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).

A. Call to Order

B. Public Comment

C. Consent Agenda

C.1 TC-1-26: School Lot Area Amendment Page 4

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.

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 Page 14

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

D. Report of Committees

D.1 Committee of the Whole Page 20

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.

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- 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) Page 86

Hiram Marziano, Planning and Development

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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.

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

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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 Glennwood Avenue and West Jones Street (District D) Page 195

Hiram Marziano, Planning and Development

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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.

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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) Page 293

Hiram Marziano, Planning & Development

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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

Page 360

Receive as information.

H. Adjournment

Raleigh

Agenda Item

Item C.1

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Justin Bucher

Agenda Title: TC-1-26: School Lot Area Amendment

Agenda Item Description:

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.

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.

Agenda Item Details:

TC-1-26

ORDINANCE NO. (XXX-2026)

AN ORDINANCE TO AMEND THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO

WHEREAS, K–12 schools, inclusive of both public and private institutions, are regulated pursuant to the use standards established in Section 6.3.1.D of the Unified Development Ordinance; and

WHEREAS, the existing School use standard requiring 500 square feet of lot area per enrolled pupil may unduly restrict the ability to establish or expand schools on smaller sites that would otherwise be suitable for educational use; and

WHEREAS, providing targeted flexibility for schools within Mixed Use zoning districts located in City Growth Centers or Frequent Transit Areas can reduce regulatory barriers and support the City's goals for accommodating growth and educational facilities in higher-intensity, transit-accessible contexts.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Section 6.3.1.D, School, Public or Private (K-12), of the Part 10 Raleigh Unified Development Ordinance is hereby amended by adding the language shown in underline and removing the language shown in strikethrough:

D. **School, Public or Private (K-12)**
   1. **Defined**
      A public or private (including charter or religious) school at the primary, elementary, middle, junior high or high school level that provides basic academic education.
   2. **Use Standards**
      a. Meet the curricular teaching certification of instruction approved by the State Board of Education.
      b. Be located on a lot with total area of 500 square feet area per enrolled pupil unless all of the following criteria are met, ~~within a DX- District~~ in which case no minimum area per pupil shall be required~~.~~:
         i. The lot is located within a Mixed Use District;
         ii. The lot is located within a City Growth Center or Frequent Transit Area as designated in the Comprehensive Plan; and

iii. The lot does not immediately abut any area designated as Low Scale Residential on the Future Land Use Map.

c. Be located outside any Airport Overlay District or Primary Reservoir Watershed Protection Area.

d. The additional traffic generated to and from the site during peak travel periods, combined with the background traffic volume traveling on the roadway would not reduce the roadway or nearby intersections' capacity below level-of-service "D," as defined in the Highway Capacity Manual, 1994.

…

Section 2. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 3. This text change has been reviewed by the Raleigh Planning Commission.

Section 4. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 5. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 6. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 7. This ordinance is effective _ days after adoption.

ADOPTED:

EFFECTIVE:

DISTRIBUTION:

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# _____

CASE INFORMATION: TC-1-26 SCHOOL LOT AREA AMENDMENT

COMPREHENSIVE PLAN GUIDANCE

Applicable Policy Statements	**Policy LU 2.2 Compact Development** New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development. **LU 2.5 Healthy Communities** New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along, roads near areas of employment, schools, libraries, and parks. **Policy CS 1.6 Transit Accessibility of Community Facilities** Concentrate community facilities in transit accessible areas and walkable communities to increase access to and delivery of services. **Policy CS 1.7 Equitable Facility Distribution** Ensure that community centers, senior centers, libraries, schools, and other community facilities are sited equitably across Raleigh and are accessible to those requiring adaptive services. **Policy CS 1.8 Community Facilities as Centers** Use recreation centers, senior centers, schools, and libraries as a means of enhancing and strengthening a neighborhood's sense of community. **Policy RC 2.10 School and Library Planning** Work with Wake County to plan for land adequate to meet present and future public school and library needs.

Action Items	N/A

SUMMARY OF TEXT CHANGE

A member of the public has requested an amendment to UDO Sec. 6.3.1.D.2.b, which currently requires all schools to provide 500 square feet of lot area per enrolled pupil. The proposed change would retain this requirement citywide except when a school site meets the following conditions:

- It is located in a Mixed Use zoning district;
- It lies within a City Growth Center or Frequent Transit Area as designated in the Comprehensive Plan; and
- The lot does not immediately abut any area designated as Low Scale Residential on the Future Land Use Map

SUMMARY OF IMPACTS

Adoption of TC-1-26 would:

- Improve flexibility for school siting and expansion in areas where the City encourages compact, transit-supported growth
- Enable schools to serve more students on smaller sites in high-intensity urban contexts without being constrained by a per-pupil land area formula

PUBLIC MEETINGS

Submitted	Committee	Planning Commission
2/17/26	3/18/26 (TCC)	4/28/26

PLANNING COMMISSION RECOMMENDATION

The proposed text amendment is **Consistent** with the relevant policies in the Comprehensive Plan and **Approval** of the proposed text amendment is reasonable and in the public interest.

Reasonableness and Public Interest	The action taken is reasonable and in the public interest because …
Recommendation	

Motion and Vote	

ATTACHMENTS

1. Staff Report
2. Draft Ordinance

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Analysis.

Bynum Walter Date:
Assistant Planning Director

Staff Coordinator: Justin Bucher, justin.bucher@raleighnc.gov

ZONING STAFF REPORT – TC-1-26 SCHOOL LOT AREA AMENDMENT

Section Reference	**Section 6.3.1.D.2**
Basic Information	Amends the Part 10 Unified Development Ordinance (UDO) to remove the minimum lot-area-per-pupil requirement for schools located in Mixed Use zoning districts that are also within a City Growth Center or Frequent Transit Area
Planning Commission Recommendation Deadline	May 17, 2026

COMPREHENSIVE PLAN GUIDANCE

Applicable Policy Statements	**Policy LU 2.2 Compact Development** New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development. **LU 2.5 Healthy Communities** New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along, roads near areas of employment, schools, libraries, and parks. **Policy CS 1.6 Transit Accessibility of Community Facilities** Concentrate community facilities in transit accessible areas and walkable communities to increase access to and delivery of services. **Policy CS 1.7 Equitable Facility Distribution**

	Ensure that community centers, senior centers, libraries, schools, and other community facilities are sited equitably across Raleigh and are accessible to those requiring adaptive services. **Policy CS 1.8 Community Facilities as Centers** Use recreation centers, senior centers, schools, and libraries as a means of enhancing and strengthening a neighborhood's sense of community. **Policy RC 2.10 School and Library Planning** Work with Wake County to plan for land adequate to meet present and future public school and library needs.
Action Items	**N/A**

CONTACT INFORMATION

Staff Coordinator	Justin Bucher, justin.bucher@raleighnc.gov

OVERVIEW AND PURPOSE

History and Background

On December 8, 2026, a member of the public submitted an external text change request to amend the Unified Development Ordinance use standards applicable to the "School" use. Staff presented the request to City Council on February 17th 2026 and outlined several options: maintain the existing UDO standard, approve the applicant's request as submitted, remove the standard entirely, or proceed with a staff-led mitigation approach. Following discussion, Council approved a motion to authorize the text change under the third option—authorizing the text change to move through the public review and Planning Commission process with direction for staff to work with the applicant on appropriate mitigation and controls.

Under the former City of Raleigh Development Regulations (pre-2013), lot size for schools were only regulated for private and parochial schools, but not public schools. When the City adopted the current UDO, the regulations for all types of schools were aligned; Raleigh has maintained a minimum school site standard of 500 square feet of lot area per enrolled pupil since adoption of the Unified Development Ordinance in 2013. In November 2017, City Council adopted TC-19-17 Lot area per Pupil Requirements for School in Downtown District, which removed the 500 square foot per enrollee requirement for schools located within the -DX district.

Current Regulations

Schools (public or private, K-12) are regulated pursuant to Unified Development Section 6.3.1.D and are defined as 'a public or private (including charter or religious) school at the primary, elementary, middle, junior high or high school level that provides basic academic education'. There are 4 use standards associated with this use:

a. *Meet the curricular teaching certification of instruction approved by the State Board of Education.*

b. *Be located on a lot with total area of 500 square feet area per enrolled pupil unless within a DX- District in which case no minimum area per pupil shall be required.*

c. *Be located outside any Airport Overlay District or Primary Reservoir Watershed Protection Area.*

d. *The additional traffic generated to and from the site during peak travel periods, combined with the background traffic volume traveling on the roadway would not reduce the roadway or nearby intersections' capacity below level-of-service "D," as defined in the Highway Capacity Manual, 1994.*

It is important to note that the above use standards are not the only zoning requirements that schools have to meet; they must also comply with other development requirements found throughout the UDO and in related technical manuals, such as the Street Design Manual. For instance, schools located within a Residential zoning district must provide specific protective yards, including:

- A Type A1 or A2 transitional protective yard (Sec. 7.2.4.A) along any property line that abuts a residential use.
- A Type C2 street protective yard (Sec. 7.2.4.B) along all property lines that abut a public right-of-way.

Neighborhood Transitions (UDO Sec. 3.5.1) also apply in Mixed Use and Campus zoning districts when a school site directly abuts certain lower density residential districts (R 1, R 2, R 4, R 6, or R 10) or a Planned Development (PD-) district where the adjoining property is vacant or contains a detached house, tiny house, or attached house.

Neighborhood Transition Zones consist of three components:

- Zone A – Protective Yard: A buffer intended for screening; no buildings or structures are permitted.
- Zone B – Use-Restricted Area: Intended for low intensity uses such as open space, landscaping, or surface parking.
- Zone C – Height and Form: Regulates building height and massing to reduce the impact of new multi story development on adjacent residential areas.

The UDO also includes broader development standards that address elements such as parking, landscaping and screening, site lighting, and natural resource protection.

The City of Raleigh Street Design Manual also contains requirements that help guide development. The Street Design Manual establishes the engineering and design standards that shape how a potential school would connect to and impact the surrounding street network. Some of these standards contained within the manual include street improvements,

right-of-way dedication, sidewalk and streetscape design, access management, and multimodal accommodations, traffic control devices, etc.

Proposed Changes

A member of the public has submitted a request to amend UDO Sec. 6.3.1.D.2.b, which currently requires all schools to provide 500 square feet of lot area per enrolled pupil. The proposed amendment would maintain this standard citywide, except for school sites that meet all of the following:

- Located within a Mixed Use zoning district;
- Situated in a designated City Growth Center or Frequent Transit Area, and;
- Not directly abutting any area identified as Low Scale Residential on the Future Land Use Map.

IMPACTS

ADOPTION OF TC-1-26

Adopting TC-1-26 would remove the minimum lot-area-per-pupil requirement for schools located in Mixed Use zoning districts that also fall within a City Growth Center or Frequent Transit Area and are not immediately adjacent to Low Scale Residential on the Future Land Use Map. The change would expand siting flexibility for schools and allow schools that are located on smaller sites to potentially serve more students without being constrained by a per-pupil land area calculation.

NO CHANGE

If TC-1-26 is not adopted, the current use standards would remain in place, and schools outside the DX- district would still be required to provide 500 square feet of lot area per enrolled student.

PUBLIC ENGAGEMENT

The draft ordinance was posted to the public engagement portal from March 4 through March 17, 2026. A detailed report is attached.

Raleigh

Tuesday, April 14, 2026
Regular Meeting
Planning Commission
Meeting Minutes
City Council Chamber, Room 201
222 West Hargett Street

A. Call to Order

Chair Otwell called meeting to order.

Members Present: Chair Otwell, Vice-Chair Cochran, Mr. Burnett, Mr. Neptune, Mr. O'Haver, Ms. Omokaiye, Ms. Sanchez, Mr. Shelburne, and Mr. Walters

Excused: Ms. Fox

Staff Present: Sr. Planner Marziano, Sr. Planner Sheshbaradaran, Planning Supervisor Klem, Assistant Planning Director Walter, Associate City Attorney Ashton, Administrative Specialist Eason and Administrative Specialist Huiel

B. Public Comment

There was no public comment.

C. Consent Agenda

C.1 Approval of Minutes

Mr. Walters made a motion to approve the March 25, 2026 Draft Planning Commission Meeting Minutes.

Vice-Chair Cochran seconded the motion.

The vote was unanimous, 7-0.

Ms. Omokaiye stated there were comments she made at the end of the March 24, 2026 Planning Commission Meeting that were not included in the minutes.

Ms. Omokaiye made a motion to add the comments and Mr. Neptune seconded the motion.

Ms. Omokaiye re-stated her comments saying she believes this commission can do well with some implicit bias training and that she did not like how the Text Change Committee Chair was considered nor was there a discussion about there being a need of a new Text Committee Chair.

Associate City Attorney Ashton stated that the clerk will go back and review the March 24, 2026 meeting minutes and whatever was stated publicly will be added to those minutes.

D. Old Business

Sr. Planner

D.1 Rezoning Z-43-25 6309 Litchford Road, West Side of Litchford Road, 800 feet north of Atlantic Avenue Intersection (District A)

Sr. Planner Marziano gave a brief overview of the updates to the rezoning request.

Chair Otwell stated, without opposition, each side is granted an additional 3 minutes to speak.

Toby Coleman, Smith Anderson representing the applicant gave a brief overview of the reason for the case being held was to address neighbors concern regarding traffic, R-6 vs. R-10, and vehicular access to Johnsdale Road. Mr. Coleman stated they were cautioned against this by the NCDOT stating the only out that would be allowed would be a right out.

Philip Brown representing neighbors of Johnsdale Road, spoke in opposition, stating this should remain a low density area, and this request does not support this, safety concerns, traffic concerns and the negative impacts to the neighborhood community.

There was discussion regarding the impact of the potential 52 units.

Transportation Planner Roberson spoke regarding the difference of the trip generation, that this would be 158 per day with the addition of this project and stated this is not supported by the UDO, stating there is no curb and gutter, and is narrower than what the City would require for a new street.

There was further discussion regarding this not being up to UDO standards, possibility of waste flowing into neighbors yards which could cause environmental health concerns, stating R-6 is more appropriate, will support better quality of life, a better transition from across the street to the side of the street where the residents are.

There was discussion whether storm water had done any testing to see what neighbors were referring to regarding the run off from the septic system pertaining or other peoples waste.

Sally Hoyt representing Stormwater stated the they had not been involved, that this a county

issue but could speak to that there is sewer available and would be provided for this site.

Sr. Planner Marziano stated he had reached out to the county and they did say they had done any extensive testing in this area but stated they would come out when there is an issue if notified.

Public Hearing is closed.

There was further discussion that the transportation issues outweigh the public interest of additional housing.

Mr. Shelburne stated he didn't think it makes sense to talk about traffic safety in the context of increasing density and doesn't believe the solution to traffic safety is saying no to density.

Ms. Omokaiye addressed the public, stating that a lot of issues going on in the city does not just impact where you live, but some of the same concerns are shared by others and is asking for the same show of support and solidarity for all communities, for other citizen's and their neighborhoods as well.

Mr. Neptune recommended denial of rezoning case Z-43-25.

Ms. Omokaiye seconded the motion.

Mr. Shelburne was opposed.

The vote was not unanimous, 8-1.

E. New 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)

Mr. Shelburne was excused from meeting discussion at 9:48 am.

Planning Supervisor Klem gave a brief of the project history, from 2016 to present, and new law.

Sr. Planner Marziano presented the rezoning request.

Molly Stuart, Morningstar Law Group and resident of Historic Oakwood gave a brief overview of history of Oakwood and the thought of it being considered dwellings versus mixed-use.

Matthew Brown also resident of Historic Oakwood opposes the up-zoning of the parcels in this rezoning request and also stated that it is correct that businesses were allowed but people stayed in there homes running their businesses out of the home.

There was discussion regarding removal of several properties -

Public Hearing is held open.

There was discussion regard.ing impact, and what we would like to achieve for the area, policy that comes with the BRT

Octavia Rainey speaking in opposition, stated that Wake County has said they do not want the library rezoned, she stated that this rezoning will change the character of the community.

Esther Hall, president of Preservation Raleigh also spoke in opposition, stating they object to the rezoning of the 5 properties in Historic Oakwood, and that retaining the rezoning will still allow for renovations for the properties to support the city's focus on missing middle housing., also there is objection to the rezoning at 203 South Tarboro.

There was discussion regarding the reason for the property at 203 Tarboro and the Library being on the request and why are there no affordability components and how did the rezoning come about.

Sr. Planner Marziano responded that he reached out to neighbors, development potential, greater options, trying to incentivize growth.

There was discussion regarding demographic impact and whether this was an all or nothing rezoning or can each be addressed separately.

Chair Otwell responded that there were several ways to handle a rezoning request such as this and that yes, addresses can be added or removed, moved forward together or separately.

Vice-chair Cochran stated for the record, she lives close enough to the rezoning to have received the notice.

Without objection, this rezoning is held to the April 28, 2026 Planning Commission

E.2 Text Change to Zoning Conditions: TCZ-02-26 4601 Creedmoor Road, at the intersection of Glenwood Avenue and Creedmoor Road (District E)

Sr. Planner Sheshbaradaran presented the rezoning request.

Colin McGrath, Poyner Spruill representing the applicant gave a brief overview of the rezoning request.

Mr. O'Haver made a motion to recommend approval of rezoning request TCZ-02-26.

Ms. Omokaiye seconded the motion.

The vote was unanimous, 8-0.

E.3 Rezoning Z-44-25: Jones Ridge Trail, north of the intersection of Louisburg Road and Lillie Liles Road (District B upon annexation)

Sr. Planner Hunt presented the rezoning request.

Michael Birch, Longleaf Law Partners representing the applicant gave a brief overview.

There was no public comment.

There was discussion regarding neighborhood meetings from neighbors on the north side.

Mr. Birch responded regarding the transition conditions that came as response from concern of neighbors from those meetings.

Mr. O'Haver recommended approval of rezoning request Z-44-26.

Ms. Omokaiye seconded the motion.

The vote was unanimous, 8-0.

F. Other Business

F.1 Report of the Chair

Thank you

Commissioner Fox will oversee the April 23 COW Meeting

No Text Change Committee Meeting in April

F.2 Report of the Members

Commissioner Fox will oversee the April 23 COW Meeting as Vice-chair Cochran will be out of town.

No Text Change Committee Meeting for the month of April.

Mr. O'Haver will not be available for 4/23 Committee of The Whole Meeting, work conflict.

Ms. Omokaiye asked if there was any way to obtain a map or list of pending requests of upcoming rezonings.

F.3 Report of the Assistant Director

F.3.a Report of the Assistant Director

No additional comment.

G. Adjournment

Meeting adjourned at 11:39 am

Raleigh

Agenda Item

Item D.1

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Bynum Walter, Matthew Klem, Hannah Reckhow

Agenda Title: Committee of the Whole

Agenda Item Description:

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.

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

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-48-25 2810 BLUE RIDGE ROAD AND 4220 & 4401 LAKE BOONE TRAIL

Location	Northwest Raleigh, at the intersection of Lake Boone Trail and Blue Ridge Road Address: 2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail PINs: 0785822820, 0785826556, and 0785824031 Link to iMaps
Current Zoning	OX-12-UL
Requested Zoning	CMP
Area of Request	61.21 acres
Corporate Limits	Property is within the corporate limits and ETJ.
Property Owner	Rex Hospital, Inc. and University of North Carolina Health Care System
Applicant	Jamie Schwedler, Parker Poe, on behalf of Rex Hospital, Inc. and University of North Carolina Health Care System
Council District	E
PC Recommendation Deadline	June 22, 2026

SUMMARY OF PROPOSED CONDITIONS

See the attached Planned Development Master Plan for all conditions. Some, but not all, modifications or clarifications to Unified Development Ordinance (UDO) standards are summarized below:

- **General Master Plan Notes:**
- This CMP district selects the Office Mixed Use (OX) district as its base district. Refer to sheet MP-2.1 for the Table of Permitted Uses.
- The Campus Master Plan (CMP) proposes variable development intensities across four “sub-districts” (“A”, “B”, “C”, and “D”).
- **Uses and Development Intensities:**
- Full district
    - Maximum floor area 9,700,000 square feet
    - Maximum 500 residential dwelling units

    - Maximum 7-20 stories
- Sub-district A:
    - 44.64 acres
    - Maximum building stories: 20
    - Proposed floor area: 2,800,000 square feet
- Sub-district B:
    - 5.12 acres
    - Maximum building stories: 12
    - Proposed floor area: 875,000 square feet
- Sub-district C:
    - 7.05 acres
    - Maximum building stories: 7
    - Proposed floor area: 500,000 square feet
- Sub-district D:
    - 4.40 acres
    - Maximum building stories: 10
    - Proposed floor area: 600,000 square feet
- **UDO Chapter 3: Mixed-Use Districts**
- The base dimensional standards, height requirements, and frontage requirements in UDO Chapter 3 shall not apply.
- Article 3.5 Neighborhood Transitions will still apply to this CMP district.
- No frontage is proposed with the application.
- Minimum building and parking setbacks are provided on sheet MP-2 Table 3.
- **UDO Chapter 4: Special Districts**
- All signage shall conform to the standards noted on sheet MP-13 and per UDO Article 4.6.2.
- **UDO Chapter 6: Use Regulations**
- The CMP district establishes permitted, limited, and special, organized by sub-district. See sheet MP-2.1.
- Allowed uses shall follow OX standards.
- Allowed uses are significantly restricted from the base OX district.
- **UDO Chapter 8: Subdivision and Site Plan Standards**

- Any streets within the campus district boundary shall be private. No public street shall be required within the campus boundary.
- MP-2 provides lot dimensions. Minimum lot width is 50 feet, depth is 100 feet, and area is 5,000 square feet. New lots within the master plan area may be made according to these standards.
- No new access points are proposed as a part of this application.
- The CMP district boundary will be considered one single property for application of all district dimensional standards.
- The proposed street network included in the master plan will replace the block, streets and connectivity standards of the udo for the purposes of this district.
- **UDO Chapter 9: Natural Resource Protection**
- Sheets MP 8.1 and 8.2 show the existing and proposed tree conservation areas. All tree conservation areas will be required to meet UDO standards at the time of site plan application.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Institutional	
Urban Form	City Growth Center, Urban Thoroughfare (Lake Boone Trail), Transit Emphasis Corridor (Blue Ridge Rd), and Frequent Transit Area.	
Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 5.1 Reinforcing the Urban Pattern
		LU 5.3 Institutional Uses
		LU 5.5 Transitional and Buffer Zone Districts
	●	LU 5.6 Buffering Requirements
		LU 9.2 Coordinating Institutional Growth
		LU 9.4 Health Care Industry
		ED 3.4 Reducing Barriers to Core Sector Growth
		CS 5.3 Access to Health Care
		CS 5.5 Transit Access to Health and Human Services
	☐	AP-AB 7 Mixed-Use Development Intensities
	☐	AP-AB 9 Parking Lot Siting
	☐	AP-AB 10 Reducing Surface Parking Impacts
	☐	AP-AB 12 Maintaining an Evergreen Landscape
	☐	AP-AB 34 Rex Hospital
	●	LU 2.6 Zoning and Infrastructure Impacts
		CS 4.4 Response Time Standards

Inconsistent Policies ● *Key Policy* ☐ *Area Specific Guidance*		
	●	H 1.8 Zoning for Housing
	●	LU 4.5 Connectivity
		T 5.4 Pedestrian and Bicycle Network Connectivity
		T 5.5 Sidewalk Requirements
	●	UD 1.1 Frontage
	☐	AP-AB 35 Connectivity and Pedestrian Friendliness

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
11/19/2025 21 attendees	4/8/2026 17 attendees	Committee of the Whole 4/23/26	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
176	0	0	0
Summary of Comments: N/A			

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **####** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Master Plan
3. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

_____

Bynum Walter Date: Click or tap to enter a date.
Planning and Development Assistant Director

Staff Coordinator: Jacob Hunt: (919) 996-6333; jacob.hunt@raleighnc.gov

REZONING STAFF REPORT – Z-48-25

Planned Development District

OVERVIEW

The request is to rezone three (3) parcels totaling 61.21 acres from Office Mixed Use-12 stories-Urban Limited (OX-12-UL) to Campus Master Plan (CMP) for UNC Rex Hospital. The overarching goal of the request is to shift existing entitlement from the edges of the development to taller height allowances in the central sub-district.

Located in west Raleigh, the site lies at the intersection of Lake Boone Trail and Blue Ridge Road. The site is surrounded by the Office & Residential future land use designation. To the south, west, and north there are current medical offices in OX- and NX- districts. The Reverie (NX-) and Leigh House (CX-) apartment buildings are east of the site. City Barbeque and CVS (CX-) are commercial developments to the east along Lake Boone Trail. The existing buildings adjacent to the site range from two (2) to four (4) stories.

Rex Hospital currently occupies the site and will continue to do so following approval of the requested rezoning. The CMP zoning requires that the entire district is "under the control of a single entity and have a significant governmental interest or be a hospital, college or university." Wake III Hospital Campus is the most recent CMP rezoning, approved in 2024.

The site is served by GoRaleigh routes 27L and 4. Route 4 (Rex Hospital) runs every 30 minutes from Downtown Raleigh past Rex Hospital and terminates at Crabtree Valley Mall. Route 27L (Blue Ridge) also runs every 30 minutes and links Centennial Biomedical Campus with Rex Hospital and Crabtree Valley Mall.

The requested CMP zoning district is consistent with the Comprehensive Plan and the Future Land Use Map. If approved, this request would support Comprehensive Plan policies that encourage and support the health care industry generally and the expansion of Rex Hospital specifically. The proposal also provides height step downs and buffers that support transitions from residential areas to more intense development types.

This site is designated as Institutional on the Future Land Use Map. This designation identifies land occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Large institutions in a campus setting such as major hospitals are appropriately zoned CMP.

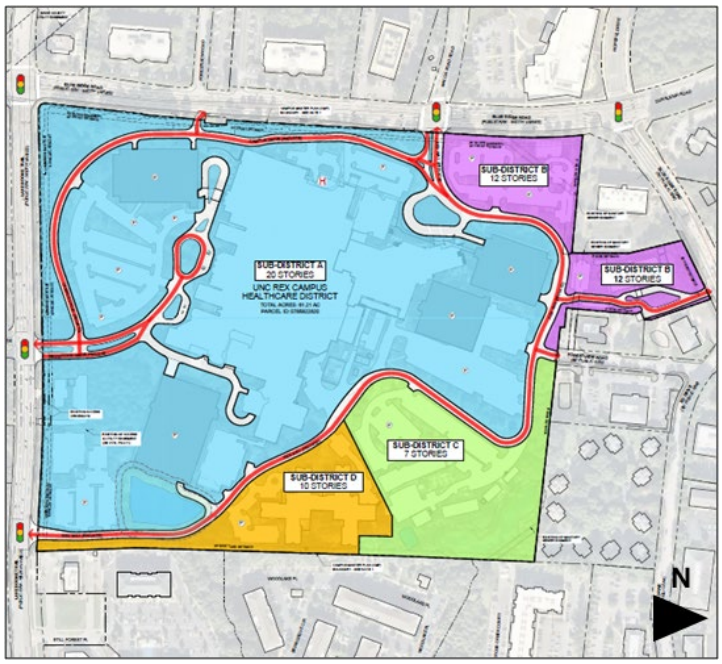
The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents.

Campus Master Plan District

The Campus District is a special zoning district, designed to allow flexibility in UDO standards to deliver high quality, cohesive master planned projects. The Campus District is exclusively available to institutions like hospitals, college/universities, or government entities

and requires an associated Master Plan, which illustrates the modifications to UDO standards. The requested CMP has selected Office Mixed Use (OX) as a default zoning district; if a standard is not altered, the development requirement will default to OX standards. The Campus Master Plan establishes four sub-districts, which provide the framework for separation of height maximums, square footage maximums, and open space/tree preservation area. Sub-district A features the bulk of the site and is the location of UNC Rex Hospital proper (including the Emergency Department) and multiple parking garages. Sub-district B is currently the Child Development Center and additional hospital associated offices. Sub-district C includes the hospital's energy plant and facilities. Sub-district D houses the UNC Rex Rehabilitation and Nursing Care Center.

Sub-District	Area	Maximum Height
A	44.64	20 stories
B	5.12	12 Stories
C	7.05	7 Stories
D	4.40	10 Stories



The maximum height (20 stories) considered in this application is concentrated in the central portion of the site and extends to the intersection of Lake Boon Trail and Blue Ridge Road. Building heights near existing residential developments to the north and east are proposed to be reduced from the existing entitlement of 12 stories to 7 (Sub-district C) and 10 (Sub-district D). Maximum heights will remain 12 stories in the northwest corner and the stub-out to Blue Ridge Road. Current permitted height is 12 stories sitewide.

Current and Proposed Development Intensities

Sheet MP-4 – Development Plan describes the overall development intensities allowed by sub-district. The total permitted floor area across the entire site is 9,700,000 square feet. The applicant has provided proposed floor area per subdistrict, these proposed sub-district maximums could increase or decrease provided the total development remains under the total permitted floor area. The applicant has proposed a maximum residential unit count of 500. These units are not confined to any specific sub-district.

