

8020 Litchford Rd (Z-57-25)

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
175	1	0	1

Do you have any questions about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

In 2017 the property on the East side of Litchford was approved for R-10-CU with conditions of a maximum of 8 units per acre, so 48 units maximum.

In 2026 we are seeing Raleigh put hundreds of units on far less land than 8.5 acres.

Pushing this zoning down to R-6, reduces density by about 8 units. So really this rezoning request is mostly about the West side of Litchford. Why is the East side even included?

What protects the east side of Litchford from another application in a couple of years to push this back up to R-10? And this time using the new calculations for density...R-10 on 8.5 acres could be nearly 145 units. Or looking further into the future at rezoning for 5 stories or more.

The current conditions under R-10-CU of max 48 units are actually looking pretty good in terms of land use these days. Why is the East Side included?

Can the East Side be rezoned another time after this?

Can the property be rezoned in total, but still sold into separate parcels of West and East, potentially looking at two different styles of development?

A 5 story building was originally pitched at 6850 Litchford Road. 3304 Clearfield Dr was approved for 12 stories on Gresham Lake already with a benefit to public listed as connecting streets over 540. There's a lot happening around here connecting roads and adding a ton of density. I question the motive on including the East Side of this property in the rezoning application.

3/20/2026

2 Agree