent Policies

- LU 1.2 Future Land Use Map and Zoning Consistency
 - LU 3.2 Location of Growth
- LU 5.1 Reinforcing the Urban Pattern
- LU 8.10 Infill Development
 - EP 2.5 Protection of Natural Water Features
- EP 3.12 Mitigating Stormwater Impacts

Comprehensive Plan Analysis

✘ Inconsistent Policies

- LU 1.3 Conditional Use District Consistency
- LU 2.6 Zoning and Infrastructure Impacts
- LU 8.1 Housing Variety
 - LU 8.17 Zoning for Housing Opportunity and Choice
- EP 1.1 Greenhouse Gas Reduction
- H 1.8 Zoning for Housing
 - CS 4.4 Response Time Standards

Outstanding Issues

Deadline for Action: June 27, 2026

1. No outstanding actions.

Upcoming PC meetings: May 12, May 26