The site is currently zoned Office Mixed-Use-12-Urban Limited. 1,801,169 square feet of floor area currently exists on the site today. Under the current entitlement the site could theoretically be developed with over 10,000 residential units and 10,000,000 square feet of gross floor area.

Current and Proposed Uses

The existing OX zoning permits a range of housing types (including household and group living); limited commercial; research and development; and offices. The proposed CMP district would remove household living (including single and multi-unit development); further limit retail and open space uses; and continue to allow some group living, offices, and medical facilities. All permitted uses by sub-district can be found on sheet MP-2.1.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

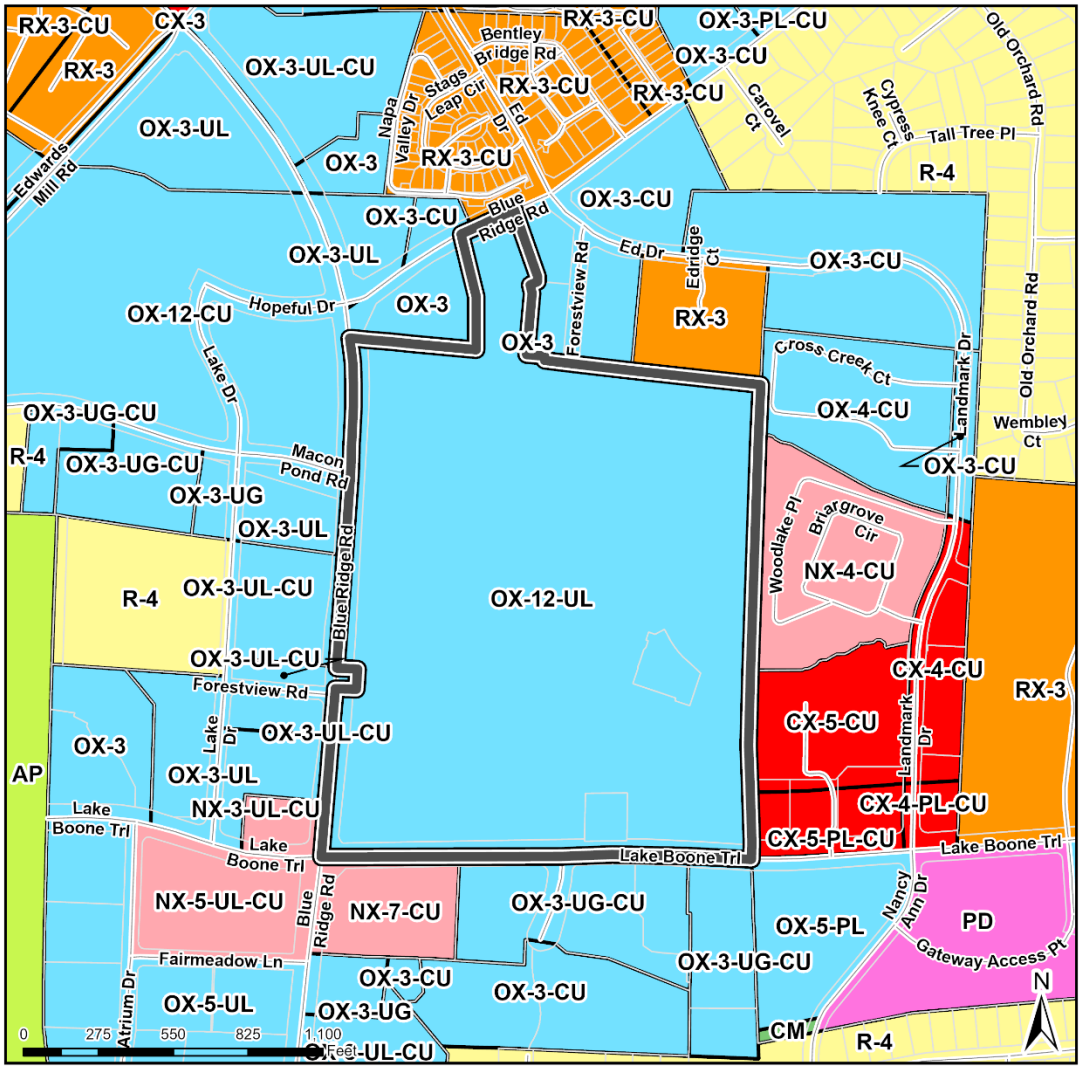
	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-12-UL	CMP
Total Acreage	61.21	
Maximum Height	12 stories	20 stories
Building Setbacks (feet) **Primary street** **Side street** **Side Lot Line** **Rear Lot Line**	 5 5 0-6 0-6	 5 5 20 3
Max. # of Residential Units	13,882	500
Max. Gross SF	24,020,747	9,700,000

**These are estimates presented to provide context for analysis.*

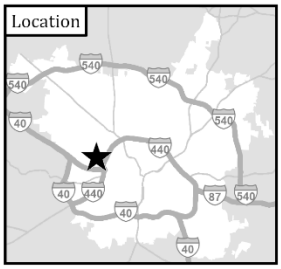
OUTSTANDING ISSUES

Outstanding Issues	1. None	**Suggested Mitigation**	N/A

Existing Zoning Z-48-2025

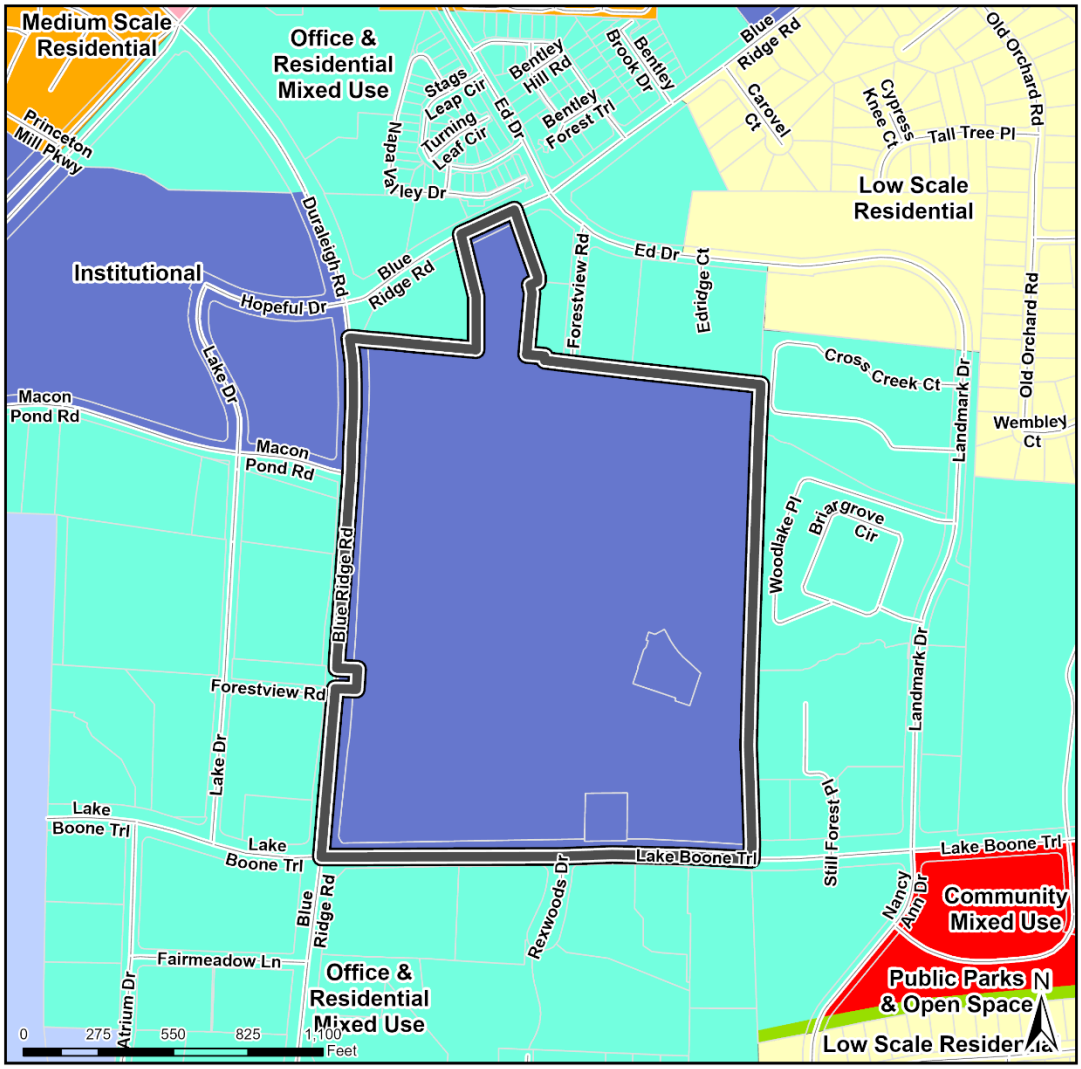


Property	2810 Blue Ridge Rd; 4220 & 4401 Lake Boone Trl (REX Hospital)
Size	61.21 acres
Existing Zoning	OX-12-UL
Requested Zoning	CMP



Map by Raleigh Department of Planning and Development (sheshbaradaranm): 12/11/2025

Future Land Use Z-48-2025



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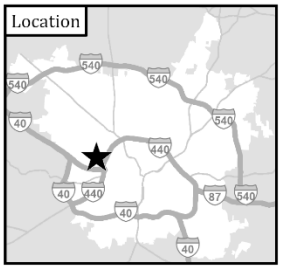
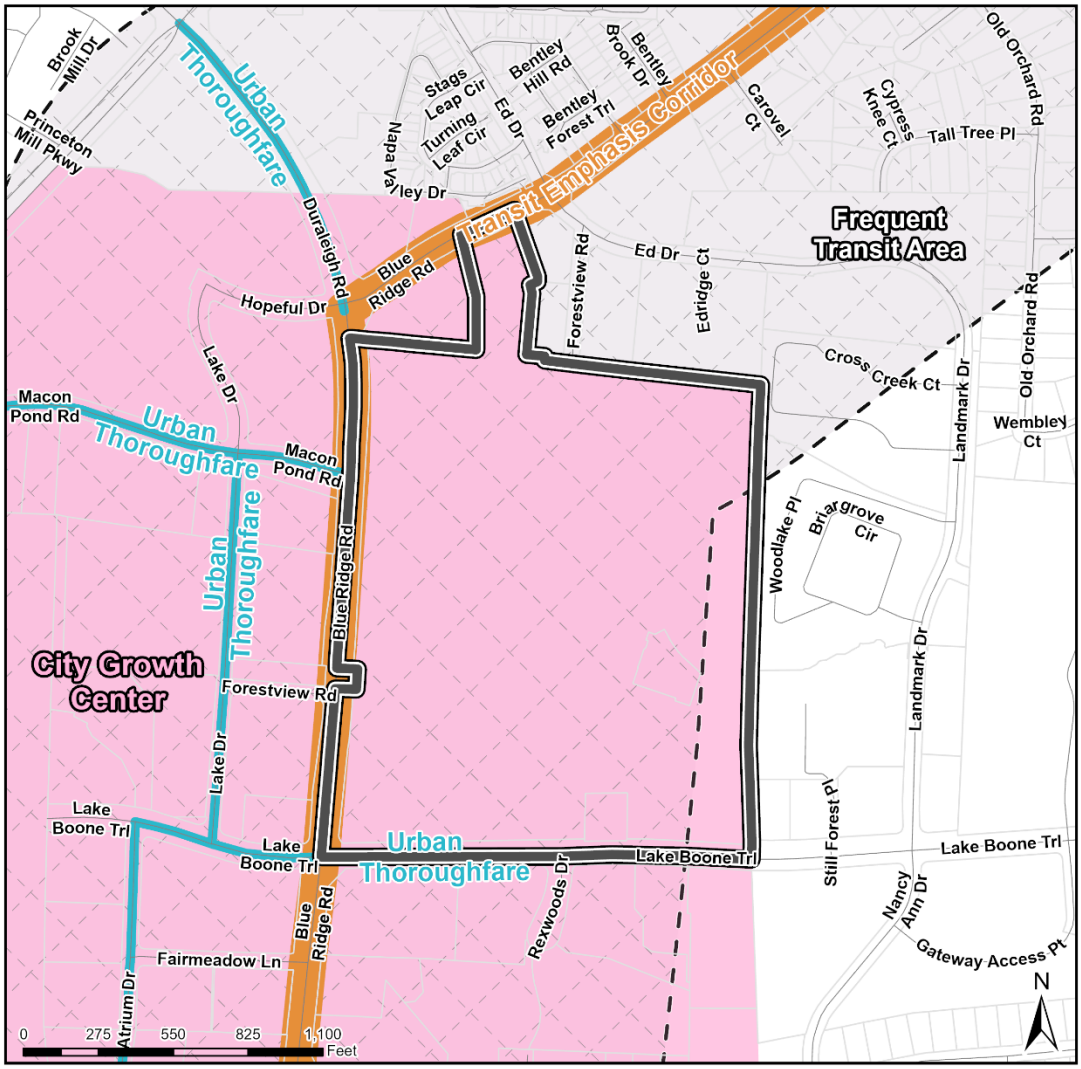


Map by Raleigh Department of Planning and Development (sheshbaradaranm): 12/11/2025

Urban Form Z-48-2025



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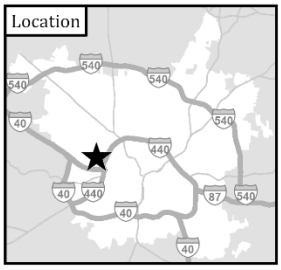


Map by Raleigh Department of Planning and Development (sheshbaradaranm): 12/11/2025

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 several vision themes and policies in the Comprehensive Plan, particularly policies that support the growth of Raleigh's healthcare institutions, colleges, and universities. There are many policies that support having healthcare and education accessible by transit for patients, students, and employees.

While the request is generally consistent with the Comprehensive Plan there are some clear areas where it could become even more consistent. The Comprehensive Plan supports the development of housing in mixed use centers near employment. The CMP request restricts residential development to congregate care, hospice, continuing care retirement community, and rest homes. The district will also place a maximum limit of 500 residential units.

The Comprehensive Plan also provides area specific guidance for this site. Rex Hospital is within the Arena-Blue Ridge planning area. Arena-Blue Ridge makes specific recommendations for the Rex Hospital site under the designation of the Health and Wellness district. This district supports the expansion of Rex Hospital to the west and recommends that streets "accommodate an interconnected and pedestrian-friendly district as redevelopment occurs." The CMP district Master Plan does not propose or require additional connections outside of the existing street. The existing street network on the site does not support pedestrian connections in the broader area.

While the proposal is inconsistent with some Comprehensive Plan policies, specifically those related to connectivity, the overall request provides a defined development plan that respects the adjacent properties with appropriate step downs in height and supports an important community resource. Those elements make the request generally consistent with the overarching goals and objectives of the Comprehensive Plan.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Economic Prosperity and Equity	This vision theme envisions economic expansion in Raleigh that is achieved through cooperative relationships with local universities, government, and private firms and expanded educational and training programs to prepare Raleigh residents to participate in the growing economy. The Campus Master Plan establishes a cooperative and cohesive long-term growth framework for major Raleigh institutions. Allowing this future growth will in turn increase opportunities, education, and jobs in Raleigh.
Inconsistent	Expanding Housing Choices	Though the request does not technically prohibit all residential uses, it limits total residential entitlement to 500 units and only specific types of group housing. This is a reduction in residential entitlement by approximately 13,200 units. This is not consistent with the Expanding Housing Choices vision theme, which seeks to increase the variety and supply of housing to combat affordability issues in Raleigh.
Consistent	Managing Our Growth	Managing our Growth includes ensuring that infrastructure and service provision are keeping pace with rapid population growth. This rezoning request facilitates the expansion of important institutions that serve Raleigh and the surrounding region (hospitals, college, county health offices), which will be important resources for the growing regional population.

Future Land Use

Future Land Use designation: Institutional

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

Land Use:

The rezoning site is designated as Institutional on the Future Land Use Map. This category designates lands occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Institutional properties may be public or private. While institutional uses are permitted in a variety of zoning districts, large institutions in a campus setting such as universities and major hospitals are appropriately zoned CMP.

Height:

Table LU-2 Recommended Height Designations provides height guidance for mixed-use land categories. Based on their proximity to transit and adjacent lower intensity districts. While the CMP district uses OX as a reference zoning the Institutional future land use category is not given height guidance in the comprehensive plan. The site fits within both the core and general categories of Table LU-2 due to the large area. Height recommendations for core areas can reach 40 stories while general area heights do not exceed 12. While the comprehensive plan heigh guidance does not address this specific request, the prosed tapering of height down from the core of the site to edges is in alignment with the goals Table LU-2.

Infrastructure

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

Nearby streets appear able to serve the proposed use. The site is connected to city utilities and is already within Raleigh's corporate city limits. The applicant has provided a condition (Sheet MP-4/Table 5) that will require a TIA if new development exceeds 4,775,000 gross floor area. This requirement does not replace or supersede any existing TIA requirement found in the UDO or the street design manual.

There are existing fire service inadequacies near the area of request which does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time). The nearest Raleigh Fire Station is Station 14 on Harden Road.

The topic of service delivery was evaluated through the Raleigh Fire Master Plan which included phased recommendations for improvements to fire stations and citywide response. The plan does not identify specific recommendations or improvements for Station #14.

Urban Form

Urban Form designation: City Growth Center, Urban Thoroughfare (Lake Boone Trail), Transit Emphasis Corridor (Blue Ridge Rd), and Frequent Transit Area.

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

Policy Overview: There are several points of urban form guidance applicable to this site. The City Growth Center designation indicates that the property is within an area expected to grow significantly in the future, whether through infill development or redevelopment. The urban form implication is that an urban environment is anticipated, and walkability should be prioritized. The Frequent Transit Area designation refers to areas near proposed frequent transit routes and an urban frontage is recommended.

Blue Ridge Road is designated as a Transit Emphasis Corridor, which will be served by higher levels of transit in the future. A hybrid frontage is recommended to enhance walkability but maintain safety. Lake Boone Trail is designated as a Urban Thoroughfare. A hybrid frontage would also be appropriate on this frontage.

The existing zoning requires an Urban Limited frontage. This is an appropriate frontage designation for the Urban Form designations and may place buildings closer to the street than the proposed setbacks.

Proposed Frontages: Master Plan Sheet MP-2 notes the proposed CMP district would be exempt from UDO frontage requirements. Table 3 of the same sheet establishes minimum building/structure setbacks and parking setbacks. The applicant has included some tree-save areas along Blue Ridge Road and Lake Boone Trail, but these proposed areas would increase building setbacks.

Analysis of Inconsistency: Multiple policies promote an urban and engaging street frontage. The application does not remove any existing walkability, but it does not align with the goals of the Urban Form designations that encourage buildings that are closer to the street and encourage walkability.

Public Benefits of the Proposed Rezoning

- The request would facilitate future expansion of healthcare institutions to support Raleigh's future population.
- The request would create a more cohesive healthcare campus, which may contribute to place-making in Raleigh.
- The request would promote the economic expansion of the healthcare industry in the region and increase the potential for healthcare sector employment.

Detriments of the Proposed Rezoning

- The request would decrease the amount of housing that could be built on the site, which may have been beneficial in an area well served by transit and near multiple employment opportunities.

Policy Guidance

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

Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*		
	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 2.2 Compact Development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 5.1 Reinforcing the Urban Pattern
		LU 5.3 Institutional Uses
		LU 5.5 Transitional and Buffer Zone Districts
	●	LU 5.6 Buffering Requirements
		LU 9.2 Coordinating Institutional Growth
		LU 9.4 Health Care Industry
		ED 3.4 Reducing Barriers to Core Sector Growth
		CS 5.3 Access to Health Care
		CS 5.5 Transit Access to Health and Human Services
	☐	AP-AB 7 Mixed-Use Development Intensities
	☐	AP-AB 9 Parking Lot Siting
	☐	AP-AB 10 Reducing Surface Parking Impacts
	☐	AP-AB 12 Maintaining an Evergreen Landscape
	☐	AP-AB 34 Rex Hospital

*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 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.

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.

- The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents. Because the site is within Raleigh's city limits, the request would not increase the area of service concern.

- **H 1.8 Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The request would remove substantial residential entitlement. Additional residential development on the site could allow residents to utilize the nearby bus service or live and work on the site without needing to drive.

- **LU 4.5 Connectivity**

New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

T 5.4 Pedestrian and Bicycle Network Connectivity

Continuous pedestrian and bicycle networks should be provided within and between existing and new developments to facilitate safe and convenient pedestrian and bicycle travel free of major barriers and impediments such as cul-de-sacs and large parking lots.

T 5.5 Sidewalk Requirements

New subdivisions and developments should provide sidewalks on both sides of the street.

- **UD 1.10 Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

☐ **AP-AB 35 Connectivity and Pedestrian Friendliness**

Reconfigure street connections to accommodate an interconnected and pedestrian-friendly district as redevelopment occurs.

- The request does not propose changes to the existing street frontages or pedestrian network. Comprehensive plan policies relating to general connectivity, the urban form map, and the site-specific Arean-Blue Ridge guidance all encourage additional pedestrian connections through this site and improved frontages that support a pedestrian focused streetscape at the edges of the site. The proposed CMP district would be exempt from UDO frontage requirements; additional setbacks or build-to standards mimicking a frontage could reduce inconsistency with these policies.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	37	"Car-Dependent: most errands require a car." The walk score is lower than the citywide average. The site includes some sidewalks and all streets surrounding the site include sidewalks.
Transit Score	30	40	"Some Transit: A few nearby public transportation options." The transit score is higher than the citywide average. The site is served by GoRaleigh routes 27L (Blue Ridge) and 4 (Rex Hospital).
Bike Score	41	39	"Somewhat Bikeable: Minimal bike infrastructure." The bike score is comparable to the citywide average. There are existing bike lanes on Lake Boone Trail. Blue Ridge does not include bike lanes when it is north/south bound. The section of Blue Ridge from Duraleigh Road to Crabtree Valley Avenue is currently being transformed into a "complete street" with cycling infrastructure.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	80	Transportation costs are below average.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	95	This area has high access to jobs.

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	No
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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?	Subtracts	The request would only permit up to 500 residential units and limit those to select uses. The existing entitlement permits more units and more diverse housing options.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is developed with various healthcare uses.
Does it include any subsidized units?	No	No affordable or market rate housing units are planned for the site.
Does it permit a variety of housing types beyond detached houses?	No	Only select group-living housing types are permitted.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	The site is served by GoRaleigh routes 27L (Blue Ridge) and 4 (Rex Hospital).

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index (%)**	20.5	37
People of Color Population (%)	22	46
Low Income Population (%)	19	29
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	0	8
Population under Age 5 (%)	2	6
Population over Age 64 (%)	21	11
% change in median gross rent since 2016	59.5	25.5

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

***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*?	78.6	The average life expectancy is lower than the city and county averages.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Yes	Rex Hospital: on-site
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

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

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The site was annexed in 1978, after the Civil Rights Acts and Fair Housing Acts of 1964 and 1968.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	None found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	None found.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

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 decreases residential entitlement by approximately 13,200 units and will not increase access to housing. The request does facilitate the future expansion and growth of public and healthcare services which could help increase service delivery and economic/employment opportunities in the area. The campus is well served by transit and will continue to be a destination for transit riders.

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?

   Housing costs in this area have increased faster than the Raleigh average. Residents in this area would be well served from additional housing in close proximity to the employment opportunities that come from the hospital,

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

   Yes, housing costs have increased in this area.

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?

   No documentation of racial or ethnic discrimination has been found specific to the rezoning site. The site was annexed into Raleigh corporate limits in 1978, after the Fair Housing Acts of 1964 and 1968.

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?

   Residents in this area have a lower life expectancy than the city and county averages, and there are documented potential environmental hazards or toxins due to the hospital's disposal of waste. The rezoning continues to allow the development of hospital and other healthcare buildings near transit.

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:

Fire

RFD Service Review

Case Number: Z-48-25
Box Response: Rex Hospital Campus
Council District: District E
Date: 12/03/2025

1st Alarm Fire Response Units	Time (min)	Distance (mi)
Squad 14 (3500 Harden Rd)	3	0.8
Ladder 14 (3500 Harden Rd)	3	0.8
Engine 17 (4601 Pleasant Valley Rd)	6	3.2
Engine 8 (5001 Western Blvd)	7	3.8
Engine 16 (5225 Leadmine Rd)	8	3.3
Ladder 6 (2601 Fairview Rd)	9	3.7
Mutual Aid Unit		
Western Wake (4021 District Dr)	4	1.2
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 on the property.		
Additional Comments		

Stormwater Information

Z-48-25 2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail	YES/NO	NOTES
Floodzone	Yes	Local flood study requirements
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	Yes	1 documented case of yard flooding, 1 documented case of street flooding
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	Existing hospital buildings and parking lots
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Yes	Existing stormwater management plan and SCM(s
Watershed Overlay	No	
Drainage Basin	House	

Transportation & Transit Review

Site and Location Context

Location

The site is located in west Raleigh, just outside of the I-440 Beltline.

Area Plans

The site lies within the Arena Blue Ridge Small Area Plan. This small area plan places an emphasis on creating a vibrant, mixed-use urban area with a well-connected street network and strong multi-modal networks. Policy AP-AB 35 specifically recommends an interconnected and pedestrians-friendly Health and Wellness district as redevelopment occurs.

Other Projects in the Area

North of the site, the Blue Ridge Road Widening Project is currently underway. This project is a Complete Street project that will widen Blue Ridge Road to three lanes along with installing curb and gutter, a pedestrian tunnel, sidewalks, and a multi-use path. Construction has already begun on the southern section of the project (from Duraleigh Road to Homewood Banks Drive) and is expected to be completed in the spring of 2026.

Road widening between Homewood Banks Drive and Crabtree Valley Avenue is expected to begin construction in the summer of 2026.

Existing and Planned Infrastructure

Streets

Blue Ridge Road and Lake Boone Trail are state-maintained facilities designated as 4-lane divided avenues in the Raleigh Street Plan (UDO 8.5.6.B). Both roadways operate as a 4-lane facility with either a center turn-lane or a landscaped median. Along the site's frontage the public right-of-way is of variable width. Development of the site through a subdivision or tier three site plan would require right-of-way dedication where necessary.

Forestview Road is a city-maintained street that is not designated in the Raleigh Street Plan.

Pedestrian Facilities

There is currently sidewalk along the site's frontage and sidewalk on the east side of Forestview Road. There are also several signalized pedestrian crossings along sites frontage at the intersections of Rex Way and Blue Ridge Road, Blue Ridge Road and Lake Boone Trail, Lake Boone Trail and Rexwoods Drive, and Lake Boone Trail and Rex Way.

Internal to the site, there is an existing pedestrian network. However, several streets within the campus do not contain public sidewalk on either side of the street. This is inconsistent with Policies T 5.4 Pedestrian and Bicycle Network Connectivity and T 5.5 Sidewalk Requirements in the Raleigh Comprehensive Plan. The current Campus Master Plan does not propose any changes to the existing street network within the campus. Pedestrian circulation within the campus is circuitous and less accessible for visitors without a car or people trying to travel to destinations outside the campus district.

Bicycle Facilities

There is currently an unprotected bicycle lane on the north side of Lake Boone Trail. There are no bicycle facilities on Blue Ridge Road. Development of the site through a subdivision or tier three site plan would require 5' bicycle lanes, behind the curb, installed along the sites Blue Ridge Road and Lake Boone Trail frontage (UDO 8.5.6.B).

Transit

There are multiple bus stops near the site, along with a bus stop internal to the site, connecting riders directly to Rex Hospital. The site is served by GoRaleigh route 4 Rex Hospital and 27L Blue Ridge. Route 4 Rex Hospital connects the GoRaleigh Station in downtown to the Crabtree Valley Mall, stopping at Rex Hospital from Lake Boone Trail. This route runs every 30 minutes from 4:30 AM to 7 PM and once an hour until 11 PM. Route 27L Blue Ridge connects the Crabtree Valley Mall to Western Boulevard, the NC State Fairgrounds, and the Lenovo Center. The route runs every 30 minutes from 5:30 AM to 8 PM and once an hour until 11 PM.

Access

Because Blue Ridge Road and Lake Boone Trail are state-maintained facilities, access onto these roads will be subject to NCDOT permitting and approval.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-48-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX-12-UL to CMP is projected to generate 1,181 fewer trips in the AM peak hour and 283 fewer trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

A TIA may be required during site permit review. If a TIA is not required through the submittal of a site plan, the master plan commits to conducting a TIA if development entitlement exceeds 4,775,000 net new development square footage.

Z-48-25 Existing Land Use	**Daily**	**AM**	**PM**
	13,315	1,459	1,614
Z-48-25 Current Zoning Entitlements	**Daily**	**AM**	**PM**
	108,867	10,478	10,933
Z-48-25 Proposed Zoning Maximums	**Daily**	**AM**	**PM**
	99,436	9,297	10,651
Z-48-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	**Daily**	**AM**	**PM**
	-9,431	**-1,181**	**-283**

MASTER PLAN SHEET INDEX:

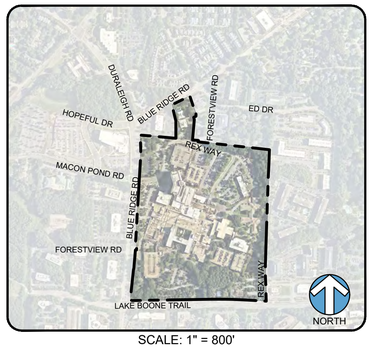
MP-0	GENERAL POLICIES
MP-1	EXISTING CONDITIONS MAP
MP-2	GENERAL LAYOUT MAP
MP-2.1	GENERAL TABLE OF USES
MP-3	STREET AND BLOCK LAYOUT PLAN
MP-4	DEVELOPMENT PLAN
MP-5	BIKE AND PEDESTRIAN CIRCULATION PLAN
MP-6	PARKING PLAN
MP-7	CAMPUS GREEN SPACE PLAN
MP-8	TREE CONSERVATION PLAN - EXISTING
MP-8.1	PROPOSED TREE CONSERVATION PLAN - PROPOSED
MP-9	MAJOR UTILITIES PLAN
MP-10	GENERALIZED STORMWATER PLAN
MP-11	PHASING PLAN
MP-12	THREE-DIMENSIONAL PLAN
MP-13	COMMON SIGNAGE PLAN

SITE DATA

PROPERTY INFORMATION

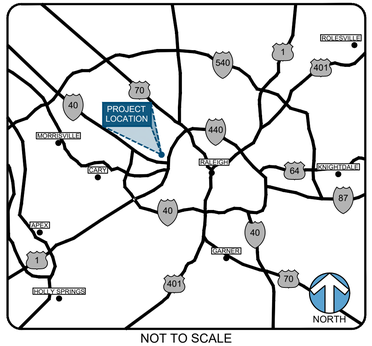
PROJECT NAME:	UNC CAMPUS MASTER PLAN
PROJECT OWNER:	REX HOSPITAL INC.
JURISDICTION:	RA
COUNTY:	WAKE COUNTY
SITE AREA:	61.21 ACRES
GROSS EXISTING FLOOR AREA:	1,801,169 SF
EXISTING ZONING:	OFFICE MIXED USE (OX-12-UL)
PROPOSED ZONING:	CAMPUS MASTER PLAN (CMP)

PROJECT LOCATION MAP



SCALE: 1" = 800'

PROJECT LOCATION MAP



NOT TO SCALE

UNC HEALTH REX CAMPUS

4420 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA 27607

CAMPUS MASTER PLAN

REZONING CASE: Z-48-25
MASTER PLAN: MP-01-25
FILING DATE: 11-21-2025

APPLICANT

UNC HEALTH SM

PREPARED BY:

Kimley»Horn

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TABLE 1

SUMMARY OF COMPLIANCE WITH APPLICABLE REQUIREMENTS OF UDO SECTION 4.1.1.E

CODE SECTION	USE	YES	NO	N/A	SHEET
SEC. 4.1.1.E.1	COLLEGES AND UNIVERSITIES	-	-	X	-
	HOSPITALS	X	-	-	MP-2
SEC. 4.1.1.E.2	FLEXIBLE PLACEMENT OF BUILDINGS	X	-	-	MP-4
	UNIFIED TREATMENT OF SIGNS	X	-	-	MP-13
	OPEN SPACE	X	-	-	MP-7
	LANDSCAPING	X	-	-	MP-2
SEC. 4.1.1.E.3	RETAIL	X	-	-	MP-2.1
	RESTAURANT	X	-	-	MP-2.1
	COMMERCIAL USES	X	-	-	MP-2.1
SEC. 4.1.1.E.4	REDUCE AUTO USE	-	-	-	MP-5
	MITIGATE ENVIRONMENTAL IMPACTS	X	-	-	MP-8; MP-8.1
	CONSERVE ENERGY RESOURCES	-	-	-	MP-8; MP-8.1
	ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS	X	-	-	MP-2; MP-4

△3

SUMMARY OF MODIFIED STANDARDS

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	SEC. 4.6.2.B.1	MP-2
ALLOWABLE BUILDING TYPES	SEC. 1.4.2	MP-3
PRIMARY STREET SETBACKS	SEC. 4.6.2.B.2	MP-4
SIDE STREET SETBACKS	SEC. 4.6.2.B.3	MP-4
LANDSCAPE AND SCREENING	SEC. 7.2.4; SECT 7.2.5	MP-4
OUTDOOR DISPLAY AND STORAGE	SEC. 7.5.2	MP-3
PARKING AND LOADING	SEC. 7.1	MP-6
BLOCKS, LOTS AND ACCESS	SEC. 8.3	MP-4; MP-5
NEW STREETS	SEC. 8.4	MP-3
EXISTING STREETS	SEC. 8.4	MP-3; MP-4
SIGNAGE	SEC. 7.3.2; SECT. 7.3.16.H	MP-3
SPECIAL MASTER PLAN CLARIFICATIONS		
TRANSPARENCY	SEC. 1.5.9	MP-4
BLANK WALL AREA	SEC. 1.5.10	MP-4
COMMON GREEN SPACE AREA	SEC. 4.6.3	MP-7
TREE CONSERVATION	SEC. 9.1.2	MP-8

MASTER PLAN KEY NOTES:

1. THIS CAMPUS IS AN AREA OF LAND OWNED BY REX HOSPITAL, INC. AND UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM "UNC HEALTH" REFERRED TO HEREIN AS UNC REX AND, UNLESS OTHERWISE MODIFIED BY THIS CMP, THE CAMPUS IS SUBJECT TO THE STANDARDS OF THE CITY OF RALEIGH UDO, AS APPLICABLE, AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH.
2. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF CITY COUNCIL APPROVAL, SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) CODE IN PLACE AT THE TIME OF THEIR APPROVAL. HOWEVER, ANY FUTURE DEVELOPMENT OR REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.
3. THE CMP DISTRICT BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
4. FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE NET FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE THEN CURRENT NET FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH SITE PLAN APPLICATION. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING NET FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.
5. UNLESS OTHERWISE MODIFIED BY THE CMP, THE DISTRICT STANDARDS SHALL COMPLY WITH THE OFFICE MIXED-USE (OX) DISTRICT REQUIREMENTS, AS APPLICABLE.
6. NO URBAN FRONTAGE REQUIREMENTS SHALL APPLY TO ANY PORTION OF THIS CAMPUS MASTER PLAN.

NO.	REVISIONS	DATE
△1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
△2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
△3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

UNC HEALTH - REX CAMPUS MASTER PLAN (CMP)

APRIL 8, 2026

UNC REX HOSPITAL REZONING APPLICATION ADDENDUM
STATEMENT OF CONSISTENCY

EXECUTIVE SUMMARY

THIS REQUEST SEEKS TO UPDATE THE EXISTING ZONING ON APPROXIMATELY 60 ACRES LOCATED AT THE CORNER OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL TO THE CAMPUS MASTER PLAN ("CMP") DISTRICT. THE REZONING WILL FACILITATE THE CONTINUED DELIVERY OF HEALTHCARE AT REX HOSPITAL, RALEIGH'S OLDEST EXISTING HOSPITAL AND NOW A PART OF THE UNIVERSITY OF NORTH CAROLINA HEALTHCARE SYSTEM, BY PROVIDING A LONG-RANGE MASTER PLAN FOR GROWTH AND DEVELOPMENT. THE CMP ZONING DISTRICT WAS DESIGNED FOR USES SUCH AS REX HOSPITAL, AND WILL ENABLE IT TO CONTINUE ITS MISSION WHILE PLANNING FOR THE FUTURE. IN ADDITION TO OUTLINING LAND USES IN SUPPORT OF THE REX HOSPITAL, THE REQUEST INCLUDES HEIGHT GUIDELINES FOR THE SUBDISTRICTS ON THE CAMPUS, ARRANGES TRANSITIONS TO PROMOTE THE SYNERGIES BETWEEN USES AND ADJACENT DEVELOPMENTS, AND REINFORCES PUBLIC CONNECTIVITY ALONG BLUE RIDGE ROAD AND THROUGHOUT THE REX HOSPITAL CAMPUS. AS SUCH, THE PROPOSED REX HOSPITAL REZONING MEETS THE INTENT OF UDO SEC. 4.1.1.E.

STATEMENT OF CMP INTENT

PROVIDE A GENERAL DESCRIPTION OF HOW THE CMP DISTRICT MEETS THE INTENT OF SEC. 4.1.1.E., WHICH STATES:

1. *THE CMP DISTRICT IS ESTABLISHED TO ALLOW FOR GROWTH AND DEVELOPMENT OF COLLEGES AND UNIVERSITIES AND OTHER CAMPUS-LIKE USES SUCH AS HOSPITALS WHILE PROTECTING THE LARGER COMMUNITY, NEARBY NEIGHBORHOODS AND THE ENVIRONMENT FROM IMPACTS ACCOMPANYING MAJOR NEW DEVELOPMENT.*
2. *RETAIL, RESTAURANT AND COMMERCIAL USES ARE ALLOWED, SUCH USES ARE INTENDED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES OR USERS OF THE DISTRICT.*
3. *DEVELOPMENT IS ENCOURAGED TO REDUCE AUTO USE, MITIGATE ENVIRONMENTAL IMPACTS, CONSERVE ENERGY RESOURCES AND ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS.*

THE CMP DISTRICT WAS DESIGNED FOR PROJECTS SUCH AS THE REX HOSPITAL REZONING, WHICH WILL FACILITATE THE GROWTH AND REDEVELOPMENT OF THE REX HOSPITAL CAMPUS. THE FLEXIBILITY FROM PRESCRIPTIVE STANDARDS PERMITS A UNIQUE, HIGH-QUALITY DEVELOPMENT WITH THOUGHTFUL SUBDISTRICTS THAT INCLUDE HEIGHT, SQUARE FOOTAGE, AND USE GUIDELINES TO PROMOTE THE SYNERGIES OF VARIOUS USES AND ALLOW THE HOSPITAL TO MEET ITS CURRENT AND FUTURE CAPACITY AND INFRASTRUCTURE NEEDS. FURTHER, THE SUBDISTRICTS ALLOW THE HEIGHT TO STEP DOWN FROM THE CENTER OF THE CAMPUS TO THE EDGES, PROMOTING TRANSITION BETWEEN THE HOSPITAL AND NEARBY RESIDENTIAL USES AND ENVIRONMENTAL FEATURES.

STATEMENT OF CONSISTENCY

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.

THE REQUESTED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN ("COMP. PLAN"):

FUTURE LAND USE MAP (FLUM). THE SUBJECT PROPERTY IS DESIGNATED "INSTITUTIONAL" ON THE FLUM. THIS DESIGNATION IDENTIFIES "LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES, LARGE PRIVATE SCHOOLS, HOSPITALS AND MEDICAL COMPLEXES, RELIGIOUS ORGANIZATIONS, AND SIMILAR INSTITUTIONS…. INSTITUTIONAL PROPERTIES MAY BE PUBLIC OR PRIVATE. WHILE INSTITUTIONAL USES ARE PERMITTED IN A VARIETY OF ZONING DISTRICTS, LARGE INSTITUTIONS IN A CAMPUS SETTING SUCH AS UNIVERSITIES AND MAJOR HOSPITALS ARE APPROPRIATELY ZONED CMP." COMP. PLAN, P. 3-12. THE CLOSEST CORRESPONDING ZONING DISTRICT IS CMP. COMP. PLAN, P. 3-12.

THE PROPOSED CMP DISTRICT ZONING DIRECTLY CONFORMS WITH THE INSTITUTIONAL DESIGNATION AND THE INTENDED USE OF THE PROPERTY AS A HEALTHCARE CAMPUS. THE CHARACTERISTICS OF THE SURROUNDING AREA AND ADJACENT LOWER-DENSITY DEVELOPMENTS AND HAVE BEEN TAKEN INTO CONSIDERATION WITH THE ESTABLISHMENT OF SUBDISTRICTS. PER THE MASTER PLAN AND USE TABLE, THE USES, HEIGHTS, AND FORMS HAVE BEEN APPLIED IN EACH SUBDISTRICT TO ALIGN WITH THE OVERALL CMP INTENT AND SPECIFIC EDGE OR TRANSITION CONDITIONS, AND ARE THUS CONSISTENT WITH THE FLUM.

HEIGHT GUIDANCE. THIS SITE IS WITHIN AN "CORE/TRANSIT" AREA, WHICH ARE "AREAS LOCATED WITHIN THE CORE OF A MIXED-USE CENTER OF ABOUT 30 ACRES OR MORE, OR FRONTING ALONG A CORRIDOR PROGRAMMED FOR HIGH-CAPACITY, FREQUENT BUS TRANSIT." COMP. PLAN, P. 3-27. BLUE RIDGE ROAD IS DESIGNATED A "FREQUENT BUS NETWORK" ON THE TRANSIT STATION AREA MAP LU-5. ALTHOUGH THERE IS NO INSTITUTIONAL CATEGORY ON TABLE LU-2, WHEN A CORE/TRANSIT SITE IS LOCATED IN AN EMPLOYMENT AREA, "TALLER BUILDINGS MAY ALSO BE CONTEMPLATED ON LARGE SITES." COMP. PLAN, P. 3-14. THIS REQUEST SEEKS HEIGHTS OF UP TO TWENTY (20) STORIES, CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE TO PLACE HEIGHT ON LARGE SITES NEAR TRANSIT INVESTMENT. HEIGHTS IN THE SUBDISTRICTS ADJACENT TO LOWER-SCALE DEVELOPMENT AND FURTHER FROM THE CORRIDOR ARE LOWER, AND PROVIDE THE TRANSITION CALLED FOR IN THE FLUM AND COMP. PLAN.

URBAN FORM MAP. THE SUBJECT PROPERTY IS SUBJECT TO SEVERAL URBAN FORM DESIGNATIONS. THE ENTIRE PROPERTY IS LOCATED WITHIN A CITY GROWTH CENTER, AND THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT AREA. FURTHER, THE PROPERTY IS LOCATED AT THE CORNER OF BLUE RIDGE ROAD, A TRANSIT EMPHASIS CORRIDOR, AND LAKE BOONE TRAIL, AN URBAN THOROUGHFARE.

CITY GROWTH CENTER, FREQUENT TRANSIT AREA, AND TRANSIT EMPHASIS CORRIDOR. CITY GROWTH CENTERS "PROVIDE SIGNIFICANT OPPORTUNITIES FOR NEW RESIDENTIAL AND ECONOMIC DEVELOPMENT AND REDEVELOPMENT" AND "ARE GENERALLY IN LOCATIONS WITH COMBINED HIGHWAY AND TARGETED TRANSIT ACCESS, SUCH AS KEY INTERCHANGES ALONG THE I-440 BELTLINE …" COMP. PLAN, P. 2-13. CITY GROWTH CENTERS ARE WHERE SIGNIFICANT INFILL DEVELOPMENT AND REDEVELOPMENT ARE ANTICIPATED IN THE FUTURE. COMP. PLAN, P. 11-4. FREQUENT TRANSIT AREAS ARE "AREAS WITHIN A HALF MILE OR WITHIN A QUARTER-MILE OF OTHER FREQUENT TRANSIT ROUTES, DEFINED AS TRANSIT WITH SCHEDULE WAITS OF 15 MINUTES OR LESS DURING PEAK HOURS." *SEE* COMP. PLAN, P. 11-4. A TRANSIT EMPHASIS CORRIDOR IS A "CORRIDOR IDENTIFIED IN THE GORALEIGH 2040 BUS DEVELOPMENT PLAN OR WAKE COUNTY TRANSIT PLAN AND PROGRAMMED FOR A MUCH HIGHER LEVEL OF BUS SERVICE, INCLUDING FREQUENT BUSES, IMPROVED STOP AMENITIES, A MORE COMPLETE PEDESTRIAN NETWORK, AND POTENTIALLY TRAFFIC SIGNAL PRIORITY FOR TRANSIT." COMP. PLAN, P. 11-4. AN URBAN THOROUGHFARE IS AN AREA "PLANNED OR PROGRAMMED FOR PUBLIC INVESTMENTS SUCH AS BIKE LANES AND/OR PEDESTRIAN-ORIENTED STREETSCAPES THAT ENCOURAGE MULTIPLE MODES." COMP. PLAN, P. 11-4.

THE REQUESTED ZONING IS CONSISTENT WITH THE CITY GROWTH CENTER AND FREQUENT TRANSIT AREA DESIGNATIONS BECAUSE IT WILL PLACE ADDITIONAL DENSITY ON A PARTIALLY DEVELOPED SITE DESIGNATED FOR FREQUENT TRANSIT, WITH CONVENIENT ACCESS TO WADE AVENUE/ I-40 AND I-440 BELTLINE INTERCHANGE.

COMPREHENSIVE PLAN. THE PROPOSED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN:

GENERAL COMPREHENSIVE PLAN POLICIES

THIS REQUEST IS CONSISTENT WITH GENERAL GOALS OF THE COMPREHENSIVE PLAN, WITH SPECIFIC POLICIES OUTLINED BELOW. AS NOTED ABOVE, THE CMP DESIGNATION IS CONSISTENT WITH THE PROPERTY'S INSTITUTIONAL DESIGNATION ON THE FUTURE LAND USE MAP, AND THE OTHER COMPREHENSIVE PLAN POLICIES HAVE INFORMED THE SUBDISTRICT HEIGHTS. THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A DENSER, MORE EFFICIENT HOSPITAL CAMPUS IN A LOCATION NEAR MAJOR COMMERCIAL AREAS, EMPLOYERS SUCH AS THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND PUBLIC TRANSIT. A COMPACT LAND USE PATTERN IS ALSO CONSISTENT WITH THE PROPERTY'S LOCATION WITHIN A CITY GROWTH CENTER.

POLICY LU 1.2 - FUTURE LAND USE MAP AND ZONING CONSISTENCY. *THE FUTURE LAND USE MAP SHALL BE USED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN POLICIES TO EVALUATE ZONING CONSISTENCY INCLUDING PROPOSED ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES.*

POLICY LU 1.3 - CONDITIONAL USE DISTRICT CONSISTENCY. *ALL CONDITIONS PROPOSED AS PART OF A CONDITIONAL USE DISTRICT SHOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN.*

POLICY LU 2.1 - PLACEMAKING. *DEVELOPMENT WITHIN RALEIGH'S JURISDICTION SHOULD STRIVE TO CREATE PLACES, STREETS, AND SPACES THAT IN AGGREGATE MEET THE NEEDS OF PEOPLE AT ALL STAGES OF LIFE, ARE VISUALLY ATTRACTIVE, SAFE, ACCESSIBLE, FUNCTIONAL, INCLUSIVE, HAVE THEIR OWN DISTINCTIVE IDENTITY, AND MAINTAIN OR IMPROVE LOCAL CHARACTER.*

POLICY LU 2.2 - COMPACT DEVELOPMENT. *NEW DEVELOPMENT AND REDEVELOPMENT SHOULD USE A MORE COMPACT LAND USE PATTERN TO SUPPORT THE EFFICIENT PROVISION OF PUBLIC SERVICES, IMPROVE THE PERFORMANCE OF TRANSPORTATION NETWORKS, PRESERVE OPEN SPACE, AND REDUCE THE NEGATIVE IMPACTS OF LOW INTENSITY AND NONCONTIGUOUS DEVELOPMENT.*

POLICY LU 2.5 - HEALTHY COMMUNITIES. *NEW DEVELOPMENT, REDEVELOPMENT, AND INFRASTRUCTURE INVESTMENT SHOULD STRIVE TO PROMOTE HEALTHY COMMUNITIES AND ACTIVE LIFESTYLES BY PROVIDING OR ENCOURAGING ENHANCED BICYCLE AND PEDESTRIAN CIRCULATION, ACCESS, AND SAFETY ALONG ROADS NEAR AREAS OF EMPLOYMENT, SCHOOLS, LIBRARIES, AND PARKS.*

POLICY LU 6.2 - COMPLEMENTARY LAND USES AND URBAN VITALITY. *A COMPLEMENTARY INTEGRATION AND MIXTURE OF LAND USES SHOULD BE PROVIDED WITHIN ALL GROWTH CENTERS AND MIXED-USE CENTERS TO MAINTAIN THE CITY'S LIVABILITY, MANAGE FUTURE GROWTH, AND PROVIDE WALKABLE AND TRANSIT ACCESSIBLE DESTINATIONS. AREAS DESIGNATED FOR MIXED-USE DEVELOPMENT IN THE COMPREHENSIVE PLAN SHOULD BE ZONED CONSISTENTLY WITH THIS POLICY*.

POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION. *PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.*

INSTITUTIONAL AND HEALTHCARE POLICIES

THE PROPOSED CMP WOULD ALLOW INTEGRATED HOSPITAL AND HEALTHCARE SERVICES IN ONE LOCATION WITH REGIONAL ACCESS PROVIDED BY PROXIMITY TO I-440, WADE AVENUE, AND TRANSIT INVESTMENTS ALONG THE BLUE RIDGE CORRIDOR. THE DISTRICT'S LOCATION IN A CENTRAL PART OF WEST RALEIGH AND THE TRIANGLE ENSURES RESIDENTS HAVE CONTINUED ACCESS TO CONVENIENT HEALTHCARE SERVICES.

POLICY LU 9.3 - HOSPITALS. *PLAN FOR AND DESIGNATE ADEQUATE LAND FOR THE EQUITABLE DISTRIBUTION OF HOSPITALS AND THEIR FACILITIES THROUGHOUT THE CITY ON THE FUTURE LAND USE MAP.*

POLICY LU 9.4 - HEALTH CARE INDUSTRY. *SUPPORT THE CONTINUED GROWTH AND EXPANSION OF THE CITY'S HEALTH CARE PROVIDERS TO SERVE THE NEEDS OF RALEIGH'S RESIDENTS.*

POLICY CS 5.1 - BEST PRACTICES IN HEALTH CARE. *WORK WITH PRIVATE AND PUBLIC INSTITUTIONS, WAKE COUNTY, AND NON-PROFITS TO ENSURE MEDICAL AND HEALTH FACILITIES ADHERE TO BEST PRACTICES.*

POLICY CS 5.3 - ACCESS TO HEALTH CARE. *SUPPORT THE SITING OF HEALTH CARE FACILITIES AND SERVICES IN APPROPRIATE AND ACCESSIBLE LOCATIONS.*

POLICY LU 9.2 - COORDINATING INSTITUTIONAL GROWTH. *EXPAND AND ENCOURAGE PARTNERSHIPS AMONG THE CITY'S MANY LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USES AND NEIGHBORHOODS.*

POLICY ED 4.7 SUPPORTING COLLEGES AND UNIVERSITIES. *PROMOTE ECONOMIC STABILITY AND PROSPERITY BY SUPPORTING THE AREA UNIVERSITIES AND COLLEGES THAT CONTRIBUTE TO DEVELOPING RALEIGH'S EDUCATED AND CREATIVE WORKFORCE.*

POLICY ED 8.4 - LEVERAGING ACADEMIC INSTITUTIONS. *WORK CLOSELY WITH THE STATE OF NORTH CAROLINA, LOCAL COLLEGES, UNIVERSITIES, RESEARCH INSTITUTIONS, AND THE CHAMBER OF COMMERCE TO MAXIMIZE THEIR CONTRIBUTIONS IN SHAPING THE CITY'S ECONOMIC FUTURE.*

ECONOMIC DEVELOPMENT POLICIES

THIS REQUEST PROMOTES THE COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT POLICIES BY INCREASING ACCESSIBILITY TO JOBS IN THE HEALTHCARE AND EDUCATION SECTORS THROUGH TRANSIT AND TRANSPORTATION IMPROVEMENTS.

POLICY ED 1.1 - CORRIDOR REVITALIZATION. *STIMULATE THE REVITALIZATION AND REDEVELOPMENT OF RALEIGH'S AGING COMMERCIAL CORRIDORS AND CENTERS THROUGH THE USE OF TARGETED ECONOMIC DEVELOPMENT PROGRAMS, ZONING, LAND USE REGULATIONS, PUBLIC INVESTMENTS IN INFRASTRUCTURE, AND INCENTIVES*

POLICY ED 3.1 - TARGETING GROWTH SECTORS. *CONTINUE COORDINATION WITH LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS AND INSTITUTIONS TO IDENTIFY SPECIFIC INDUSTRY GROWTH SECTORS ON WHICH RALEIGH SHOULD FOCUS LOCAL DEVELOPMENT EFFORTS, SUCH AS KNOWLEDGE-BASED BUSINESSES, RESEARCH AND DEVELOPMENT, LIFE SCIENCES AND BIOTECHNOLOGY, GREEN TECHNOLOGY, AND ADVANCED LEARNING INDUSTRIES.*

POLICY ED 3.4 - REDUCING BARRIERS TO CORE SECTOR GROWTH. *ASSIST RALEIGH'S LARGEST EMPLOYMENT SECTORS, INCLUDING THE EDUCATION, HEALTH CARE, SOCIAL SERVICES, AND PUBLIC ADMINISTRATION SECTORS, TO RESOLVE LAND USE CONSTRAINTS SO THAT THEY CAN CONTINUE TO GROW, EXPAND JOB OPPORTUNITIES, AND PROVIDE A STABLE ECONOMIC BASE.*

POLICY ED 3.13 - TRANSIT AND ECONOMIC GROWTH. *PROVIDE HIGH-QUALITY TRANSIT SERVICE AS A BASIC AND NECESSARY COMPONENT OF THE REGION'S TRANSPORTATION SYSTEM IN AN INCREASINGLY COMPETITIVE ARENA FOR ATTRACTING EMPLOYERS, LINKING BUSINESSES TO WORKERS, AND MAINTAINING HIGH QUALITY OF LIFE.*

POLICY ED 4.9 - WORKFORCE TRANSIT IMPROVEMENTS. *INCREASE ACCESS TO JOB OPPORTUNITIES BY PROVIDING IMPROVED TRANSIT TO ALL OF RALEIGH'S MAJOR JOB CENTERS, AS WELL AS REGIONAL EMPLOYMENT CLUSTERS*

POLICY ED 5.2 - CREATING INVESTMENT OPPORTUNITIES. *IN AREAS NEEDING REINVESTMENT AND REVITALIZATION, CREATE INVESTMENT OPPORTUNITIES FOR NEW HOUSING AND EMPLOYMENT THROUGH LAND ASSEMBLAGE INCENTIVES, SITE PREPARATION, AND PUBLIC INFRASTRUCTURE IMPROVEMENTS.*

POLICY ED 5.6 - DESIGNING KNOWLEDGE INDUSTRY WORKPLACES. *ENCOURAGE THE DEVELOPMENT OF HIGH-QUALITY ENVIRONMENTS THAT COMBINE OFFICE/LAB SPACE, HOUSING, AND SUPPORT RETAIL AND SERVICES, SUCH AS CENTENNIAL CAMPUS OR NORTH HILLS, TO COMPETE EFFECTIVELY FOR AND ATTRACT KNOWLEDGE WORKERS TO RALEIGH.*

POLICY ED 5.11 - PRIORITIZING INVESTMENT. *PRIORITIZE INCENTIVES AND PROGRAMS FOR PUBLIC AND PRIVATE INVESTMENTS IN COMMERCIAL AND INDUSTRIAL AREAS BASED ON CRITERIA EVALUATING NEED AND EFFECTIVENESS. NEED IS DEMONSTRATED BY SOCIOECONOMIC INDICATORS AND EVIDENCE OF PHYSICAL DISINVESTMENT. EFFECTIVENESS MEANS THAT THE PRIORITY AREA IS APPROPRIATE AND READY FOR ECONOMIC DEVELOPMENT.*

POLICY ED 5.12 - EQUITABLE DEVELOPMENT AROUND TRANSIT. *SUPPORT THE CREATION AND MAINTENANCE OF EMPLOYMENT AND RETAIL OPTIONS NEAR BUS RAPID TRANSIT STATIONS, WITH A FOCUS ON ASSISTING EXISTING SMALL BUSINESSES THRIVE AND GROW.*

TRANSPORTATION AND TRANSIT ORIENTED DEVELOPMENT POLICIES

THE REQUEST ALSO PROMOTES THE COMPREHENSIVE PLAN'S TRANSPORTATION-ORIENTED POLICIES BY CONTINUING THE REVITALIZATION AND INVESTMENT IN THE BLUE RIDGE CORRIDOR AND ITS TRANSIT INFRASTRUCTURE BY ALLOWING A MAJOR EMPLOYER AND SERVICE PROVIDERS, REX HOSPITAL, TO REDEVELOP AN INTEGRATED CAMPUS ALONG BLUE RIDGE ROAD. THIS REQUEST WILL CREATE A NODE OF MIXED USES AT THE INTERSECTION OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL, NEAR THE INTERCHANGE WITH I-440 AND WADE AVENUE. THE PROPOSED DEVELOPMENT CONTEMPLATES SIGNIFICANT PEDESTRIAN AND BICYCLE IMPROVEMENTS IN A FREQUENT TRANSIT AREA, FACILITATING MULTI-MODAL TRANSPORTATION IN CLOSE PROXIMITY TO I-440.

POLICY LU 4.4 - REDUCING VEHICLE MILES TRAVELED THROUGH MIXED-USE COMPACT DEVELOPMENT. *PROMOTE MIXED-USE DEVELOPMENT THAT PROVIDES A RANGE OF SERVICES WITHIN A SHORT DISTANCE OF RESIDENCES AS A WAY TO REDUCE THE GROWTH OF VEHICLE MILES TRAVELED (VMT).*

POLICY LU 4.7 - CAPITALIZING ON TRANSIT ACCESS. *SITES WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL AND BUS RAPID TRANSIT STATIONS SHOULD BE DEVELOPED WITH INTENSE RESIDENTIAL AND MIXED USES TO TAKE FULL ADVANTAGE OF AND SUPPORT INVESTMENT IN TRANSIT INFRASTRUCTURE. ADDITIONAL DENSITY FOR HOUSING AND EMPLOYMENT ALSO IS APPROPRIATE AROUND CURRENT AND FUTURE FREQUENT TRANSIT ROUTES.*

POLICY LU 4.9 - CORRIDOR DEVELOPMENT. *PROMOTE PEDESTRIAN-FRIENDLY AND TRANSIT SUPPORTIVE DEVELOPMENT PATTERNS ALONG MULTIMODAL CORRIDORS DESIGNATED ON THE GROWTH FRAMEWORK MAP, AND ANY CORRIDOR PROGRAMMED FOR "TRANSIT INTENSIVE" INVESTMENTS SUCH AS REDUCED HEADWAYS, CONSOLIDATED STOPS, AND BUS PRIORITY LANES AND SIGNALS.*

POLICY RC 2.3 - REGIONAL TOD STRATEGIES. *ENCOURAGE A REGIONAL DISTRIBUTION OF LAND USES AND ECONOMIC ACTIVITIES THAT WILL ENCOURAGE TRANSIT ORIENTED DEVELOPMENT PATTERNS RATHER THAN DEVELOPMENT PATTERNS BASED ON THE SINGLE-OCCUPANT AUTOMOBILE. PROVIDE FOR MORE COMPACT AND EFFICIENT PATTERNS OF DEVELOPMENT TO SUPPORT TRANSIT AND NON-MOTORIZED TRAVEL.*

POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION. *PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.*

POLICY T 1.3 - MULTIMODAL TRANSPORTATION DESIGN. *OFFER RESIDENTS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION. THE STREET PATTERNS OF NEWLY DEVELOPED AREAS SHOULD PROVIDE MULTIMODAL TRANSPORTATION ALTERNATIVES FOR ACCESS TO AND CIRCULATION BETWEEN ADJACENT NEIGHBORHOODS, PARKS, SHOPPING CENTERS, AND EMPLOYMENT AREAS.*

POLICY T 1.4. - INCREASING MOBILITY CHOICE. *DIVERSIFY THE MOBILITY CHOICES FOR WORK TRIPS BY TARGETING TRANSIT INVESTMENTS ALONG CORRIDORS THAT CONNECT CONCENTRATIONS OF OFFICE, RETAIL, AND RESIDENTIAL USES.*

POLICY T 2.1 - INTEGRATION OF TRAVEL MODES. *PROMOTE AND DEVELOP AN INTEGRATED, MULTIMODAL TRANSPORTATION SYSTEM THAT OFFERS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, RIDE SHARING, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION.*

POLICY T 4.1 - PROMOTING TRANSIT. *PROMOTE AND SUPPORT QUALITY TRANSIT SERVICES TO ENHANCE MOBILITY OPTIONS AND TO MEET THE NEEDS OF THE CITY'S RESIDENTS AND VISITORS, WITH A FOCUS ON TRANSIT-DEPENDENT HOUSEHOLDS.*

POLICY T 4.8 - BUS WAITING AREAS. *DEVELOPMENTS LOCATED WITHIN EXISTING AND PLANNED BUS TRANSIT CORRIDORS SHOULD COORDINATE WITH GORALEIGH TO PROVIDE A STOP FACILITY THAT IS LIT AND INCLUDES A SHELTER, BENCH, A WASTE RECEPTACLE, AND OTHER AMENITIES AS APPROPRIATE.*

POLICY T 4.9 - PEDESTRIAN AND BICYCLE IMPROVEMENTS NEAR TRANSIT. *COORDINATE WITH LOCAL TRANSIT PROVIDERS TO IDENTIFY PEDESTRIAN AND/OR BICYCLE NEEDS WITHIN A REASONABLE DISTANCE OF TRANSIT STOPS IN NEED OF ENHANCEMENT FOR ALL TRANSIT USERS, INCLUDING PERSONS WITH DISABILITIES.*

POLICY T 5.1 - ENHANCING BIKE/PEDESTRIAN CIRCULATION. *ENHANCE PEDESTRIAN AND BICYCLE CIRCULATION, ACCESS, AND SAFETY ALONG CORRIDORS, DOWNTOWN, IN ACTIVITY AND EMPLOYMENT CENTERS, AT DENSELY DEVELOPED AREAS AND TRANSIT STATIONS, AND NEAR SCHOOLS, LIBRARIES, AND PARKS*

POLICY T 5.2 - INCORPORATING BICYCLE AND PEDESTRIAN IMPROVEMENTS. *ALL NEW DEVELOPMENTS, ROADWAY RECONSTRUCTION PROJECTS, AND ROADWAY RESURFACING PROJECTS IN THE CITY OF RALEIGH'S JURISDICTION SHOULD INCLUDE APPROPRIATE BICYCLE FACILITIES SHOWN IN THE RECOMMENDED BIKEWAY NETWORK CONTAINED IN THE CITY'S BIKERALEIGH PLAN.*

POLICY T 5.3 - BICYCLE AND PEDESTRIAN MOBILITY. *MAINTAIN AND CONSTRUCT SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE FACILITIES THAT ARE UNIVERSALLY ACCESSIBLE, ADEQUATELY ILLUMINATED, AND PROPERLY DESIGNED TO REDUCE CONFLICTS AMONG MOTOR VEHICLES, BICYCLES, AND PEDESTRIANS.*

POLICY T 5.4 - PEDESTRIAN AND BICYCLE NETWORK CONNECTIVITY. *CONTINUOUS PEDESTRIAN AND BICYCLE NETWORKS SHOULD BE PROVIDED WITHIN AND BETWEEN EXISTING AND NEW DEVELOPMENTS TO FACILITATE SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE TRAVEL FREE OF MAJOR BARRIERS AND IMPEDIMENTS SUCH AS CUL-DE-SACS AND LARGE PARKING LOTS.*

POLICY T 5.8 - WORKPLACE BICYCLE FACILITIES. *ENCOURAGE BICYCLE FACILITIES, SUCH AS SECURED BICYCLE RACKS, PERSONAL LOCKERS, AND SHOWERS FOR NEW AND EXISTING OFFICE DEVELOPMENTS TO ENCOURAGE BICYCLING AS AN ALTERNATIVE MODE FOR WORK COMMUNITIES.*

POLICY T 5.9 - PEDESTRIAN NETWORKS. *NEW SUBDIVISIONS AND LARGE-SCALE DEVELOPMENTS SHOULD INCLUDE SAFE PEDESTRIAN WALKWAYS OR MULTI-USE PATHS THAT PROVIDE DIRECT LINKS BETWEEN ROADWAYS AND MAJOR DESTINATIONS SUCH AS TRANSIT STOPS, SCHOOLS, PARKS, AND SHOPPING CENTERS.*

POLICY T 6.2 - TRANSIT STATION PARKING. *ESTABLISH A TRANSIT STATION AREA PARKING PROGRAM AND MANAGEMENT STRATEGIES FOR PROPOSED AND PLANNED TRANSIT STATIONS.*

URBAN DESIGN

THIS REQUEST ACHIEVES THE COMPREHENSIVE PLAN'S URBAN DESIGN POLICIES, PARTICULARLY THOSE FOCUSED ON TRANSIT AREA DESIGN AND CONNECTIVITY. THIS CMP WILL ALLOW A MIX OF USES IN CLOSE PROXIMITY TO TRANSIT AND HIGHWAY CORRIDORS AND WILL PROMOTE APPROPRIATE TRANSITIONS NEAR RESIDENTIAL AREAS BY CONCENTRATING DENSITY AND HEIGHT NEAR THE CENTER OF THE DISTRICT AND ALONG BLUE RIDGE ROAD AND LAKE BOONE TRAIL, WITH PUBLIC INFRASTRUCTURE SUCH AS OPEN SPACES AND PARKING STRUCTURES THAT BENEFIT TRANSIT USERS.

POLICY UD 2.2 - MULTI MODAL DESIGN. *MIXED-USE DEVELOPMENTS SHOULD ACCOMMODATE ALL MODES OF TRANSPORTATION TO THE GREATEST EXTENT POSSIBLE.*

POLICY UD 6.1 - ENCOURAGING PEDESTRIAN-ORIENTED USES. *NEW DEVELOPMENT, STREETSCAPE, AND BUILDING IMPROVEMENTS IN DOWNTOWN, MAIN STREETS, AND TOD AREAS SHOULD PROMOTE HIGH INTENSITY, PEDESTRIAN-ORIENTED USE AND DISCOURAGE AUTOMOBILE ORIENTED USES AND DRIVE-THROUGH USES.*

POLICY UD 8.1 - TRANSIT-ORIENTED DEVELOPMENT. *PROMOTE DENSE, MIXED-USE DEVELOPMENT WITHIN THE CORE AREA AROUND TRANSIT STATIONS. DEVELOPMENT INTENSITY SHOULD BE GREATEST WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL STATIONS AND BUS TRANSIT STATIONS.*

POLICY UD 8.2. - TRANSIT AREA TRANSITIONS. *THERE SHOULD BE A TRANSITION OF USE, INTENSITY AND SCALE FROM HIGHER-DENSITY TRANSIT CORRIDORS TO ADJACENT NEIGHBORHOODS. DEVELOPMENTS OF GREATER BULK AND HEIGHT IN AREAS SHOULD BE LOCATED IMMEDIATELY SURROUNDING TRANSIT STATIONS. AS DISTANCE FROM SUCH STATIONS INCREASES, DEVELOPMENT SHOULD TAPER DOWN IN BULK AND HEIGHT IN ORDER TO BALANCE THE NEEDS OF TRANSIT-SUPPORTIVE DENSITY WITH ESTABLISHED NEIGHBORHOOD CHARACTER.*

AREA SPECIFIC GUIDANCE - ARENA BLUE RIDGE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE ARENA-BLUE RIDGE AREA SPECIFIC GUIDANCE ("AP-AB") HEALTH & WELLNESS DISTRICT. COMP. PLAN MAP AP-AB1. THIS CMP WILL ALLOW THE EXPANSION AND COMPREHENSIVE PLANNING OF REX HOSPITAL, INCLUDING A MIX OF USES, INCREASED STRUCTURE PARKING, ADDITIONAL PEDESTRIAN AMENITIES, AND IMPROVED ENTRANCES TO THE CAMPUS ALONG BLUE RIDGE ROAD.

POLICY AP-AB 7 - MIXED-USE DEVELOPMENT INTENSITIES. *ENCOURAGE MIXED-USE DEVELOPMENTS THAT SERVE VISITORS AS WELL AS RESIDENTS. ENABLE GREATER LAND USE INTENSITY NEAR TRANSIT CORRIDORS AND REGIONAL ATTRACTIONS.*

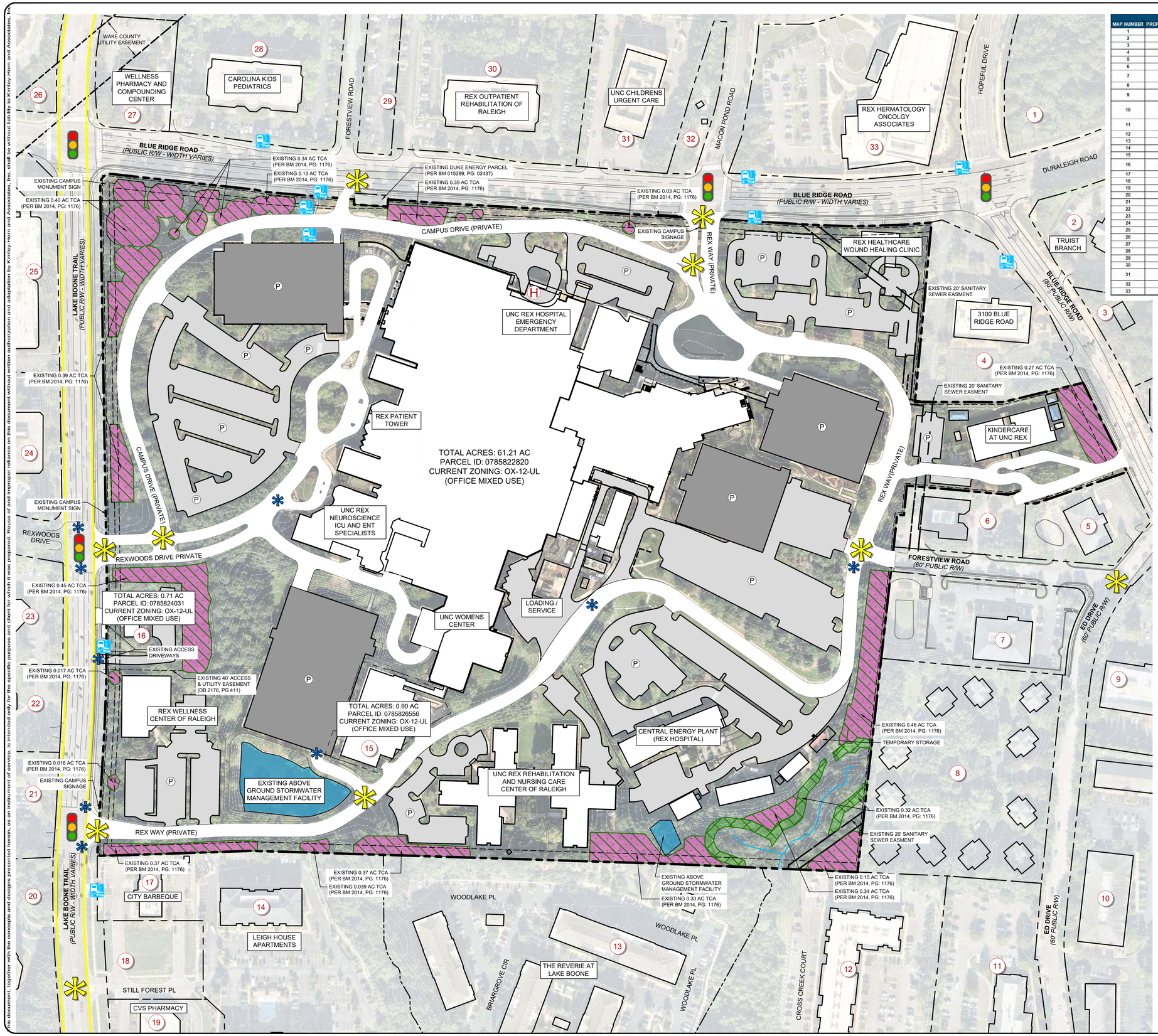
POLICY AP-AB 34 - REX HOSPITAL. *SUPPORT AN EXPANSION OF REX HOSPITAL TO THE WEST.*

POLICY AP-AB 35 - CONNECTIVITY AND PEDESTRIAN FRIENDLINESS. *RECONFIGURE STREET CONNECTIONS TO ACCOMMODATE AN INTERCONNECTED AND PEDESTRIAN-FRIENDLY DISTRICT AS REDEVELOPMENT OCCURS.*

POLICY AP-AB 10 - REDUCING SURFACE PARKING IMPACTS. *EVERY ATTEMPT SHOULD BE MADE TO MAKE SURFACE PARKING AREAS LESS DOMINANT THROUGH PLANTINGS AND BUFFERS, AND MORE EFFICIENT AND BETTER UTILIZED TO PREVENT THE NEED FOR ADDITIONAL FUTURE PARKING. THE LARGE SURFACE PARKING LOTS IN THE AREA SHOULD BE DESIGNED TO IMPROVE PEDESTRIAN ACCESS DURING EVENTS.*

PUBLIC BENEFITS

*PROVIDE BRIEF STATEMENTS REGARDING THE PUBLIC BENEFITS DERIVED AS A RESULT OF THE REZ



ADJOINING PROPERTY OWNER INFORMATION						
MAP NUMBER	PROPERTY ID NUMBER	DEED NUMBER	BOOK OF MAPS	DEED ACRES	PROPERTY ADDRESS	PROPERTY OWNER
1	0785636900	012794-00637	BM2020-00449	20.48 AC	29923 EDWARDS MILL ROAD	REX HOSPITAL INC
2	0785746114	016965-00908	BM2005-02180	1.60 AC	3000 DURALEIGH ROAD	DURALEIGH COMMERCE I LLC
3	0785748205	09-E-1263	BM2020-02186	0.59 AC	3115 BLUE RIDGE ROAD	BURTON, ELIZABETH A
4	0785737887	015695-01477	BM1984-01152	2.36 AC	3100 BLUE RIDGE ROAD	HTA-BLUE RIDGE, LLC
5	0785842120	016664-02538	BM1985-02122	0.92 AC	3126 BLUE RIDGE ROAD	A & A BUILDING LLC
6	0785832624	017755-01783	BM1987-01294	0.85 AC	3124 BLUE RIDGE ROAD	BLACK ROCK INVESTMENTS LLC
7	0785834859	015938-01619		1.89 AC	3708 FORESTVIEW ROAD	FORESTVIEW MEDICAL BUILDING CONDOMINIUM OWNERS ASS.
8	0785837863	008254-01697		4.46 AC	2800 EDRIDGE CT.	RIDGECROFT CONDOMINIUMS
9	0785846452	010537-00728		3.60 AC	3200 BLUE RIDGE ROAD	REXVIEW MEDICAL PARTNERS LLC CONDOMINIUM
10	0785943146	012629-02579	BM2006-01992	6.41 AC	3800 ED DR.	REXVIEW MEDICAL & PROFESSIONAL PARK CONDO ASSOC
11	0785933877	014626-00354		3.81 AC	3851 ED DR.	ED DRIVE MEDICAL OFFICE CONDOS OWNERS ASSOC
12	0785933580	018488-02220	BM2021-00785	8.18 AC	2551 LANDMARK DRIVE	TBR/CORO CROSS CREEK OWNER LLC
13	0785922964	017321-02315	BM2018-02467	9.98 AC	4100 WOODLAKE PL	RALEIGH LAKE BOONE LLC
14	0785922368	018099-02218	BM2015-02011	5.93 AC	2411 STILL FOREST PL	BEL LEIGH LIMITED PARTNERSHIP
15	0785826556	003910-00373		0.90 AC	4401 LAKE BOONE TRAIL	REX HOSPITAL INC
16	0785824031	019280-00810	BM1973-00251	0.71 AC	4220 LAKE BOONE TRAIL	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
17	0785920043	018672-01627	BM2015-02011	0.74 AC	4122 LAKE BOONE TRAIL	WORLD TRADE PROPERTIES LLC
18	0785922003	019945-01090	BM2015-02011	0.87 AC	4112 LAKE BOONE TRAIL	T&T LAKE BOONE LLC
19	0785924006	016756-00513	BM2015-02011	1.36 AC	2411 LANDMARK DRIVE	HACHMANN LLC
20	0785912507	011297-01077	BM1987-01468	5.52 AC	4101 LAKE BOONE TRAIL	SUMMIT AT LAKE BOONE LLC THE
21	0785818541	019578-00383	BM1997-01345	2.78 AC	4201 LAKE BOONE TRAIL	EGMP 4201 LAKE BOONE TRAIL LLC
22	0785816689	019578-00363	BM1993-01252	1.37 AC	4207 LAKE BOONE TRAIL	EGMP 4207 LAKE BOONE TRAIL LLC
23	0785814583	019578-00359	BM1993-01252	2.51 AC	4301 LAKE BOONE TRAIL	EGMP 4301 LAKE BOONE TRAIL LLC
24	0785810774	019578-00371	BM1994-01119	2.31 AC	4325 LAKE BOONE TRAIL	EGMP 4325 LAKE BOONE TRAIL LLC
25	0785717617	019534-02154	BM1994-01119	3.62 AC	2500 BLUE RIDGE ROAD	BLUE RIDGE PROPERTY OWNER LLC
26	0785710619	007290-00914	BM1997-00748	4.61 AC	2501 BLUE RIDGE ROAD	ATRIUM AT BLUE RIDGE LLC THE
27	0785712956	915609-01643		0.97 AC	2601 BLUE RIDGE ROAD	MONTS RIDGE LLC
28	0785722175	007127-00827	BM1993-00696	3.09 AC	2605 BLUE RIDGE ROAD	BRM PARTNERS LLC
29	0785722533	008581-01014		0.60 AC	2701 BLUE RIDGE ROAD	BRM PARTNERS II LLC
30	0785722795	006809-00247		3.22 AC	2709 BLUE RIDGE ROAD	BRM PARTNERS II LLC
31	0785732161	016987-01535	BM1999-01256	1.84 AC	2801 BLUE RIDGE ROAD	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
32	0785732285	012794-00637		0.46 AC	2821 BLUE RIDGE ROAD	REX HOSPITAL INC
33	0785732641	012794-00637	BM2020-00452	4.39 AC	2901 BLUE RIDGE ROAD	REX HOSPITAL INC

EXISTING CONDITIONS LEGEND:

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- BUILDING
- SURFACE PARKING
- PARKING STRUCTURE
- STREAM
- 50' STREAM BUFFER
- STREETS
- UTILITY EASEMENT
- 2' CONTOURS
- ON-STREET BIKE LANE
- ACCESS EASEMENT
- EXISTING SETBACK
- PREVIOUSLY APPROVED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY APPROVED SECONDARY TREE CONSERVATION AREA (TCA)
- PUBLIC TRANSIT STOP
- STREET INTERSECTION
- PEDESTRIAN CROSSING
- SIGNALIZED INTERSECTION
- HELIPAD
- EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY

EXISTING CONDITIONS NOTES:

1. THE EXISTING CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT.
2. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 013831006
DATE 03/25/2026
SCALE AS SHOWN
DESIGNED BY RLB
DRAWN BY JAD
CHECKED BY MKB

EXISTING CONDITIONS MAP

UNC REX CMP

PREPARED FOR UNC HEALTH

RALEIGH NORTH CAROLINA

SHEET NUMBER
MP-1

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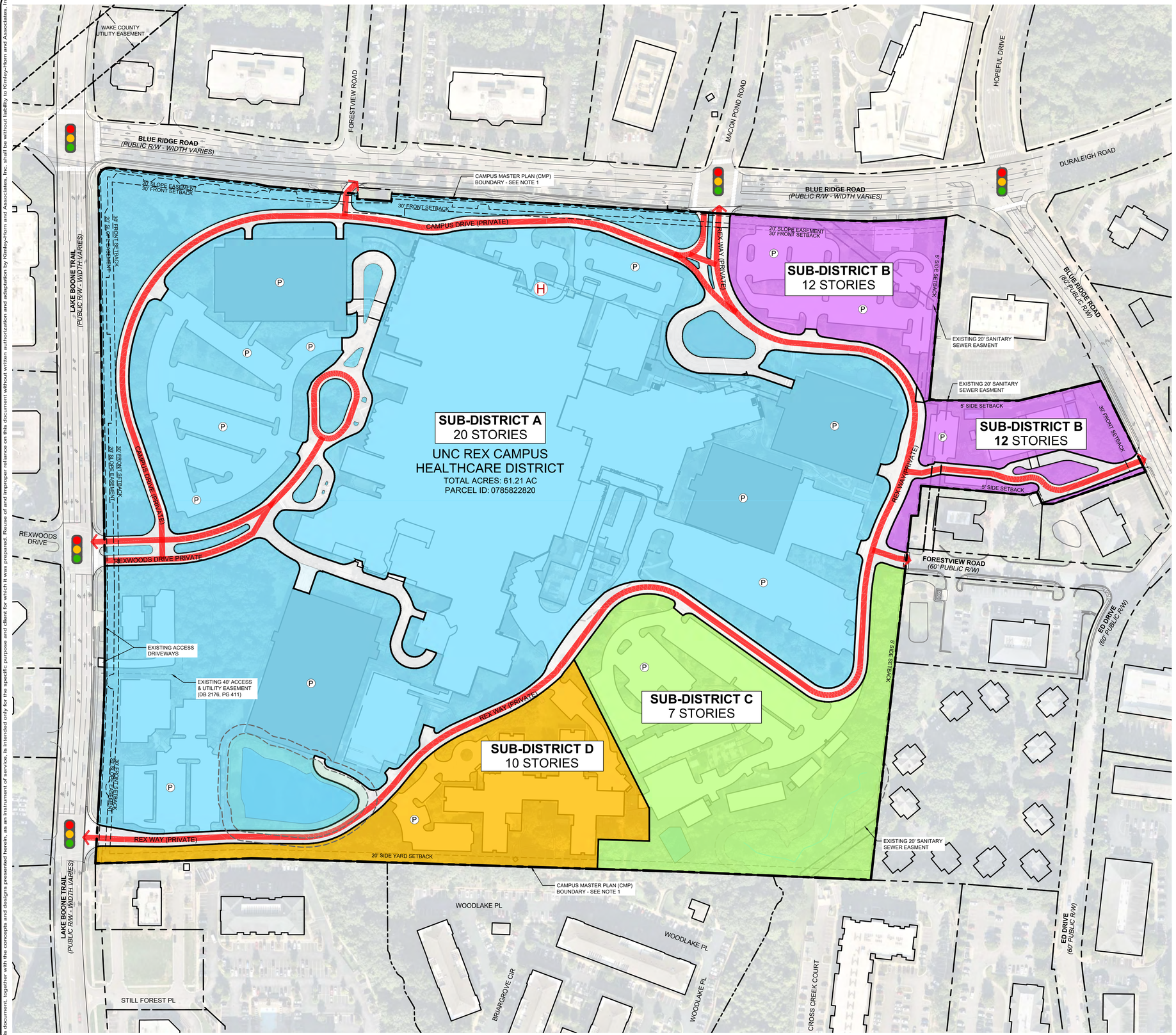

GENERAL LAYOUT LEGEND

- PROPOSED CAMPUS SUB-DISTRICT (A)
- PROPOSED CAMPUS SUB-DISTRICT (B)
- PROPOSED CAMPUS SUB-DISTRICT (C)
- PROPOSED CAMPUS SUB-DISTRICT (D)
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CAMPUS STREET (PRIVATE) TO REMAIN
- EXISTING HELIPAD
- EXISTING SIGNALIZED INTERSECTION

3

GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

1. THE CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
2. THE PROPOSED NEW STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
3. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
4. STREETS LABELED 'EXISTING REX CAMPUS STREET (PRIVATE)' AND 'REX CAMPUS DRIVE' IN THE MASTER PLAN SHALL BE PRIVATE.
5. EXCEPT WHERE SPECIFICALLY REFERENCED IN SECT. 4.6 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
6. THIS CAMPUS MASTER PLAN DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF THE UDO.

TABLE 1 - MAXIMUM HEIGHT

SUB-DISTRICT	AREA (ACRES)	MAX. STORIES
A	44.64 AC	20 STORIES
B	5.12 AC	12 STORIES
C	7.05 AC	7 STORIES
D	4.40 AC	10 STORIES

TABLE 2 - LOT DIMENSIONS TABLE

MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
50'	100'	5,000 SF

TABLE 3 - SETBACKS TABLE

BUILDINGS / STRUCTURES SETBACKS	
FROM PRIMARY STREET (MIN.)	5'
FROM SIDE STREE (MIN.)	5'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	20'
FROM REAR LOT LINE (MIN.)	3'
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREE (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'
FROM REAR LOT LINE (MIN.)	3'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	013831006
DATE	03/25/2026
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

GENERAL LAYOUT MAP

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-2

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-2 GENERAL LAYOUT MAP April 08, 2026 12:33:57pm K:\RAL_LDEV\013831006_UNCREX-CNP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-2 GENERAL LAYOUT MAP.dwg
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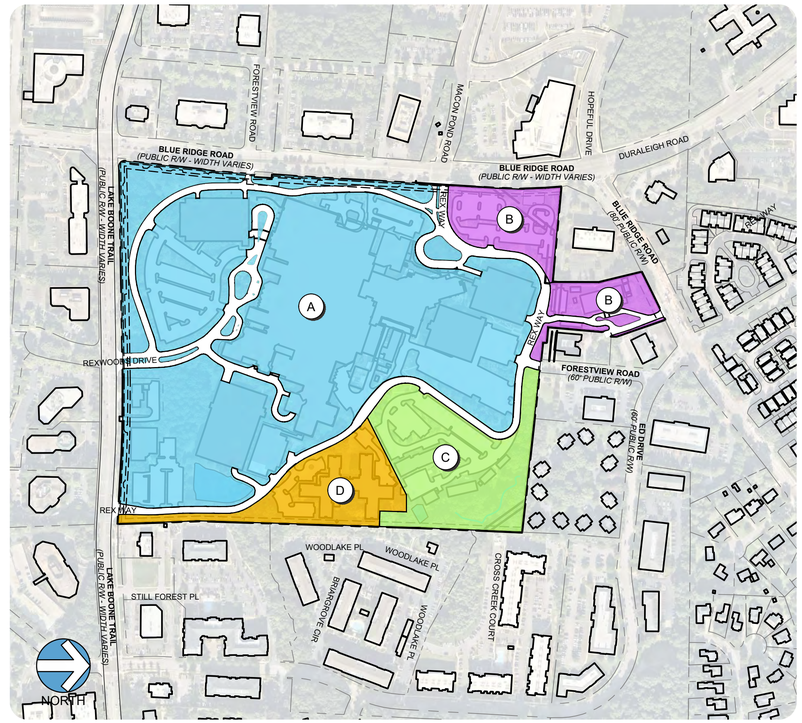
TABLE 4 - TABLE OF USES					
USE CATEGORY / SPECIFIC USE	CAMPUS SUB-DISTRICT A	B	C	D	DEFINITION / USE STANDARDS
RESIDENTIAL					
HOUSEHOLD LIVING AS LISTED BELOW:					**SEC. 6.2.1.**
SINGLE-UNIT LIVING	-	-	-	-	
TWO-UNIT LIVING	-	-	-	-	
MULTI-UNIT LIVING	-	-	-	-	
COTTAGE COURT	-	-	-	-	
CONSERVATION DEVELOPMENT	-	-	-	-	
COMPACT DEVELOPMENT	-	-	-	-	
FREQUENT TRANSIT DEVELOPMENT OPTION	-	-	-	-	
MANUFACTURED HOME DEVELOPMENT	-	-	-	-	
MULTI-UNIT SUPPORTIVE HOUSING RESIDENCE	-	-	-	-	
SUPPORTIVE HOUSING RESIDENCE	-	-	-	-	
GROUP LIVING AS LISTED BELOW:					**SEC. 6.2.2.**
BOARDINGHOUSE	-	-	-	-	
CONGREGATE CARE	**L**	**L**	**L**	**L**	**SEC. 6.2.2.C.**
DORMITORY, FRATERNITY, SORORITY	-	-	-	-	
HOSPICE	**P**	**P**	**P**	**P**	**SEC. 6.2.2.C.**
CONTINUING CARE RETIREMENT COMMUNITY	**L**	**L**	**L**	**L**	**SEC. 6.2.2.E.**
REST HOME	**L**	**L**	**L**	**L**	**SEC. 6.2.2.F.**
SOCIAL SERVICES AS LISTED BELOW:					**SEC. 6.2.3.**
EMERGENCY SHELTER TYPE A	**P**	**P**	**P**	**P**	**SEC. 6.2.3.B.**
EMERGENCY SHELTER TYPE B	**P**	**P**	**P**	**P**	**SEC. 6.2.3.C.**
SPECIAL CARE FACILITY	**P**	**P**	**P**	**P**	**SEC. 6.2.3.D.**
PUBLIC & INSTITUTIONAL					
CIVIC AS LISTED BELOW:					**SEC. 6.3.1.**
CEMETERY	-	-	-	-	
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	**P**	**P**	-	-	**SEC. 6.3.1.C.**
SCHOOL, PUBLIC OR PRIVATE (K-12)	-	-	-	-	
PARKS, COMMON GREEN SPACE AREA AND GREENWAYS	**P**	**P**	**P**	**P**	**SEC. 6.3.2.**
MINOR UTILITIES	**P**	**P**	**P**	**P**	**SEC. 6.3.3.A.**
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:			**L**		**SEC. 6.3.3.B.**
TELECOMMUNICATION TOWER: (<250 FT)	**L**	**L**	**L**	**L**	**SEC. 6.3.3.C.**
TELECOMMUNICATION TOWER: (>250 FT)	**S**	**S**	**S**	**S**	**SEC. 6.3.3.D.**
WATER/WASTEWATER TREATMENT PLANT-GOVERNMENT	-	-	-	-	
COMMERCIAL					
DAY CARE AS LISTED BELOW:					**SEC. 6.4.1.**
DAY CARE, HOME	**P**	**P**	**P**	**P**	**SEC. 6.4.1.B.**
DAY CARE CENTER	**P**	**P**	**P**	**P**	**SEC. 6.4.1.C.**
INDOOR RECREATION AS LISTED BELOW:					**SEC. 6.4.2.**
ADULT ESTABLISHMENT	-	-	-	-	
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	**P**	**P**	**P**	**P**	**SEC. 6.4.2.**
HEALTH CLUB	**P**	**P**	**P**	**P**	**SEC. 6.4.2.C.**
SPORTS ACADEMY	**P**	**P**	**P**	**P**	**SEC. 6.4.2.D.**
MEDICAL	**P**	**P**	**P**	**P**	**SEC. 6.4.3.**
OFFICE	**P**	**P**	**P**	**P**	**SEC. 6.4.4.**
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	-	-	-	-	**SEC. 6.4.5.**
GOLF COURSE	-	-	-	-	
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (<250 SEATS)	-	-	-	-	**SEC. 6.4.5.**
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	-	-	-	-	
RIDING STABLES	-	-	-	-	
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:					
SHORT-TERM RENTAL	-	-	-	-	
BED AND BREAKFAST	-	-	-	-	
HOSPITALITY HOUSE	**P**	**P**	**P**	**P**	**SEC. 6.4.6.C.**
PARKING, AS LISTED BELOW:					**SEC. 6.4.7.**
PARKING FACILITY	**P**	**P**	**P**	**P**	**SEC. 6.4.7.A.**
PASSENGER TERMINAL, AS LISTED BELOW:					**SEC. 6.4.8.**
AIRFIELD, LANDING STRIP	-	-	-	-	
HELIPORT, SERVING HOSPITALS	**P**	**P**	**P**	**P**	**SEC. 6.4.8.B.**
HELIPORT, ALL OTHERS	**P**	**P**	**P**	**P**	**SEC. 6.4.8.C.**
PERSONAL SERVICE EXCEPT AS LISTED BELOW:					**SEC. 6.4.9.**
ANIMAL CARE (INDOOR) EXCEPT AS LISTED BELOW:	-	-	-	-	
VETERINARY CLINIC/HOSPITAL	-	-	-	-	
ANIMAL CARE (OUTDOOR)	-	-	-	-	
BEAUTY/ HAIR SALON	**P**	**P**	**P**	**P**	**SEC. 6.4.9.D.**
COPY CENTER	**P**	**P**	**P**	**P**	**SEC. 6.4.9.E.**
OPTOMETRIST	**P**	**P**	**P**	**P**	**SEC. 6.4.9.F.**
RESTAURANT/BAR AS LISTED BELOW:					**SEC. 6.4.10.**
EATING ESTABLISHMENT	**L**	**L**	**L**	**L**	**SEC. 6.4.10.C.**
RETAIL SALES, EXCEPT AS LISTED BELOW:	**L**	**L**	**L**	**L**	**SEC. 6.4.11.**
MOBILE RETAIL LONG TERM	-	-	-	-	
PAWNSHOP	-	-	-	-	
SHOPPING CENTER	-	-	-	-	
VEHICLE FUEL SALES (INCLUDING GASOLINE AND DIESEL FUEL)	-	-	-	-	
VEHICLE SALES/RENTAL	-	-	-	-	

TABLE 4 - TABLE OF USES					
USE CATEGORY / SPECIFIC USE	CAMPUS SUB-DISTRICT A	B	C	D	DEFINITION / USE STANDARDS
INDUSTRIAL					
HEAVY INDUSTRIAL	-	-	-	-	
DETENTION CENTER, JAIL, PRISON	-	-	-	-	
TOWING YARD FOR VEHICLES	-	-	-	-	
LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW:	-	-	-	-	
BREWERY, WINERY, DISTILLERY, CIDERY	-	-	-	-	
LIGHT MANUFACTURING	-	-	-	-	
RESEARCH & DEVELOPMENT	**P**	**P**	**P**	**P**	**SEC. 6.5.4.**
SELF-SERVICE STORAGE	-	-	-	-	
VEHICLE SERVICE, AS LISTED BELOW	-	-	-	-	
CAR WASH	-	-	-	-	
VEHICLE REPAIR (MINOR)	-	-	-	-	
VEHICLE REPAIR (MAJOR)	-	-	-	-	
VEHICLE REPAIR (COMMERCIAL VEHICLE)	-	-	-	-	
WAREHOUSE & DISTRIBUTION	-	-	-	-	
WASTE-RELATED SERVICE	-	-	-	-	
WHOLESALE TRADE	-	-	-	-	
OPEN					
AGRICULTURE, EXCEPT AS LISTED BELOW:	-	-	-	-	
COMMUNITY GARDEN	**P**	-	-	-	**SEC. 6.6.1.B.**
COMMUNITY GARDEN (ON-SITE SALES)	**P**	-	-	-	**SEC. 6.6.1.B.**
PLANT NURSERY	-	-	-	-	
PRODUCE STAND	-	-	-	-	
RESTRICTED AGRICULTURE	-	-	-	-	
URBAN FARM	-	-	-	-	
RESOURCE EXTRACTION	-	-	-	-	

KEY TO TABLE OF USES:

THIS ALLOWED USE TABLE IDENTIFIES USES PERMITTED IN EACH CAMPUS SUB-DISTRICT. THE USE TABLE KEY IS SET FORTH BELOW.

1. PERMITTED USE (P)
   - INDICATES THAT THE USE IS PERMITTED BY RIGHT IN THE DISTRICT.
2. LIMITED USE (L)
   - INDICATES THAT THE USE, WHILE ALLOWABLE BY RIGHT IN THE DISTRICT, MUST MEET THE USE STANDARDS ASSOCIATED WITH SPECIFIC USE (SEE RIGHT-HAND COLUMN FOR DEFINITIONS USE STANDARDS.)
3. SPECIAL USE (S)
   - INDICATES THAT THE USE REQUIRES APPROVAL BY THE BOARD OF ADJUSTMENT AS A SPECIAL USE BEFORE IT IS ALLOWED IN THE DISTRICT. USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE MAY ALSO APPLY.
4. USE NOT PERMITTED (-)
   - INDICATES THAT THE USE IS NOT PERMITTED.



KEY MAP
SCALE: 1" = 300'

GENERAL LAND USE NOTES:

1. ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY ADDRESSED OR ALLOWED IN THE TABLE OF USES ON THIS SHEET SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO.
2. ALL LAND USES WITHIN THE CMP SHALL BE PERMITTED AS PER THE TABLE OF USES AND WILL COMPLY WITH OFFICE MIXED USE (OX) USE DEFINITIONS AND STANDARDS EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS MASTER PLAN.
3. THIS CAMPUS MASTER PLAN (CMP) EXCLUDES ALL RESIDENTIAL USES EXCEPT THOSE SPECIFICALLY LISTED IN TABLE 4.

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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PRELIMINARY
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KHA PROJECT	013831006
DATE	03/25/2026
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

GENERAL TABLE OF USES

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-2.1

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-2.1 GENERAL TABLE OF USES April 08, 2026 12:27:58pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-2.1 GENERAL TABLE OF USES.dwg
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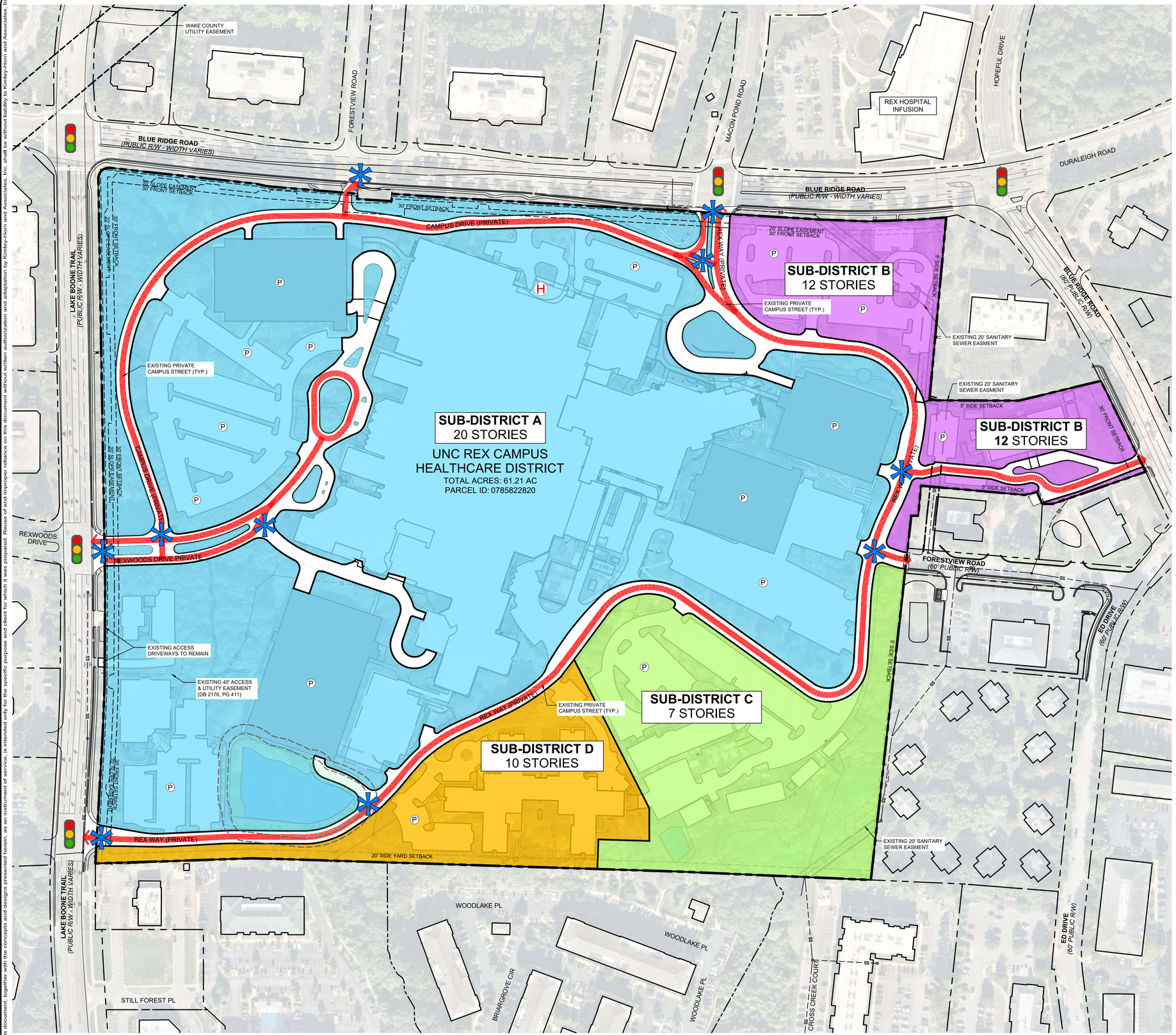

STREET/BLOCK LAYOUT LEGEND:

- PROPOSED CAMPUS SUB-DISTRICT (A)
- PROPOSED CAMPUS SUB-DISTRICT (B)
- PROPOSED CAMPUS SUB-DISTRICT (C)
- PROPOSED CAMPUS SUB-DISTRICT (D)
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CAMPUS STREET (PRIVATE) TO REMAIN
- EXISTING STREET INTERSECTION
- EXISTING HELIPAD
- EXISTING SIGNALIZED INTERSECTION

GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

1. THE CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
2. ANY EXISTING, PROPOSED OR RE-ALIGNED STREETS WITHIN THE CAMPUS DISTRICT BOUNDARY SHALL BE PRIVATE.
3. NO PUBLIC STREET SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
4. EXCEPT WHERE SPECIFICALLY REFERENCED IN SECTION 2.1. - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
5. THIS CAMPUS MASTER PLAN DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF THE UDO.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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DRAWN BY	JAD
CHECKED BY	MKB

UNC REX CMP

PREPARED FOR UNC HEALTH

RALEIGH NORTH CAROLINA

STREET AND BLOCK LAYOUT PLAN

SHEET NUMBER
MP-3

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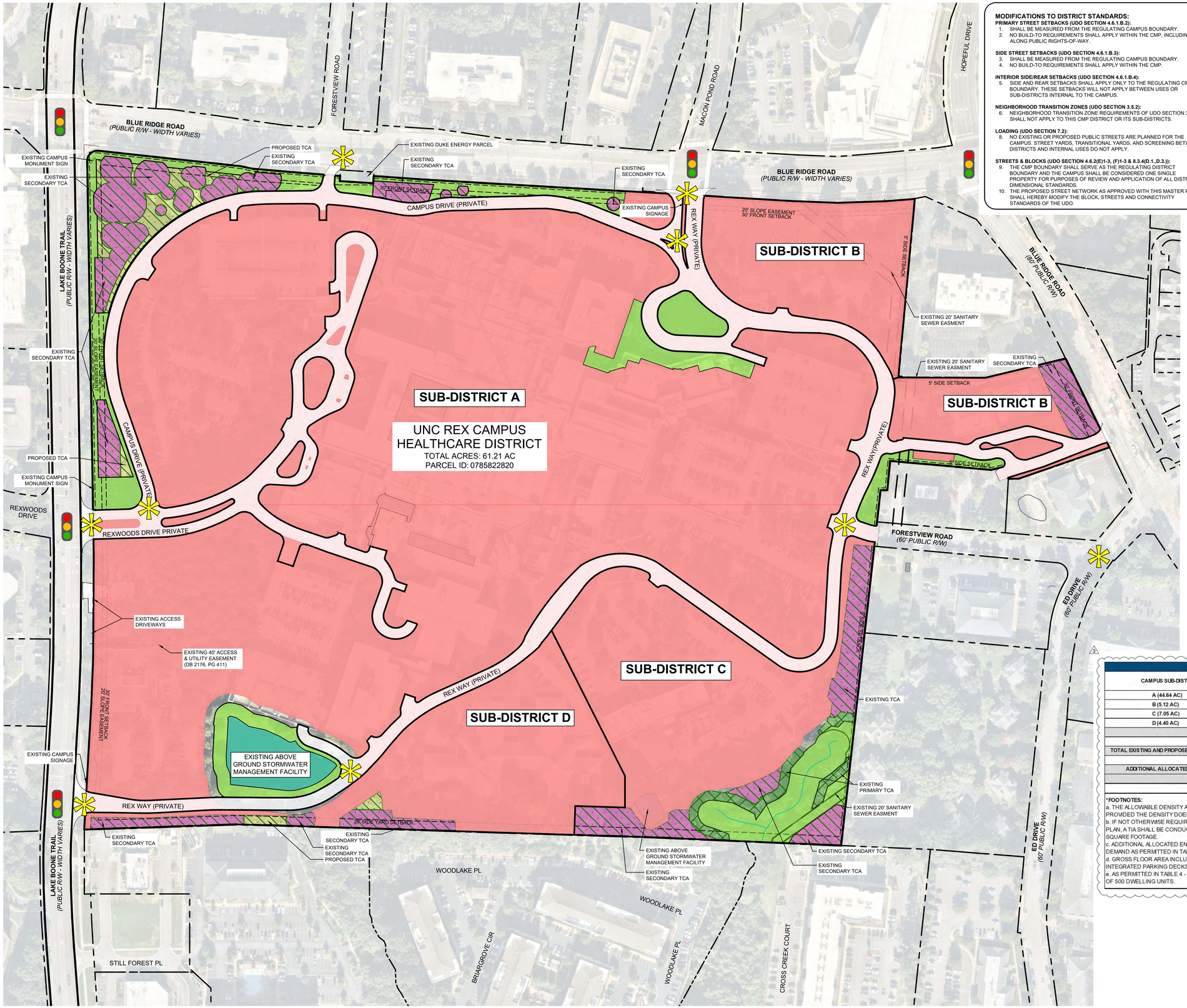

MODIFICATIONS TO DISTRICT STANDARDS:

PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.2):
1. SHALL BE MEASURED FROM THE REGULATING CAMPUS BOUNDARY.
2. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP, INCLUDING ALONG PUBLIC RIGHTS-OF-WAY.

SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.3):
3. SHALL BE MEASURED FROM THE REGULATING CAMPUS BOUNDARY.
4. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.

INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.4):
5. SIDE AND REAR SETBACKS SHALL APPLY ONLY TO THE REGULATING CMP BOUNDARY. THESE SETBACKS WILL NOT APPLY BETWEEN USES OR SUB-DISTRICTS INTERNAL TO THE CAMPUS.

NEIGHBORHOOD TRANSITION ZONES (UDO SECTION 3.5.2):
6. NEIGHBORHOOD TRANSITION ZONE REQUIREMENTS OF UDO SECTION 3.5.2 SHALL NOT APPLY TO THIS CMP DISTRICT OR ITS SUB-DISTRICTS.

LOADING (UDO SECTION 7.2):
8. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS, STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY.

STREETS & BLOCKS (UDO SECTION 4.6.2(E)1-3, (F)1-3 & 8.3.4(D.1.,D.3.)):
9. THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
10. THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.

DEVELOPMENT LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- DEVELOPABLE AREA
- CAMPUS GREEN SPACE AREA
- PREVIOUSLY APPROVED OR RECORDED TREE CONSERVATION AREA (TCA)
- EXISTING SECONDARY TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA SEE SHEET MP-8.1
- EXISTING STREET INTERSECTION
- EXISTING SIGNALIZED INTERSECTION

DEVELOPMENT PLAN NOTES:
1. STREAMS AND WETLAND INFORMATION IS BASED ON PUBLICLY AVAILABLE AERIAL IMAGERY, USGS TOPOGRAPHIC QUAD MAP, AND THE WAKE COUNTY NRCS SOIL SURVEY. APPLICABILITY AND STATUS OF THESE FEATURES WILL BE BASED ON JURISDICTIONAL DETERMINATION BY NCDEQ AND THE ARMY CORPS OF ENGINEERS.
2. PRIVATE STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL BE PRIVATE AND WILL MEET THE CONSTRUCTABILITY STANDARDS OF THE CITY OF RALEIGH'S STREET DESIGN MANUAL IN PLACE AT THE TIME OF THIS APPLICATION, HOWEVER, STREETS WILL NOT BE SUBJECT TO THE CITY OF RALEIGH'S STREET TYPES PER UDO SECTION 8.4 OR THE REQUIREMENTS OF 8.3 AND 8.5 (SEE MODIFICATION OF DISTRICT STANDARDS BELOW).
3. THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF UNC REX CAMPUS AS SHOWN.
4. THE PROPOSED STREET ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE.
5. PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
6. NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP.
7. ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
8. HEIGHT SHALL BE MEASURED PER THE STANDARDS OF THE UDO. HEIGHT VARIES BY SUB-DISTRICT BUT SHALL NOT EXCEED THE NUMBER OF STORIES SHOWN WITHIN SUB-DISTRICT SUMMARY TABLE ON SHEET MP-3.
9. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NONCONFORMING AT THE TIME OF THIS APPLICATION, SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY FUTURE DEVELOPMENT OR RE-DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.
10. CAMPUS GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

SPECIAL MASTER PLAN CLARIFICATIONS:

TRANSPARENCY(UDO SECTION 1.5.9):
1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN THE UNC REX CAMPUS.

BLANK WALL (UDO SECTION 1.5.10):
2. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN UNC REX CAMPUS.

TABLE 5 - DEVELOPMENT SUMMARY

CAMPUS SUB-DISTRICT	EXISTING GROSS FLOOR AREA	PROPOSED MAX GROSS FLOOR AREA (a,c)
A (44.64 AC)	1,801,169 SF	2,800,000 SF (63K SF/AC)
B (5.12 AC)	-	875,000 SF (171K SF/AC)
C (7.05 AC)	-	500,000 SF (71K SF/AC)
D (4.40 AC)	-	600,000 SF (136K SF/AC)
SUB TOTAL:	1,801,169 SF	4,775,000 SF (b)
TOTAL EXISTING AND PROPOSED FLOOR AREA: (a)	-	6,576,169 SF
ADDITIONAL ALLOCATED ENTITLEMENT (c):	-	3,123,831 SF
TOTAL:	-	9,700,000 SF

*FOOTNOTES:
a. THE ALLOWABLE DENSITY ALLOCATED BY CAMPUS SUB-DISTRICT MAY BE TRANSFERRED BETWEEN SUB-DISTRICTS, PROVIDED THE DENSITY DOES NOT EXCEED THE TOTAL EXISTING AND PROPOSED FLOOR AREA AS PERMITTED.
b. IF NOT OTHERWISE REQUIRED BY THE UDO AND/OR RALEIGH STREET DESIGN MANUAL UPON SUBMITTAL OF A SITE PLAN, A TIA SHALL BE CONDUCTED IF DEVELOPMENT ENTITLEMENT EXCEEDS 4,775,000 NET NEW DEVELOPMENT SQUARE FOOTAGE.
c. ADDITIONAL ALLOCATED ENTITLEMENT MAY BE DEVELOPED WITHIN SUBDISTRICT A AS NEEDED BASED ON FUTURE DEMAND AS PERMITTED IN TABLE 4 - TABLE OF USES ON SHEET MP-2.1.
d. GROSS FLOOR AREA INCLUDES ENCLOSED HEATED SQUARE FOOTAGE ONLY. STAND ALONE OR VERTICALLY INTEGRATED PARKING DECKS ARE IN ADDITION TO THESE TOTALS.
e. AS PERMITTED IN TABLE 4 - TABLE OF USES ON SHEET MP-2.1, RESIDENTIAL USES SHALL BE LIMITED TO A MAXIMUM OF 500 DWELLING UNITS.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

DEVELOPMENT PLAN

UNC REX CMP

PREPARED FOR UNC HEALTH℠

RALEIGH NORTH CAROLINA

SHEET NUMBER
MP-4

Plotted By:Dsessions, Jake Set:Set:UNC CMP REZONING Layout:MP-4 DEVELOPMENT PLAN April 08, 2026 05:09:32pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-4 DEVELOPMENT PLAN.dwg
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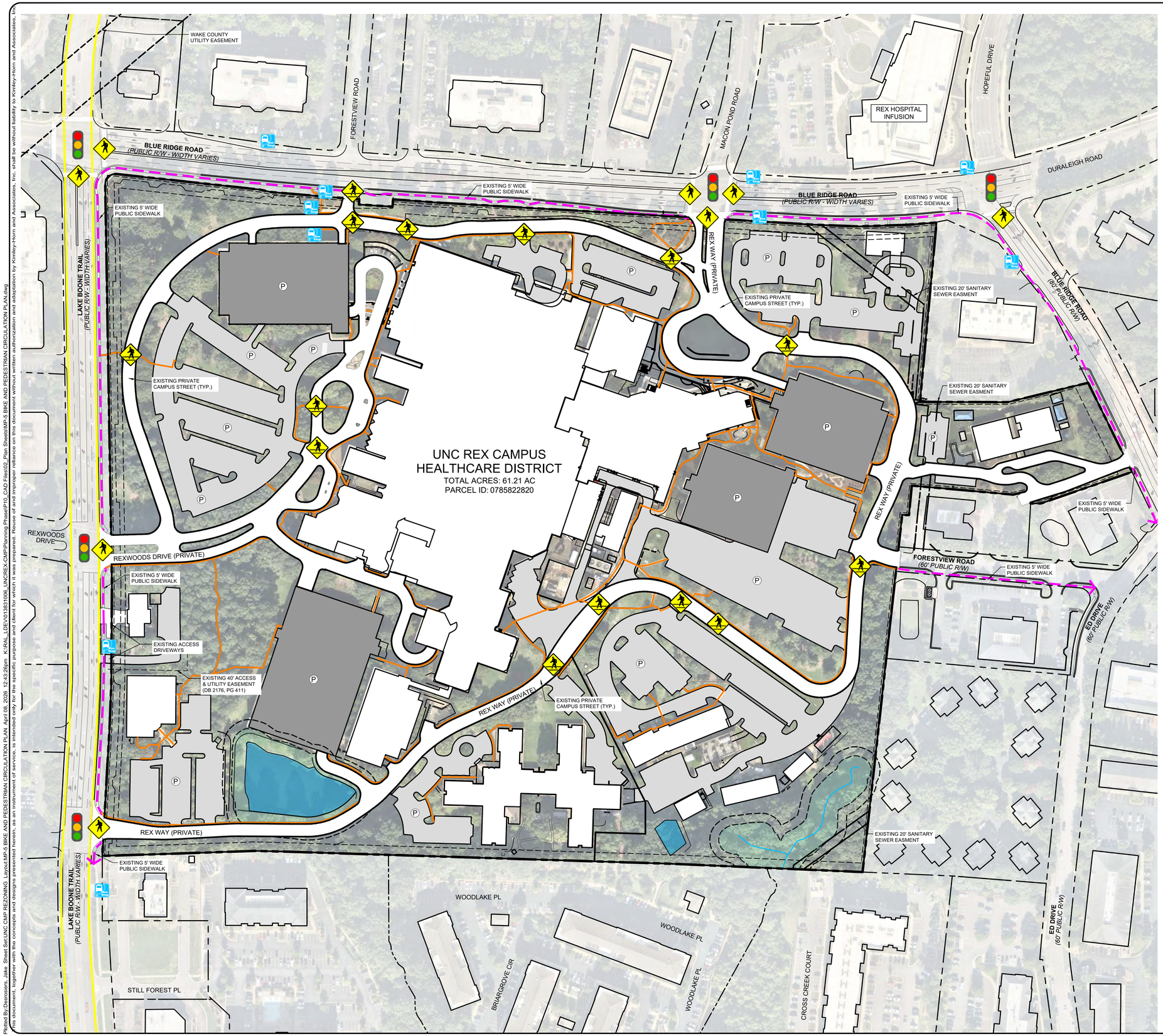

PEDESTRIAN CIRCULATION LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING PUBLIC SIDEWALKS
- EXISTING CAMPUS SIDEWALKS
- EXISTING ON-STREET BIKE LANE
- SIGNALIZED PEDESTRIAN CROSSWALK/CAMPUS CONNECTION
- PEDESTRIAN CROSSWALK / CAMPUS CONNECTION
- EXISTING PUBLIC TRANSIT STOP
- EXISTING SIGNALIZED INTERSECTION

MODIFICATIONS TO DISTRICT STANDARDS:

STREETS & BLOCKS (UDO SECTION 8.3.):

1. THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
2. THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.
3. PARCELS WITHIN THE CAMPUS BOUNDARY SHALL BE EXEMPT FROM THE GREENWAY CONNECTION REQUIREMENTS OF UDO SECTION 8.3.4(D).

PEDESTRIAN CIRCULATION NOTES:

1. PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
2. ALL EXISTING TRANSIT LOCATIONS ON ANY EXISTING OR PROPOSED PRIVATE STREET OR PRIVATE ACCESS WAY WITHIN THE CAMPUS, MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF UNC REX.
3. PEDESTRIAN AND BIKE NETWORK SHOWN REPRESENTS THE EXISTING NETWORK. THESE FACILITIES AND CONNECTIONS WILL CONTINUE TO EVOLVE IN CONJUNCTION WITH THE FUTURE EXPANSION OF THE CAMPUS AND WILL BE SUBJECT TO FINAL DESIGN OF INDIVIDUAL CAMPUS PROJECTS.
4. EXCEPT WHERE MODIFIED BY THIS MASTER PLAN, WHERE APPLICABLE, ROAD AND PEDESTRIAN IMPROVEMENTS WILL COMPLY WITH UDO SECTION 8.5.5.

NORTH

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0 50 100 200

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	013831006
DATE	03/25/2026
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

BIKE AND PEDESTRIAN CIRCULATION PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-5

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN April 08, 2026, 12:43:26pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN.dwg
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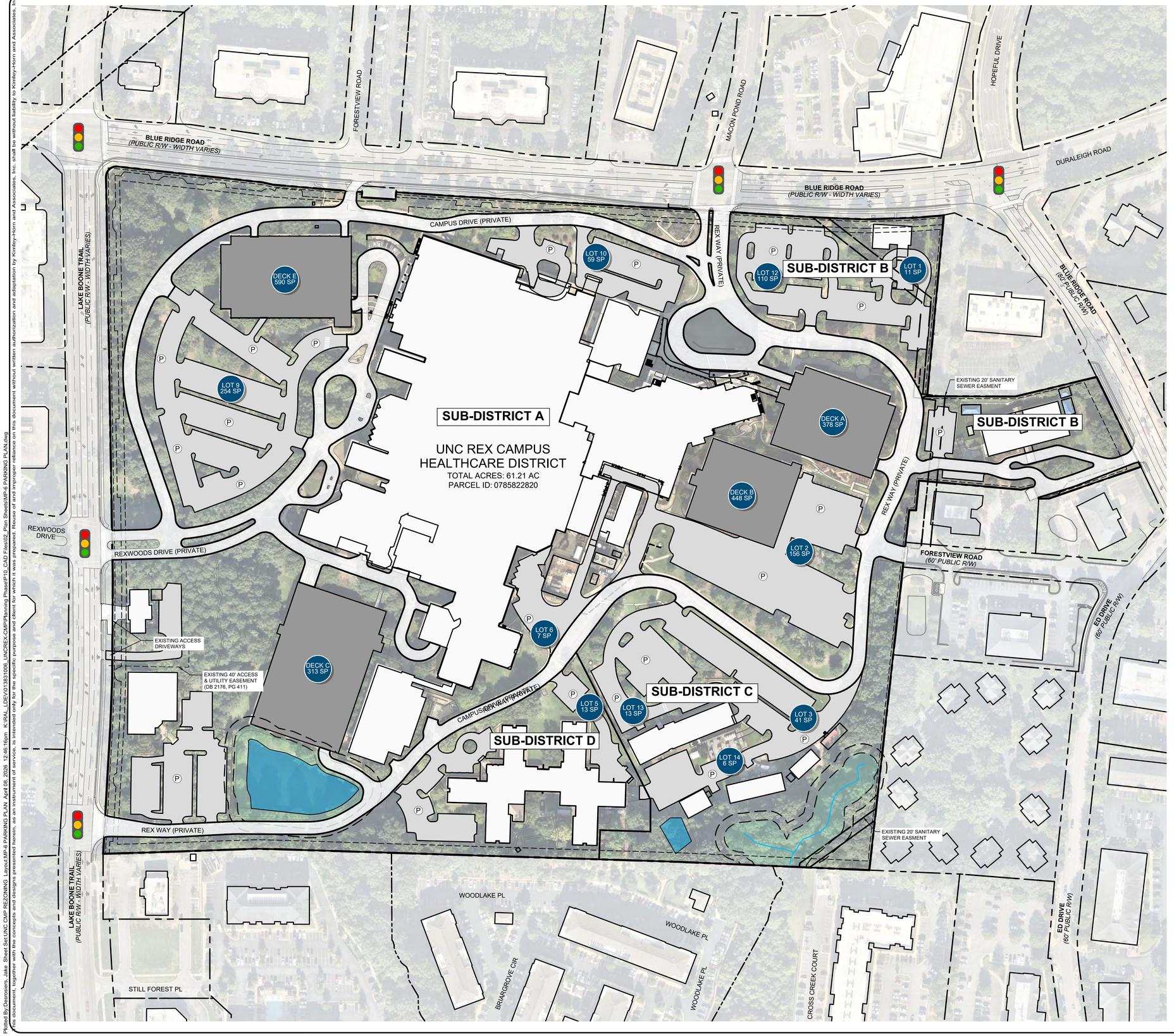

PARKING LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING SIGNALIZED INTERSECTION

MODIFICATIONS TO DISTRICT STANDARDS:
PARKING AND LOADING (UDO SECTION 7.1):

1. UNC REX CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP.
2. REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE UNC REX CMP.
3. EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS BOUNDARY.
4. NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
5. NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
6. NEW OR MODIFIED PARKING STRUCTURES AND SURFACE LOTS MAY BE DEVELOPED IN CONJUNCTION WITH A SPECIFIC CAMPUS REDEVELOPMENT PROJECT.

PARKING NOTES:

1. EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES.
2. PARKING IS CONCEPTUAL AND MAY BE MODIFIED AT SITE PLAN WITHOUT AN AMENDMENT TO THIS MASTER PLAN.

TABLE 6 - EXISTING PARKING SUMMARY

SUB-DISTRICT A	SPACE COUNT
LOT 2 - CO-WORKER LOT	156 SPACES
LOT 6 - HOSPITAL DOCK	7 SPACES
LOT 9 - VISTOR LOT	254 SPACES
LOT 10 - HOSPITAL ED	59 SPACES
PARKING DECK A - H & V	378 SPACES
PARKING DECK B - CO-WORKERS	448 SPACES
PARKING DECK C - WOMENS	313 SPACES
PARKING DECK E - VISITORS	590 SPACES
TOTAL PARKING:	2,205 SPACES
SUB-DISTRICT B	**SPACE COUNT**
LOT 1 - WOUND CLINIC	11 SPACES
LOT 12 - BLUE RIDGE LOT	110 SPACES
TOTAL PARKING:	121 SPACES
SUB-DISTRICT C	**SPACE COUNT**
LOT 3 - CONTRACTORS LOT	41 SPACES
LOT 13 - CEP PARKING	13 SPACES
LOT 14 - REX FACILITIES LOT	6 SPACES
TOTAL PARKING:	60 SPACES
SUB-DISTRICT D	**SPACE COUNT**
LOT 5 - VENDOR LOT	13 SPACES
TOTAL PARKING:	13 SPACES
EXISTING PARKING SUMMARY TOTAL	
SURFACE PARKING:	670 SPACES
STRUCTURED PARKING:	1,729 SPACES
TOTAL PARKING ON CAMPUS:	2,399 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE
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KHA PROJECT 013831006
DATE 03/25/2026
SCALE AS SHOWN
DESIGNED BY RLB
DRAWN BY JAD
CHECKED BY MKB

PARKING PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-6

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-6 PARKING PLAN April 08, 2026 - 12:46:16pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\PHs\CAD Files\02_Plan Sheets\MP-6 PARKING PLAN.dwg
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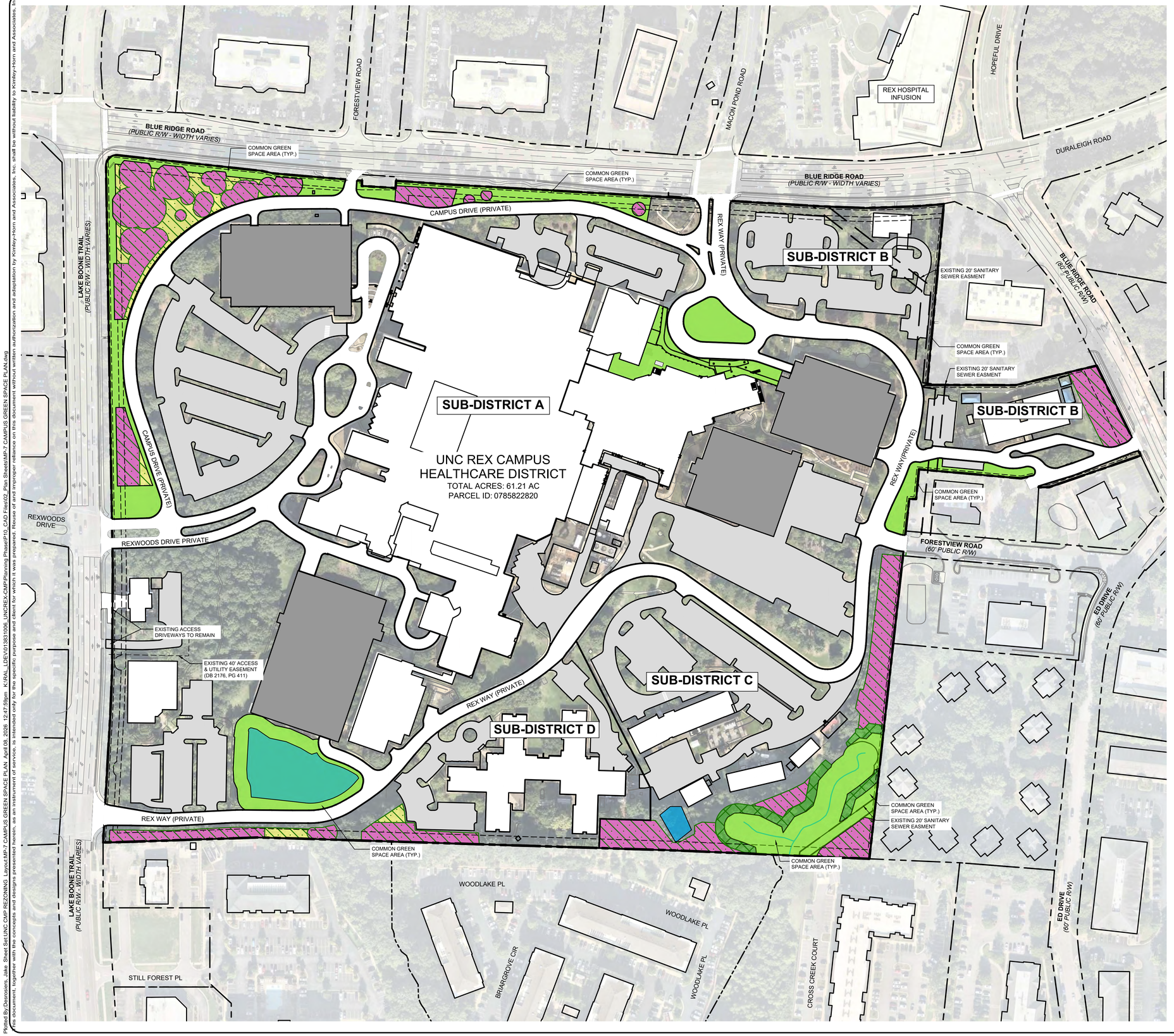

CAMPUS GREEN SPACE LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- CAMPUS GREEN SPACE AREA
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA SEE SHEET MP-8.1

TABLE 7 - PROPOSED COMMON GREEN SPACE AREA

REQUIRED COMMON GREEN SPACE AREA:	SET BY THE CMP
TOTAL PROVIDED COMMON GREEN SPACE AREA:	4.33 AC (5.00%)
SUB-DISTRICT	**AREA SUBTOTAL**
A	3.59 AC
B	0 AC
C	0.74 AC
D	0 AC
TOTAL COMMON GREEN SPACE OPEN AREA:	4.33 AC (5.00%)

CAMPUS GREEN SPACE NOTES:

1. CAMPUS GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
2. THESE AREAS REPRESENT COMMON GREEN SPACE AREA THAT IS SET ASIDE BY UNC REX TO PROVIDE FOR SHARED, COMMON OUTDOOR CAMPUS GREEN SPACE AREAS FOR THE OVERALL CAMPUS.
3. CAMPUS GREEN SPACE AREA SHOWN WITHIN EACH SUB-DISTRICT CAN BE RELOCATED AND/OR RECONFIGURED IN CONJUNCTION WITH ACTUAL DEVELOPMENT PLANS FOR THESE AREAS.
4. THIS CAMPUS MASTER PLAN WILL SET ALLOCATED SPACE TOTALING 5% OF THE CAMPUS AREA. COMMON GREEN SPACE AREA MINIMUMS FOR EACH SUB-DISTRICT ARE ALLOCATED IN TABLES (ON THIS SHEET). THE COMMON GREEN SPACE AREA REQUIREMENTS FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL BUILDING CERTIFICATE OF OCCUPANCY FOR THAT SUB-DISTRICT.
5. THE FOLLOWING USES ARE PROHIBITED WITHIN A DESIGNATED CAMPUS GREEN SPACE AREA:
   - PRINCIPAL BUILDINGS
   - PARKING
   - STREET/ALLEY
6. PROTECTIVE YARDS ARE NOT MODIFIED BY THIS PROVISION.

SPECIAL CLARIFICATIONS - CAMPUS GREEN SPACE AREA:

1. THE PROPOSED CAMPUS GREEN SPACE AREA PLAN SHALL SATISFY ALL COMMON GREEN SPACE AND AMENITY AREA REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL CAMPUS GREEN SPACE OR AMENITY AREA REQUIREMENTS AS PER UDO ARTICLE 3.2 SHALL APPLY. NO ADDITIONAL OPEN SPACE OR AMENITY AREA REQUIRED BY UDO ARTICLE 3.2 SHALL APPLY PURSUANT TO UDO SECTION 4.6.1.B.
2. CAMPUS GREEN SPACE AREA LOCATIONS AND ACREAGES FOR THE OVERALL CAMPUS AREA AS ILLUSTRATED ON THIS COMMON GREEN SPACE AREA PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF UNC REX. HOWEVER, THE TOTAL COMMON GREEN SPACE AREA PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN ON THE COMMON GREEN SPACE AREA TABLE (THIS SHEET).
3. INDIVIDUAL DEVELOPMENT PROJECTS SHALL NOT BE REQUIRED TO PROVIDE COMMON GREEN SPACE AREA WITHIN A SPECIFIC DEVELOPMENT, COMMON GREEN SPACE AREA WILL BE PROVIDED BY SUB-DISTRICT AND THE MINIMUM FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY WITHIN THE RESPECTIVE SUB-DISTRICT.
4. CAMPUS GREEN SPACE AREA WITHIN THE CAMPUS MASTER PLAN MAY CONSIST OF ANY AREA THAT INCLUDES, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:
   - NATURAL AREAS; FORESTED AREAS NOT INCLUDED IN TCS CALCULATIONS .
   - PROTECTIVE YARDS; PERIMETER BUFFERS (EXCEPT TREE CONSERVATION AREAS)
   - OPEN AREAS (CAMPUS GREEN, LAWN AREA, MEADOW, STORMWATER BMPS, ETC.)
   - STREET YARDS (PRIVATE DRIVES)
   - PUBLIC GATHERING SPACES, PLAZAS, SQUARES, COURTYARDS, ETC.
   - SPORTS COURTS, ATHLETIC FIELDS, ETC.
   - CAMPUS PEDESTRIAN PATHWAYS (MULTI-USE, SIDEWALKS, GREENWAY, ETC.)
5. PUBLIC AND/OR PRIVATE UTILITIES WILL BE ALLOWED WITHIN CAMPUS GREEN SPACE AREAS, AS NECESSARY.
6. OPEN SPACE AREAS, SHOWN AS EXISTING MAY BE RELOCATED IN CONJUNCTION WITH FUTURE REDEVELOPMENT/EXPANSION OF THE HOSPITAL. IF A REDEVELOPMENT DISPLACES EXISTING OPEN SPACE(S) SHOWN ON THIS PLAN, THE EQUIVALENT OPEN SPACE MAY BE PROVIDED AS PART OF THE REDEVELOPMENT PROJECT. DISPLACED OPEN SPACES MAY BE LOCATED INSIDE OR OUTSIDE OF THE SAME SUB-DISTRICT.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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KHA PROJECT	013831006
DATE	03/25/2026
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

CAMPUS GREEN SPACE PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-7

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-7 CAMPUS GREEN SPACE PLAN April 08, 2026 12:47:39pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-7 CAMPUS GREEN SPACE PLAN.dwg
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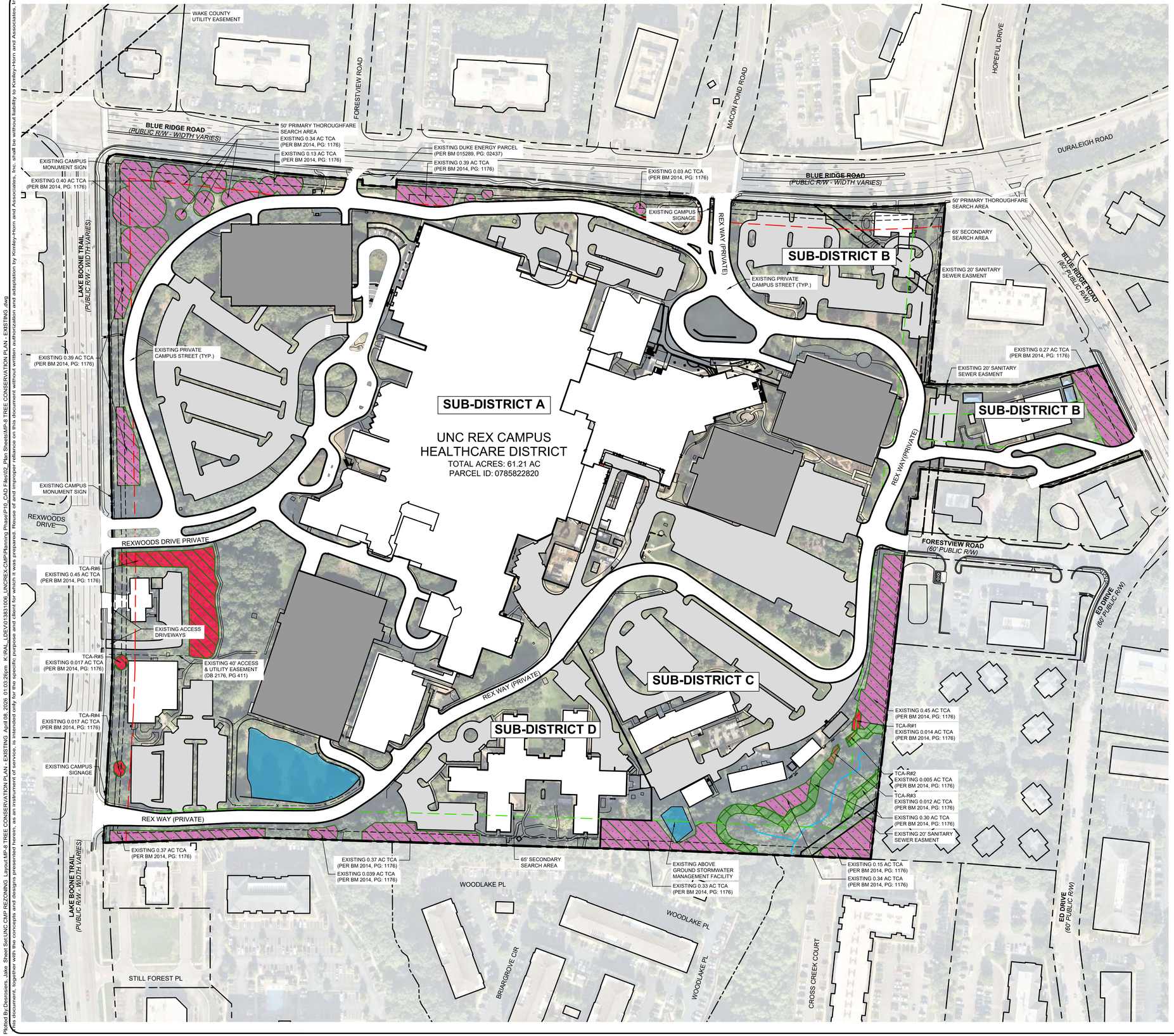

TREE CONSERVATION LEGEND

- PROPOSED CAMPUS ZONING BOUNDARY
- EXSITING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- EXISTING SECONDARY TREE CONSERVATION AREA TO BE RELOCATED
- EXISTING PRIMARY TREE CONSERVATION AREA TO BE RELOCATED
- PRIMARY TCA SEARCH AREA
- SECONDARY TCA SEARCH AREA

TREE CONSERVATION NOTES:

1. EXISTING TREE CONSERVATION AREAS HAVE BEEN PREVIOUSLY APPROVED BY THE CITY OF RALEIGH AND ARE PROVIDED FOR REFERENCE ONLY FOR PURPOSES OF THE CMP APPLICATION.
2. TREE CONSERVATION AREAS WITHIN THE CAMPUS ARE ALLOCATED BY SUB-DISTRICT (PER TABLE BELOW).
3. THESE AREAS REPRESENT TREE PRESERVATION THAT IS SET ASIDE BY UNC REX TO MEET THE REQUIREMENTS OF UDO SECTION 9.1 FROM THE CITY OF RALEIGH.
4. THE TREE CONSERVATION AREAS INDICATED ON THIS PLAN WILL NOT BE RECORDED OR DEDICATED AS PART OF THE CAMPUS MASTER PLAN PROCESS AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF UNC REX AT THE TIME OF ADMINISTRATIVE SITE PLAN, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. SUCH MODIFICATIONS MAY BE PROCESSED AS ADMINISTRATIVE AMENDMENTS PURSUANT TO UDO SEC. 4.7.6.A.
5. THE OVERALL TREE CONSERVATION AREAS SHOWN WITHIN THE CAMPUS MASTER PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FORMAL SURVEY DOCUMENTATION AND QUALIFICATION OF EACH AREA AS TREE CONSERVATION IN ACCORDANCE WITH UDO SECTION 9.1.4.B.-E. TREE CONSERVATION AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL SITE PLANS. HOWEVER, THE OVERALL TREE CONSERVATION AREA WITHIN THE CAMPUS MASTER PLAN SHALL NOT BE REDUCED.
6. THE ALLOCATED TREE CONSERVATION WITHIN THE SITE WILL BE REVIEWED FOR APPROVAL IN CONJUNCTION WITH THE FIRST SITE PLAN APPLICATION, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. FOR THE RESPECTED SITE. RECORDATION OF TREE CONSERVATION FOR THE SITE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THE SITE.
7. EXISTING RECORDED TREE CONSERVATION AREAS WITHIN THE CAMPUS MAY BE RELOCATED IN CONJUNCTION WITH THE FIRST SITE PLAN. THE NEW LOCATIONS FOR EXISTING RECORDED TREE CONSERVATION AREAS TO BE RELOCATED AND ARE NOTED ON SHEET MP-8.1 PLEASE SEE NOTE 4 ABOVE REGARDING TIMING OF RECORDING OR DEDICATING RELOCATED TREE CONSERVATION AREAS.
8. THE ENTIRETY OF EXISTING TCA THAT IS SCHEDULED FOR RELOCATION IS NOT REQUIRED TO BE DEDICATED AND/OR RECORDED AT ONE TIME.
9. TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLAN, SHEET MP-8.1 AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE ARE TO BE DEVELOPED IS FOUND NOT TO MEET THE AREA STANDARDS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS UDO SECTION 9.1 REQUIREMENTS WILL BE PROVIDED.

TABLE 8 - SUB-DISTRICT TREE CONSERVATION SUMMARY

SUB-DISTRICT	TOTAL EXISTING TCA	EXISTING TCA TO REMAIN	RELOCATED TCA (SEE RELOCATION TABLE)
A	1.77 AC	1.28 AC	0.48 AC
B	0.27 AC	0.27 AC	0 AC
C	1.37 AC	1.34 AC	0.04 AC
D	0.41 AC	0.41 AC	0 AC
TOTAL:	3.82 AC	3.30 AC	0.52 AC

TABLE 9 - TREE CONSERVATION RELOCATION

RELOCATED TCA AREA LABEL	TCA AREA	SUB-DISTRICT RELOCATION
TCA-R #1	0.014 AC	A
TCA-R #2	0.005 AC	A
TCA-R #3	0.012 AC	D
TCA-R #4	0.017 AC	D
TCA-R #5	0.017 AC	D
TCA-R #6	0.453 AC	A
TOTAL:	0.52 AC	---

NOTE:
SEE SHEET MP-8.1 FOR RELOCATED TREE CONSERVATION AREAS.

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 013831006
DATE 03/25/2026
SCALE AS SHOWN
DESIGNED BY RLB
DRAWN BY JAD
CHECKED BY MKB

TREE CONSERVATION PLAN - EXISTING

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH NORTH CAROLINA

SHEET NUMBER
MP-8

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-8 TREE CONSERVATION PLAN - EXISTING April 08, 2026 01:03:26pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-8 TREE CONSERVATION PLAN - EXISTING.dwg
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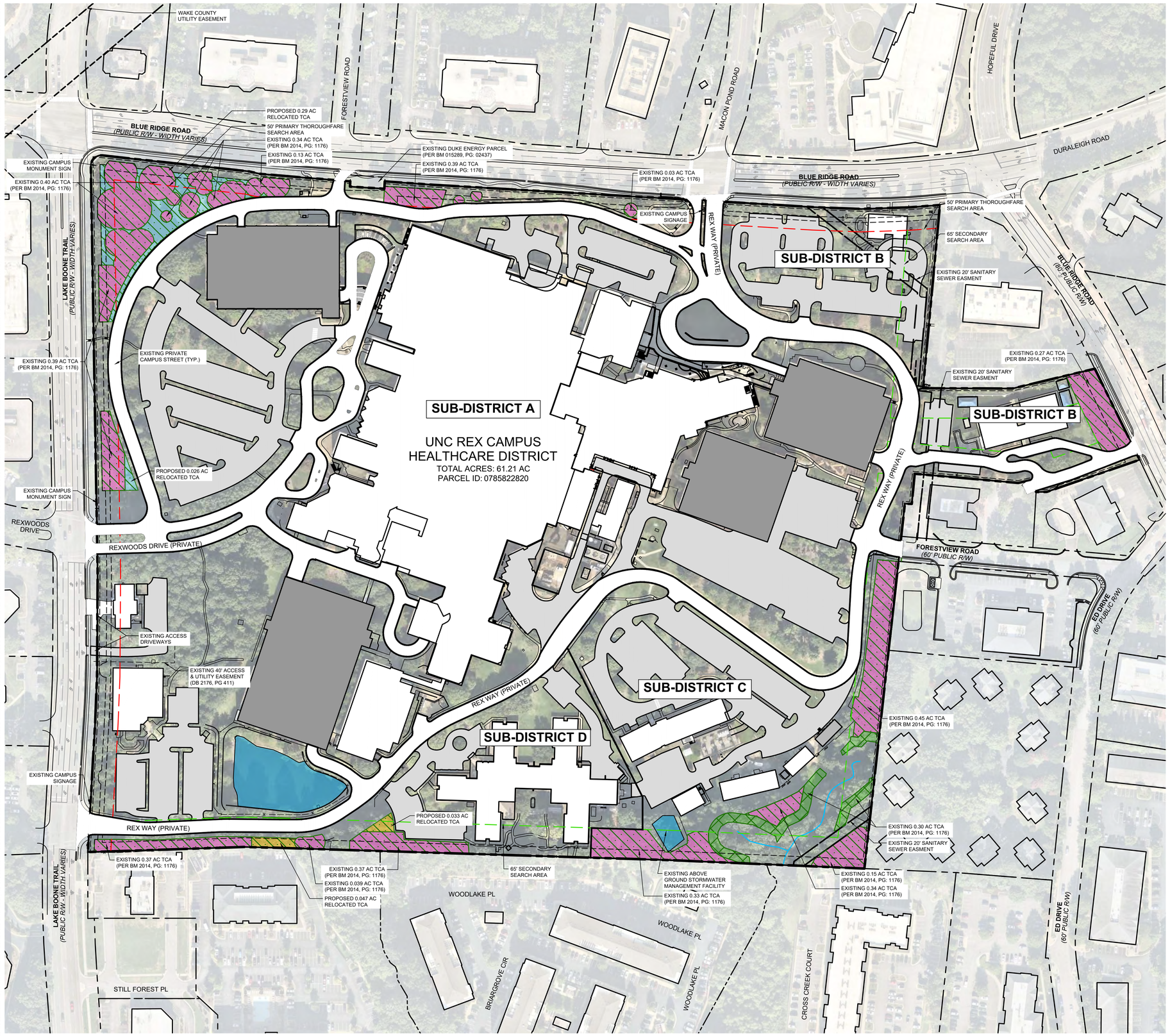

TREE CONSERVATION LEGEND

- PROPOSED CAMPUS ZONING BOUNDARY
- EXSITING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- PRIMARY TCA SEARCH AREA
- SECONDARY TCA SEARCH AREA
- TCA RELOCATED TO SUB-DISTRICT 'A'
- TCA RELOCATED TO SUB-DISTRICT 'D'

TCA ALLOCATION EXHIBIT NOTES:
TABLE 2 DEPICTS THE SCHEDULE OF THE PROPOSED NEW AND/OR RELOCATED TREE CONSERVATION AREA FOR THE OVERALL CAMPUS. THE AREA TOTALS LISTED WITHIN THIS SCHEDULE ENSURES THE EVEN AND PROPORTIONAL DEDICATION OF TREE CONSERVATION AS DEVELOPMENT OCCURS WITHIN THE CAMPUS. THE DESIGNATIONS WITHIN THIS CHART REPRESENT AMOUNT/ ACREAGES OF THE CORRESPONDING AREAS ON THE PLAN. THE AREA TOTALS AND GENERAL LOCATIONS SCHEDULED FOR DEDICATION WILL BE FULLY DOCUMENTED AND INCLUDED WITH THE FIRST ADMINISTRATIVE SITE REVIEW APPLICATION SUBMITTED. SEE UNC REX CMP TREE CONSERVATION RELOCATION TABLE ON SHEET MP-8.1 FOR MORE INFORMATION REGARDING RELOCATION OF TREE CONSERVATION AREAS.

SPECIAL CLARIFICATIONS - TREE CONSERVATION:
1. TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLANS, SHEETS MP-8 AND 8.1.
2. AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE ARE TO BE DEVELOPED IS FOUND NOT TO MEET THE AREA STANDARDS AS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS SIZE AND AREA REQUIREMENTS PER UDO REQUIREMENTS WILL BE PROVIDED.

TABLE 10 - TREE CONSERVATION PROVIDED VS. REQUIRED

CAMPUS SUMMARY	AREA (ACRES)	AREA (SITE PERCENTAGE)
TOTAL CAMPUS AREA	61.21 AC	---
REQUIRED MIN. TREE CONSERVATION AREA	6.12 AC	10%
TOTAL EXISTING TREE CONSERVATION AREAS	3.82 AC	6.24%
TOTAL TREE CONSERVATION AREAS PROVIDED	3.69 AC	6.03%

TABLE 11 - TREE CONSERVATION SUMMARY

SUB-DISTRICT	TOTAL SUB-DISTRICT AREA (ACRES)	RELOCATED AND EXISTING TCA AREA	PERCENTAGE BASED ON TOTAL CAMPUS ACREAGE
A	44.64 AC	1.86 AC	3.04%
B	5.12 AC	0 AC	0%
C	7.05 AC	1.34 AC	2.19%
D	4.40 AC	0.49 AC	0.93%
TOTAL AREA PROVIDED	3.69 AC (6.03%)		

NO.	REVISIONS	DATE
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PROPOSED TREE CONSERVATION PLAN - PROPOSED

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-8.1

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-8.1 PROPOSED TREE CONSERVATION PLAN - PROPOSED April 08, 2026 01:16:34pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-8.1 PROPOSED TREE CONSERVATION PLAN - PROPOSED.dwg
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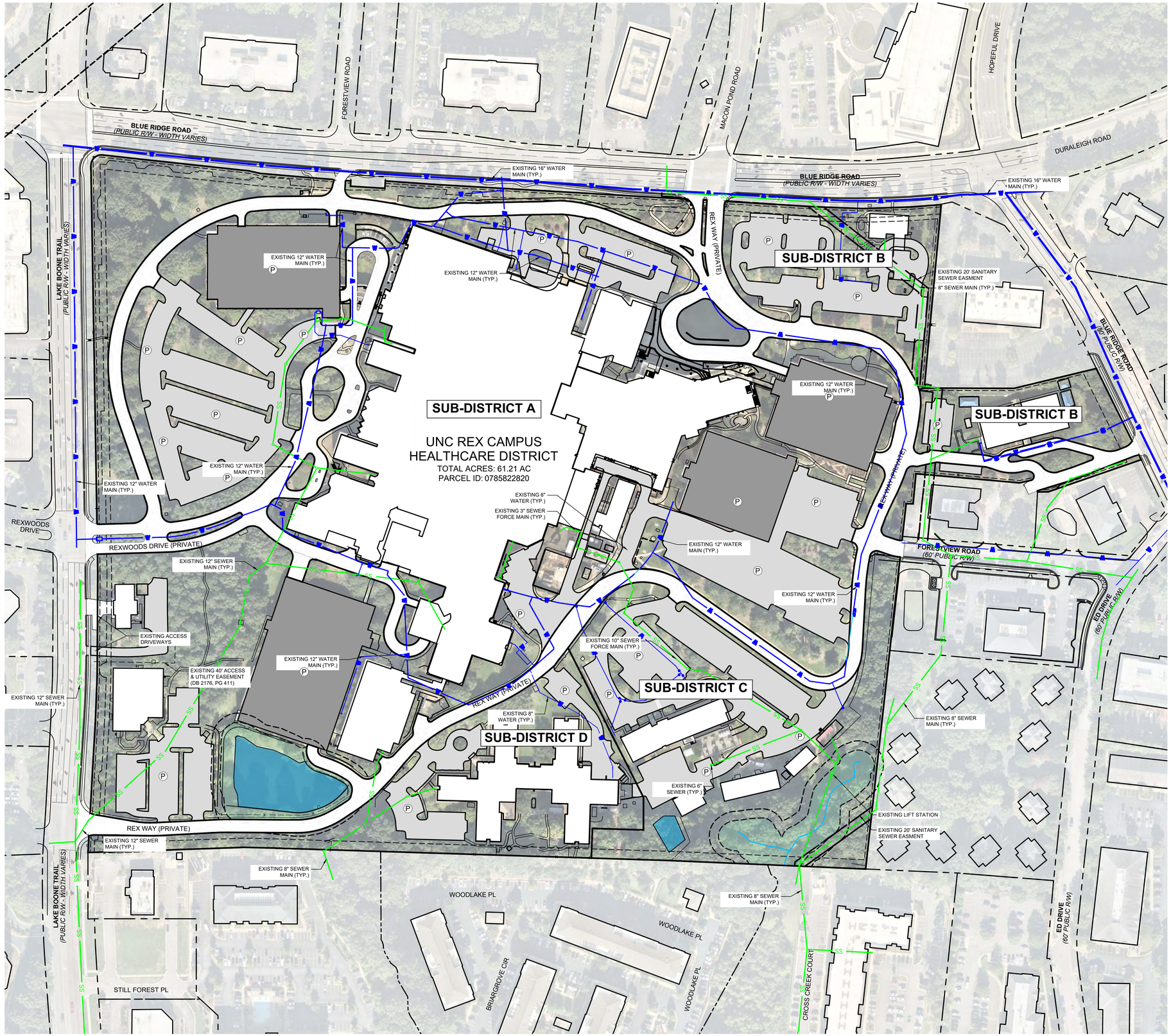

UTILITIES LEGEND

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING UTILITY EASEMENT
- PROPOSED EASEMENT
- W — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER MAIN

CONCEPTUAL UTILITY PLAN NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS AND MEET THE PUBLIC UTILITIES HANDBOOK AND STANDARDS.
2. FOR PURPOSES OF THE CAMPUS MASTER PLAN, EITHER PUBLIC OR PRIVATE UTILITY INFRASTRUCTURE MAY BE PROPOSED BASED ON INDIVIDUAL REDEVELOPMENT PROJECTS. WHETHER PUBLIC OR PRIVATE MAINS ARE PROPOSED, ALL UTILITY MAINS, BACKFLOW DEVICES, METERS, ETC., WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK.

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	013831006
DATE	03/25/2026
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

UNC REX CMP

PREPARED FOR UNC HEALTH

RALEIGH, NORTH CAROLINA

MAJOR UTILITIES PLAN

SHEET NUMBER
MP-9

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-9 MAJOR UTILITIES PLAN April 08, 2026 - 01:17:11pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-9 MAJOR UTILITIES PLAN .dwg
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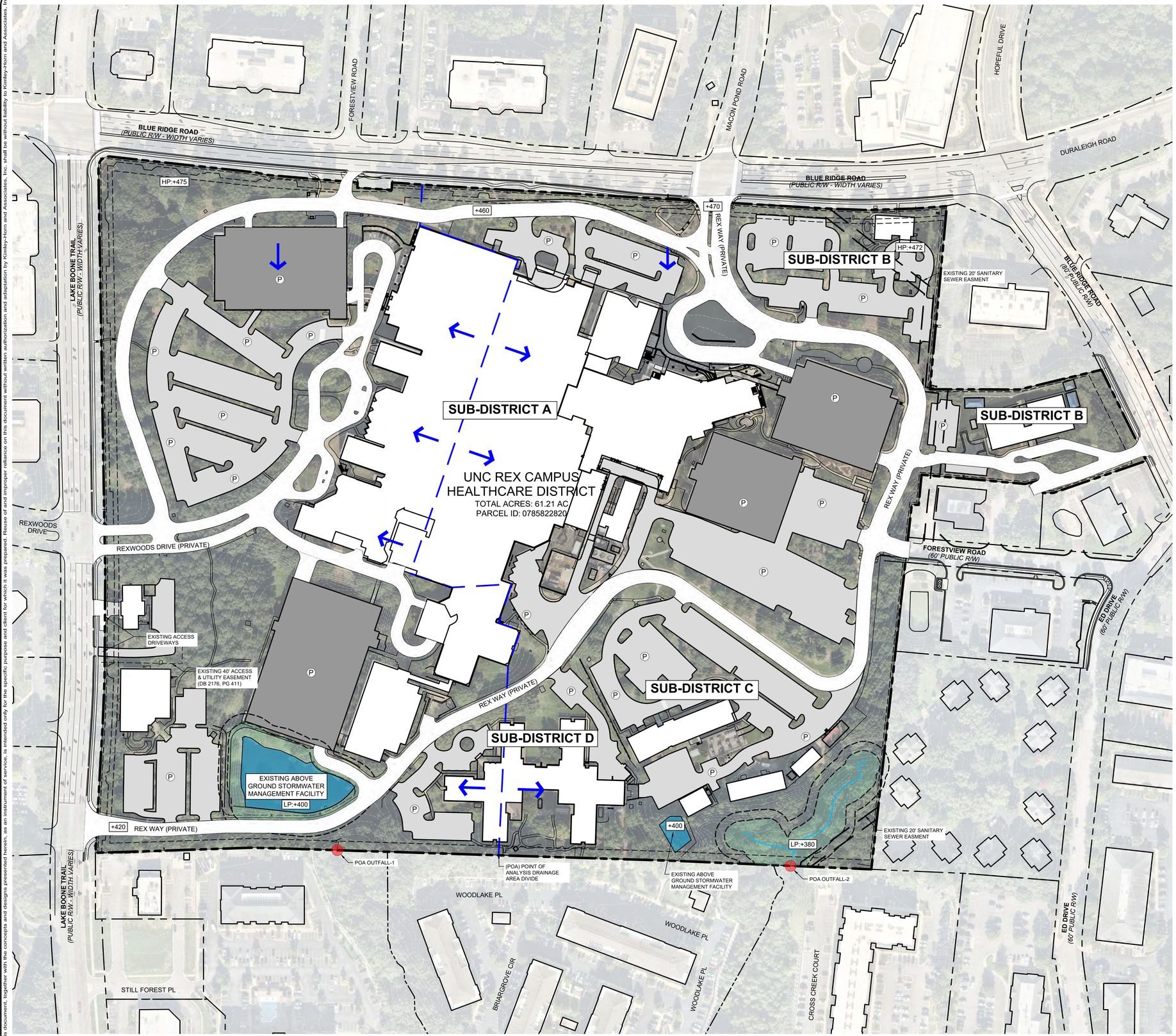

GENERAL STORMWATER LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING 2' CONTOURS
- ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- POINT OF ANALYSIS (POA)
- POA DRAINAGE AREA DIVIDE
- GENERALIZED FLOW ARROWS

GENERAL STORMWATER NOTES:

1. ALL DEVELOPMENT WITHIN THE CAMPUS MASTER PLAN IS SUBJECT TO CITY AND STATE STORM WATER REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT PLANS ARE SUBMITTED AND WILL BE SUBJECT TO THE CITY OF RALEIGH REVIEW AND APPROVAL PROCEDURES IN EFFECT AT THE TIME PLANS ARE SUBMITTED.
2. STORWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.

TABLE 12 - CAMPUS PERVIOUS / IMPERVIOUS AREA TABLE

SUMMARY	AREA (ACRES)	CAMPUS PERCENTAGE
TOTAL EXISTING IMPERVIOUS AREA	39.69 AC	64.83%
TOTAL EXISTING PERVIOUS AREA	21.52 AC	35.17%
TOTAL CAMPUS AREA	61.21 AC	100%

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GENERALIZED STORMWATER PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-10

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-10 GENERALIZED STORMWATER PLAN April 08, 2026 01:18:15pm K:\RAL_LDEV\013831006_UNCREX-CH\PlanningPhase\P10_CAD Files\02_Plan Sheets\MP-10 GENERALIZED STORMWATER PLAN.dwg
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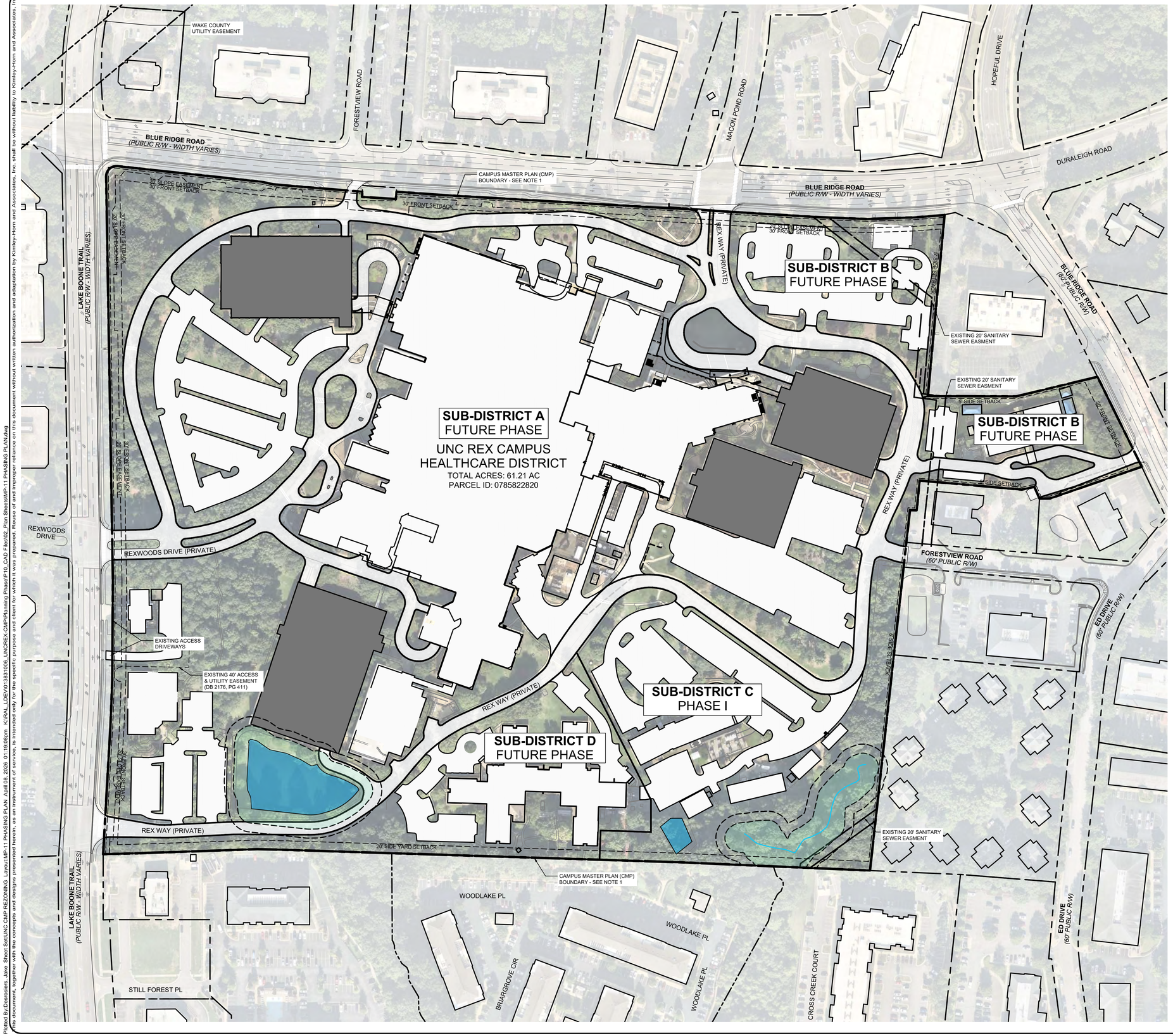

PHASING LEGEND

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING EASEMENT
- EXISTING SETBACK

PHASING PLAN NOTES:

1. THIS PLAN PROVIDES PHASING IN TWO CATEGORIES; (PHASE I) (SUB-DISTRICT 'C' DEVELOPMENT) AND THE FUTURE DEVELOPMENT AREA ("FUTURE PHASE").

CONCEPTUAL PHASING:
PHASE I: SUB-DISTRICT 'C' DEVELOPMENT

FUTURE PHASE: FUTURE DEVELOPMENT. FUTURE PHASES ARE TO BE BUILT OUT OVER A PERIOD OF TIME AND IS NOT ANTICIPATED TO BE BUILT ALL AT ONCE. THESE PHASES ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL, AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH PHASE OR STAGGERED OVER TIME.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE
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UNC REX CMP

PREPARED FOR UNC HEALTH

RALEIGH NORTH CAROLINA

PHASING PLAN

SHEET NUMBER
MP-11

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-11 PHASING PLAN April 08, 2026 01:19:08pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-11 PHASING PLAN.dwg
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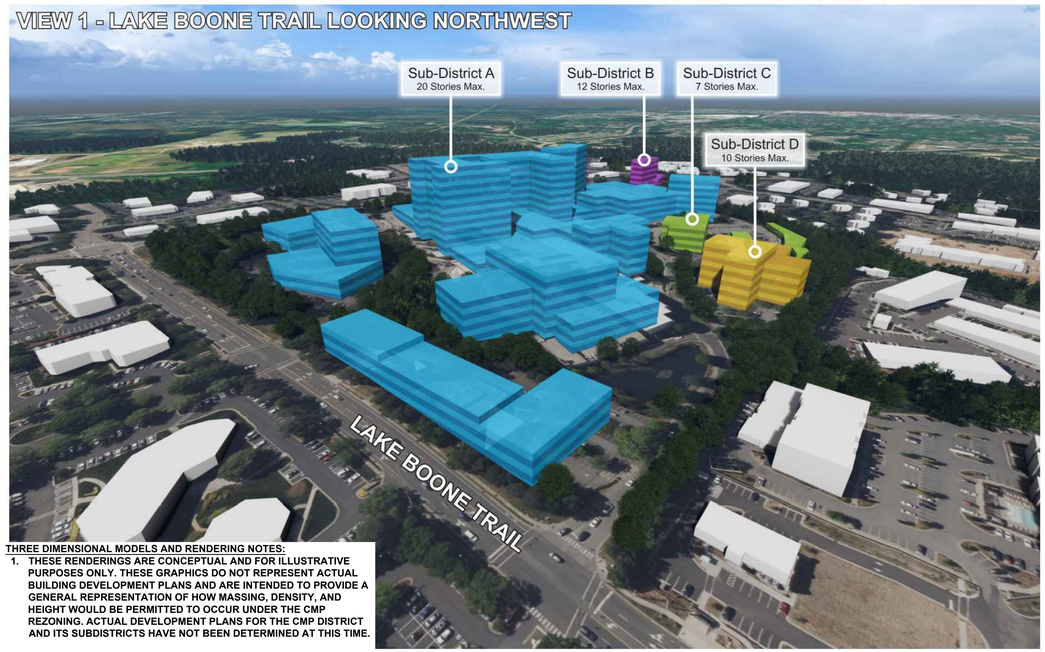
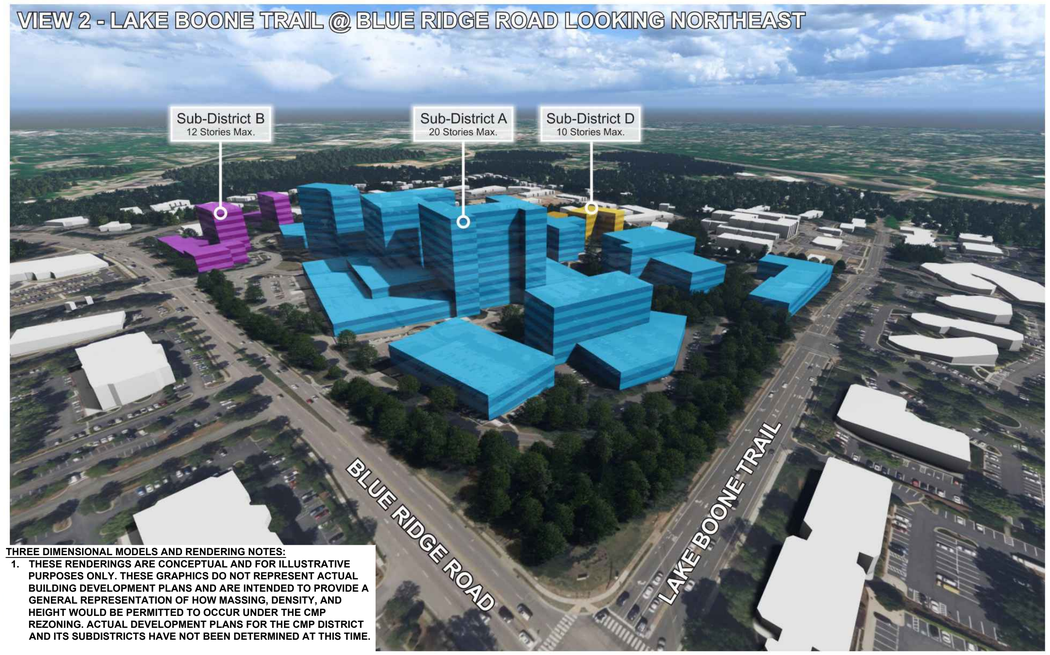
VIEW 1 - LAKE BOONE TRAIL LOOKING NORTHWEST



THREE DIMENSIONAL MODELS AND RENDERING NOTES:

1. **THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.**

VIEW 2 - LAKE BOONE TRAIL @ BLUE RIDGE ROAD LOOKING NORTHEAST



THREE DIMENSIONAL MODELS AND RENDERING NOTES:

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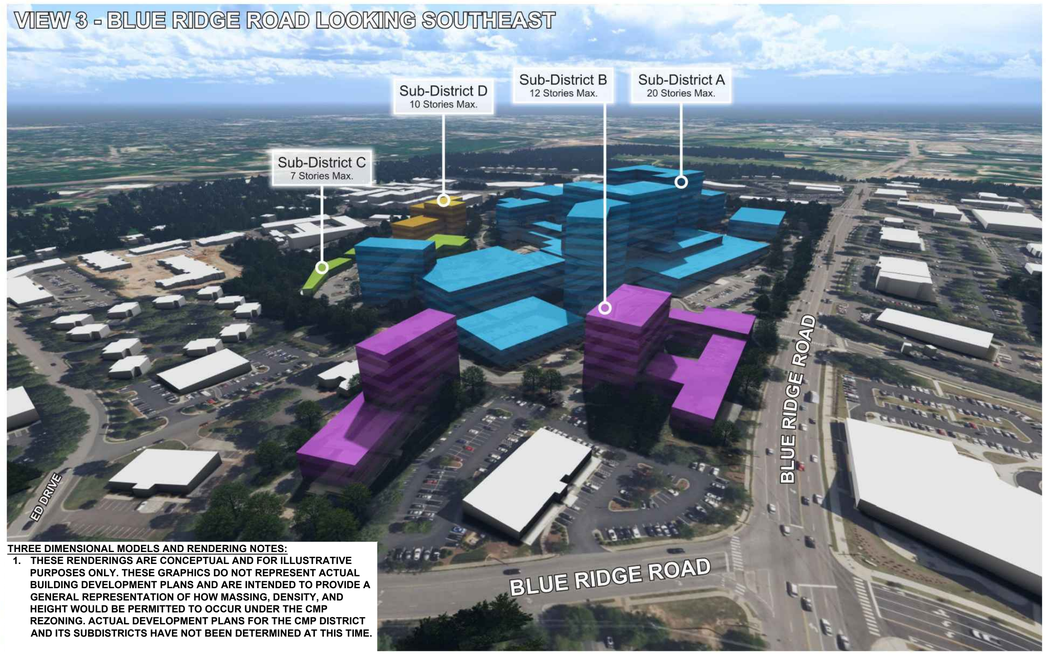
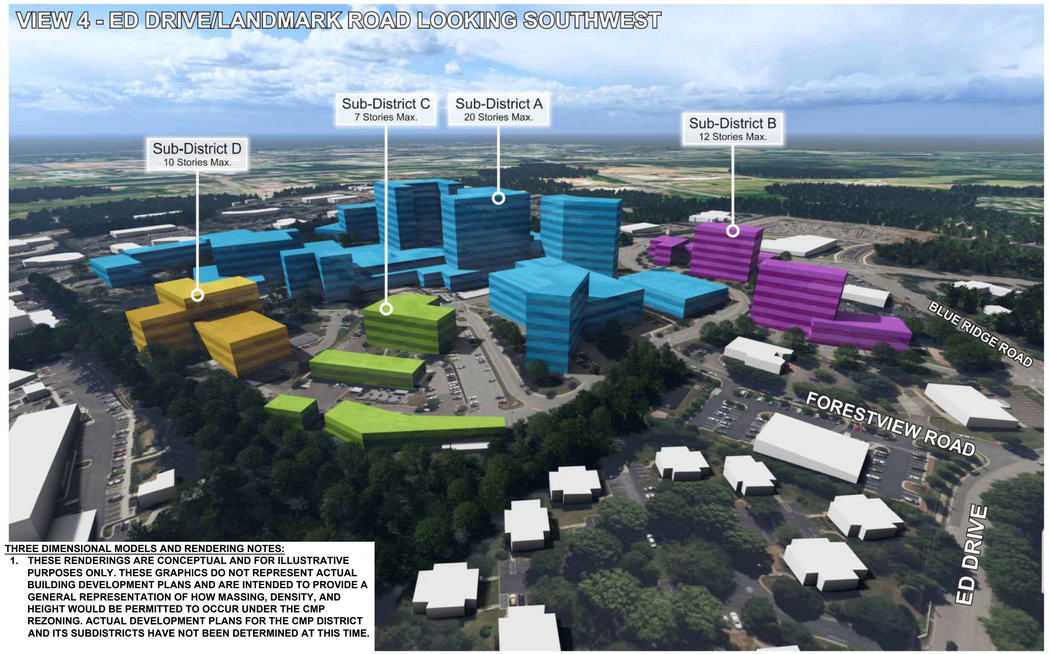
VIEW 3 - BLUE RIDGE ROAD LOOKING SOUTHEAST



THREE DIMENSIONAL MODELS AND RENDERING NOTES:

1. **THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.**

VIEW 4 - ED DRIVE/LANDMARK ROAD LOOKING SOUTHWEST



THREE DIMENSIONAL MODELS AND RENDERING NOTES:

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1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
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3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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DESIGNED BY	RLB
DRAWN BY	JAD
CHECKED BY	MKB

THREE-DIMENSIONAL PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-12

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-12 THREE-DIMENSIONAL PLAN April 08, 2026 01:20:47pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-12 THREE-DIMENSIONAL PLAN.dwg
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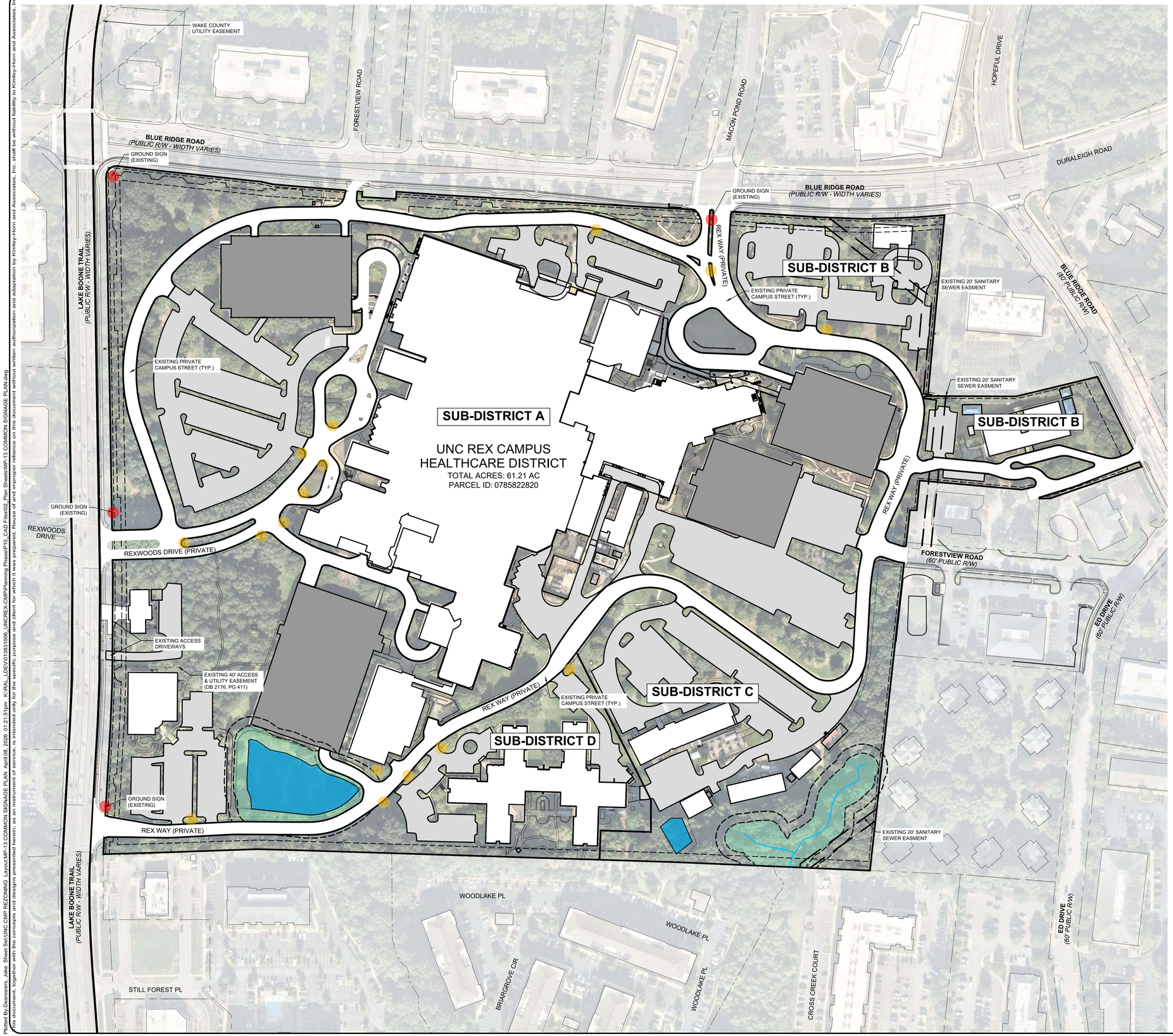

COMMON SIGNAGE LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING MONUMENT SIGN
- EXISTING LOW PROFILE SIGN

COMMON SIGNAGE NOTES:

1. ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE CITY OF RALEIGH'S SIGNAGE STANDARDS LISTED IN UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS MASTER PLAN.
2. EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW CAMPUS SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS CAMPUS MASTER PLAN.

MODIFICATION TO DISTRICT STANDARDS:

SIGNS ALLOWED BY DISTRICT (UDO SECTION 7.3.2):

3. SIGNS ARE PERMITTED BY USE AS SET FORTH IN THE TABLE PROVIDED.

COMMON SIGNAGE PLAN (UDO SECTION 7.3.16H):

4. UNC-REX FOLLOWS INDEPENDENT CAMPUS SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO DEVELOP IN ACCORDANCE WITH THESE INDIVIDUAL CAMPUS STANDARDS.

TABLE 13 - SIGNS ALLOWED BY CAMPUS DISTRICTS

USE CATEGORY / SPECIFIC USE	CAMPUS SUB-DISTRICT A	B	C	D
BUILDING SIGNS				
WALL SIGNS	P	P	P	P
PROJECTING SIGN	P	P	P	P
AWNING GALLERING, MARQUEE SIGN	P	P	P	P
WINDOW SIGN	P	P	P	P
GROUND SIGNS				
LOW PROFILE	P	P	P	P
MEDIUM PROFILE	P	P	P	P
HIGH PROFILE	P	P	P	P
TRACT IDENTIFICATION SIGN	P	P	P	P
A-FRAME SIGN	P	P	P	P
ADVERTISING SIGNS				
OFF-PREMISE SIGN	---	---	---	---
VEHICULAR SIGN	P	P	P	P

KEY:

1. SIGN PERMITTED (P)
   INDICATES THAT THE SIGN IS PERMITTED BY RIGHT IN THE DISTRICT.
2. NOT PERMITTED (---)
   INDICATES THAT THE SIGN IS NOT PERMITTED.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
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COMMON SIGNAGE PLAN

UNC REX CMP
PREPARED FOR UNC HEALTH
RALEIGH
NORTH CAROLINA

SHEET NUMBER
MP-13

Plotted By:Desrosiers, Jake Sheet Set:UNC CMP REZONING Layout:MP-13 COMMON SIGNAGE PLAN April 08, 2026 01:21:51pm K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-13 COMMON SIGNAGE PLAN.dwg
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Rezoning Application and Checklist

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

Raleigh

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	☐ General use	☐ Conditional use	☑ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: OX	Height: 12	Frontage: UL	Overlay(s): NA	
Proposed zoning base district: CMP	Height: Varied	Frontage:	Overlay(s):	
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-27B-2014				

General Information		
Date: 11/21/25	Date amended (1): 2/14/26	Date amended (2): 4/8/25
Property address: 2810 Blue Ridge Road, 4220 Lake Boone Trail, 4401 Lake Boone Trail		
Property PIN: 0785822820, 0785824031, 0785826556		
Deed reference (book/page): 003910/00373, 019280/00810, 003910/00373		
Nearest intersection: Blue Ridge Road and Lake Boone Trail	Property size (acres): 61.21 acres total	
For planned development applications only:	Total units: 500 dwelling units	Total square footage: 9,763,000 sf non-res
	Total parcels: 3	Total buildings: 20 maximum
Property owner name and address: See attached Exhibit A		
Property owner email: [redacted]		
Property owner phone: [redacted]		
Applicant name and address: Jamie Schwedler, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27604		
Applicant email: [redacted]		
Applicant phone [redacted]		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: Z-48-25	Date submitted: 11/21/25, 2/14/26, 4/8/25	**OFFICE USE ONLY** Rezoning case #
Existing zoning: OX-12-UL	Proposed zoning: CMP-CU	

Narrative of Zoning Conditions Offered
All conditions as shown in corresponding Master Plan.

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 # _____
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.	

Statement of Consistency

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.

See Master Plan sheet MP-00.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

See Master Plan sheet MP-00.

Rezoning Application Addendum #2	
Impact on Historic Resources	**OFFICE USE ONLY** Rezoning case # _____
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.	

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.

N/A

Proposed Mitigation

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

N/A

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: City Growth Center; Transit Emphasis Corridor, Frequent Transit Area	Click here to view the Urban Form Map.
1	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. **Response:** The proposed CMP district will provide an appropriate mix of uses within walking distance of each other.
2	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. **Response:** Appropriate transitions will be incorporated into the layout of the site at the site plan stage.
3	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. **Response:** The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.
4	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. **Response:** The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.
5	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. **Response:** The applicant will work with transportation staff to ensure that there is adequate connectivity to the existing road and pedestrian amenities of the surrounding area.
6	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. **Response:** The requested zoning will allow additional density and uses on the site, permitting vertical redevelopment to define streets and shared spaces.

7	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. **Response:** Appropriate pedestrian-friendly streetscapes will be incorporated at the site plan stage.
8	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. **Response:** The location of buildings, parking, and service areas will be consistent with UDO standards, as applicable.
9	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. **Response:** Open space areas will be provided in accordance with UDO requirements, as applicable, and master plan standards, and will be designed to ensure sufficient access and visibility.
10	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. **Response:** Urban spaces will be provided as required by the UDO, as applicable.
11	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. **Response:** The proposed CMP district would allow a mix of uses on the site.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. **Response:** Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.
13	New public spaces should provide seating opportunities. **Response:** Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. **Response:** Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.
15	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. **Response:** Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage. This hospital use has unique safety and layout needs that may dictate parking.
16	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 cane make a significant improvement. **Response:** Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.
17	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. **Response:** There are several transit stops in close proximity to the site, including on Blue Ridge Road and Lake Boone Trail.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. **Response:** Pedestrian connectivity will be provided as required by the UDO, as applicable.
19	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. **Response:** Development in environmentally sensitive natural areas will adhere to federal, state, and local regulations and will minimize interventions.
20	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. **Response:** New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.

21	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. **Response:** Streets and driveways will be designed in accordance with UDO requirements, as applicable, at the site plan stage.
22	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. **Response:** Street trees will be provided as required by the UDO, as applicable.
23	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. **Response:** The requested zoning will allow additional uses and density which will permit vertical redevelopment to define adjacent streets and shared spaces.
24	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. **Response:** Architectural elements will be designed at the site plan stage to be consistent with this policy.
25	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. **Response:** Building design will be determined at the site plan stage in accordance with UDO standards, as applicable.
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. **Response:** Sidewalks will be provided in accordance with UDO requirements, as applicable, to create a pedestrian-friendly environment.

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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☑	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☑	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☑	☐	☐	☐	☐
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.	☑	☐	☐	☐	☐
9. Trip generation study	☐	☑	☐	☐	☐
10. Traffic impact analysis	☐	☑	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☑	☐	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☑	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☑	☐	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☑	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☑	☐	☐	☐

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.	☑	☐	☐	☐	☐
2. Total number of units and square feet	☑	☐	☐	☐	☐
3. 12 sets of plans	☑	☐	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☑	☐	☐	☐	☐
5. Vicinity Map	☑	☐	☐	☐	☐
6. Existing Conditions Map	☑	☐	☐	☐	☐
7. Street and Block Layout Plan	☑	☐	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☑	☐	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☑	☐	☐	☐	☐
10. Development Plan (location of building types)	☑	☐	☐	☐	☐
11. Pedestrian Circulation Plan	☑	☐	☐	☐	☐
12. Parking Plan	☑	☐	☐	☐	☐
13. Open Space Plan	☑	☐	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☑	☐	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☑	☐	☐	☐	☐
16. Generalized Stormwater Plan	☑	☐	☐	☐	☐
17. Phasing Plan	☑	☐	☐	☐	☐
18. Three-Dimensional Model/renderings	☑	☐	☐	☐	☐
19. Common Signage Plan	☑	☐	☐	☐	☐

November 7, 2025

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on November 19, 2025, from 5:30-6:30pm at the North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607. The meeting will be held in the Heart & Vascular Hospital Conference Center, located on Level 1, which can be accessed by the taking elevators in the main lobby down to Level 1. Free parking is available in the parking garage adjacent to the Heart & Vascular Hospital.

The purpose of the meeting is to discuss an upcoming application to rezone three parcels of land located at 2810 Blue Ridge Road (PIN: 0785822820), 4220 Lake Boone Trial (PIN: 0785824031), and 4401 Lake Boone Trail (PIN: 0785826556) (the "Site"). The Site is currently zoned Office Mixed Use- 12 stories- w/ Urban Limited Frontage (OX-12-UL), and this proposal would rezone the Site to Campus Master Plan District (CMP). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

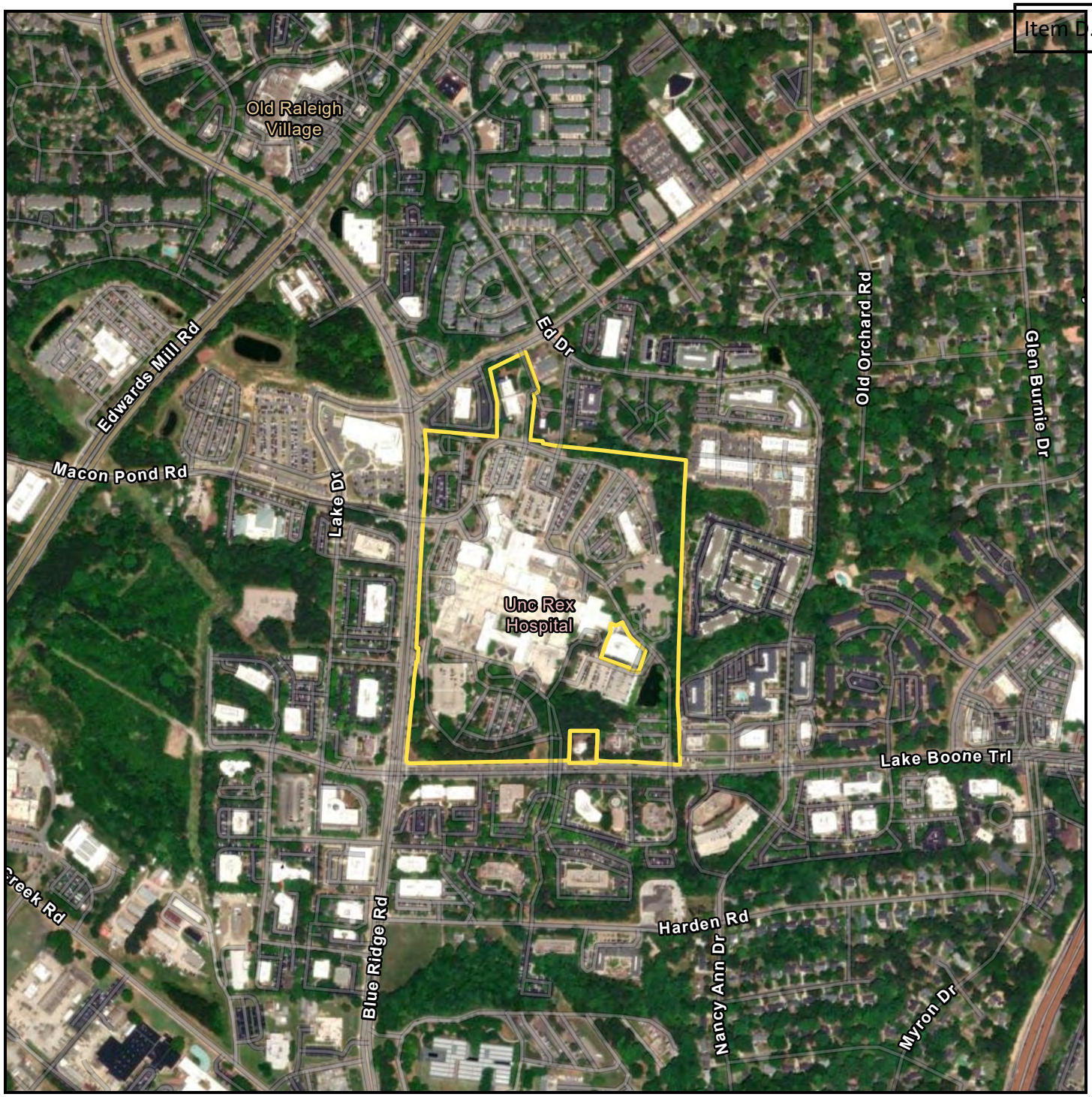
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran
Raleigh Planning & Development
(919) 996-2638
metra.sheshbaradaran@raleighnc.gov

If you have any questions about this rezoning, please contact me at ([redacted] or via email at j[redacted]

Thank you,

Jamie S. Schwedler



2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

Vicinity Map

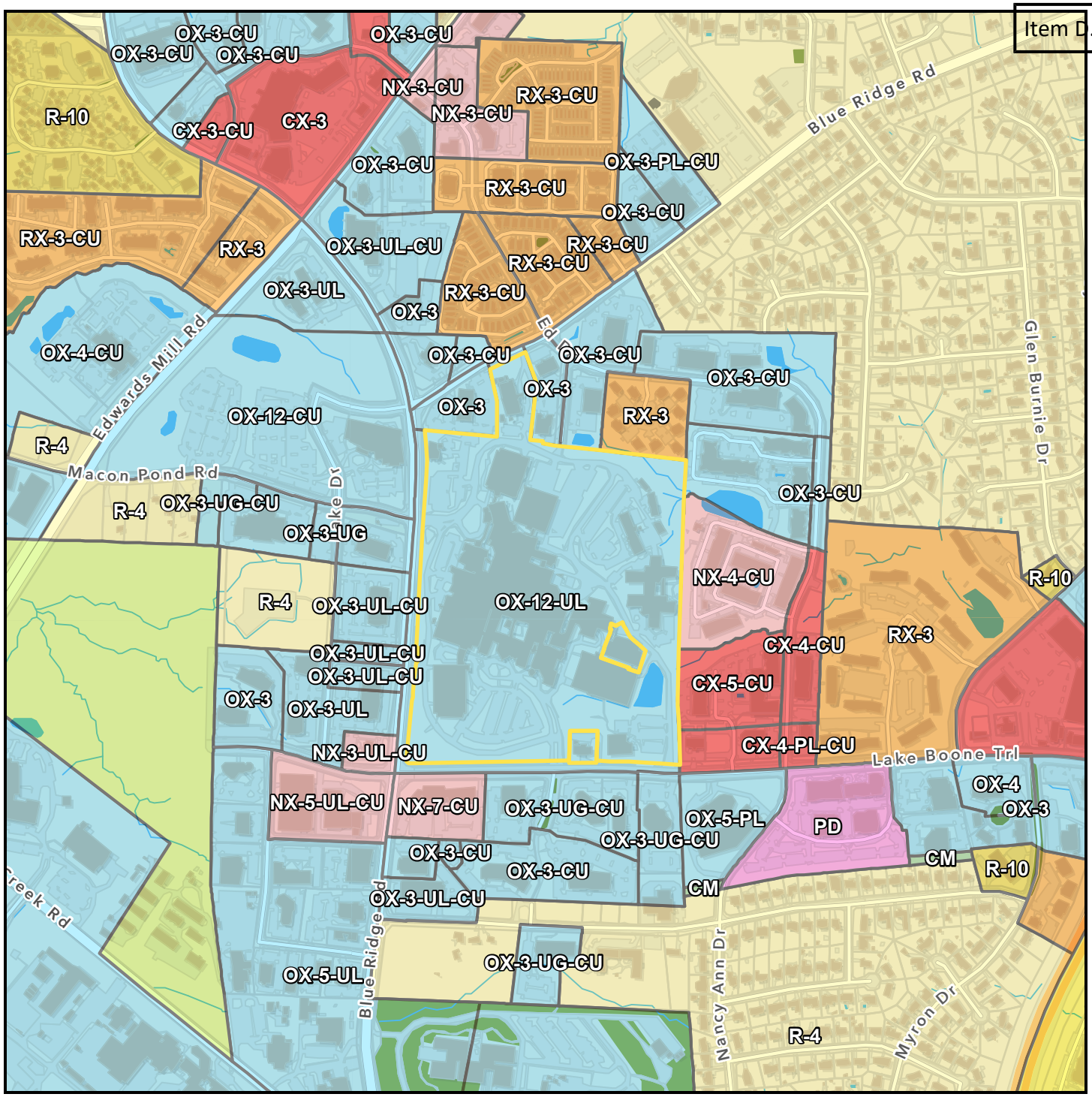
N

0 400 800 1,600 ft

1 inch equals 800 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

Zoning Map

Current Zoning: OX-12-UL

N

0 400 800 1,600 ft

1 inch equals 800 feet

Disclaimer

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SUMMARY OF ISSUES

A neighborhood meeting was held on November 19, 2025 (date) to discuss a potential rezoning located at 2810 Blue Ridge Rd, 4220 Lake Boone Trl, 4401 Lake Boone Trl (property address). The neighborhood meeting was held at 2800 Blue Ridge Road, Raleigh, NC (location). There were approximately 21 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of rezoning process and reason for request
Discussion of Campus Master Plan district and proposed subdistrict heights
Discussion of existing hospital buildings and adjacent hospital properties
Discussion of hospital long term planning and infrastructure
Discussion of parking onsite and in surrounding area
Discussion of traffic and transit in area
Discussion of noise related to hospital
Discussion of buffers and tree conservation area

ATTENDANCE ROSTER	
NAME	**ADDRESS**
Ann & John Alvi	3913 Bentley Brook Dr.
James & C. Beach Jr	408 Thompson Rd
Victoria Kling	3945 Stags Leap Circle
Jessica Terry	2831 Edridge Ct., Unit 102
Jon Edmond	555 S. Mangum Durham
Dudley & Sarah Gwaltney	3902 Stags Leap Circle
Clay Rightinger	4231 Woodlake Pl
Nick Mangus	3141 Hemlock Forest Cir.
Holly Cook/Jeff Hobart	3909 Bentley Meadow Ln.
April Keen	3601 Harden Rd.
Beatriz Martin	3724 Harden Rd.
Stuart Levin	3101 Doe Hill Raleigh
Gene Bressler	31156 Briar Stream Run
Cindy Holmes	3952 Stags Leap Circle, Raleigh 27612
Katie and Ellyas Kaplan-Seem	3904 Bentley Bridge Rd.
Larry Miller	510 Glenwood Ave.

Exhibit A
Property Information
UNC Rex Hospital Rezoning Application

Parcel 1
Site Address: 2810 Blue Ridge Road
PIN: 0785822820
Deed Reference (book/page): 3910/373
Acreage: 59.6
Owner: Rex Hospital, Inc.
Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505
Current Zoning: OX-12-UL

Parcel 2
Site Address: 4401 Lake Boone Trail
PIN: 0785826556
Deed Reference (book/page): 3910/373
Acreage: 0.90
Owner: Rex Hospital, Inc.
Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505
Current Zoning: OX-12-UL

Parcel 3
Site Address: 4220 Lake Boone Trail
PIN: 0785824031
Deed Reference (book/page): 19280/810
Acreage: 0.71
Owner: University of North Carolina Health Care System
Owner Address: 5521 Paramount Parkway, Suite 460, Morrisville, NC 27560-4704
Current Zoning: OX-12-UL

March 27, 2026

Re: Notice of Second Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on April 8, 2026, from 6:00-7:00pm at the North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607. The meeting will be held in the Heart & Vascular Hospital Conference Center, located on Level 1, which can be accessed by the taking elevators in the main lobby down to Level 1. Free parking is available in the parking garage adjacent to the Heart & Vascular Hospital.

The purpose of the meeting is to discuss Z-48-25, the requested rezoning of 2810 Blue Ridge Road (PIN: 0785822820), 4220 Lake Boone Trial (PIN: 0785824031), and 4401 Lake Boone Trail (PIN: 0785826556) (the "Site"). The Site is currently zoned Office Mixed Use- 12 stories- w/ Urban Limited Frontage (OX-12-UL), and this proposal would rezone the Site to Campus Master Plan District (CMP). During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

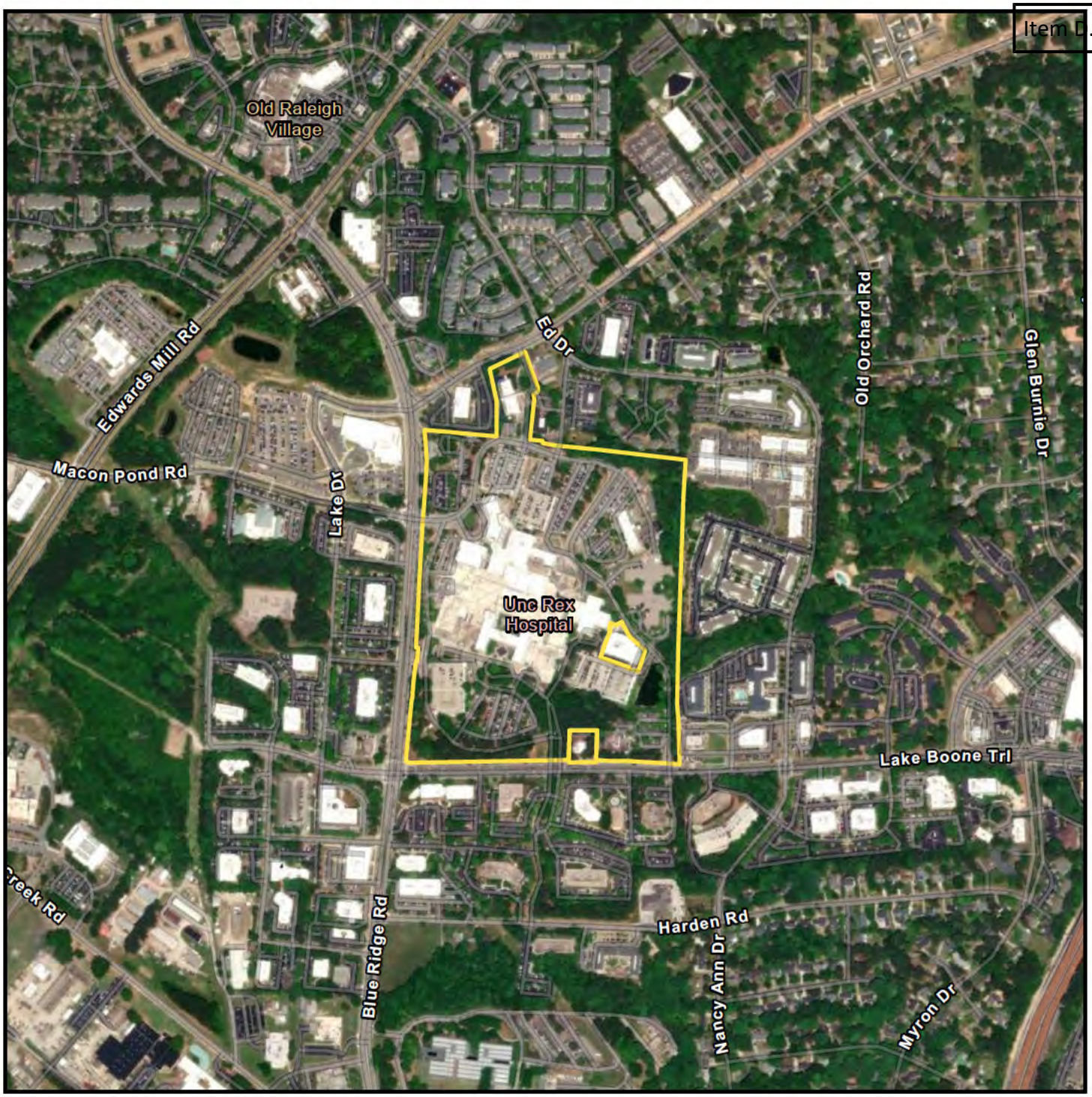
After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, 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 would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning. If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Jacob Hunt
Raleigh Planning & Development
(919) 996-6333
jacob.hunt@raleighnc.gov

If you have any questions about this rezoning, please contact me at [redacted] or via email at [redacted]

Thank you,

Jamie S. Schwedler



2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

Vicinity Map

N

0 400 800 1,600 ft

1 inch equals 800 feet

Disclaimer

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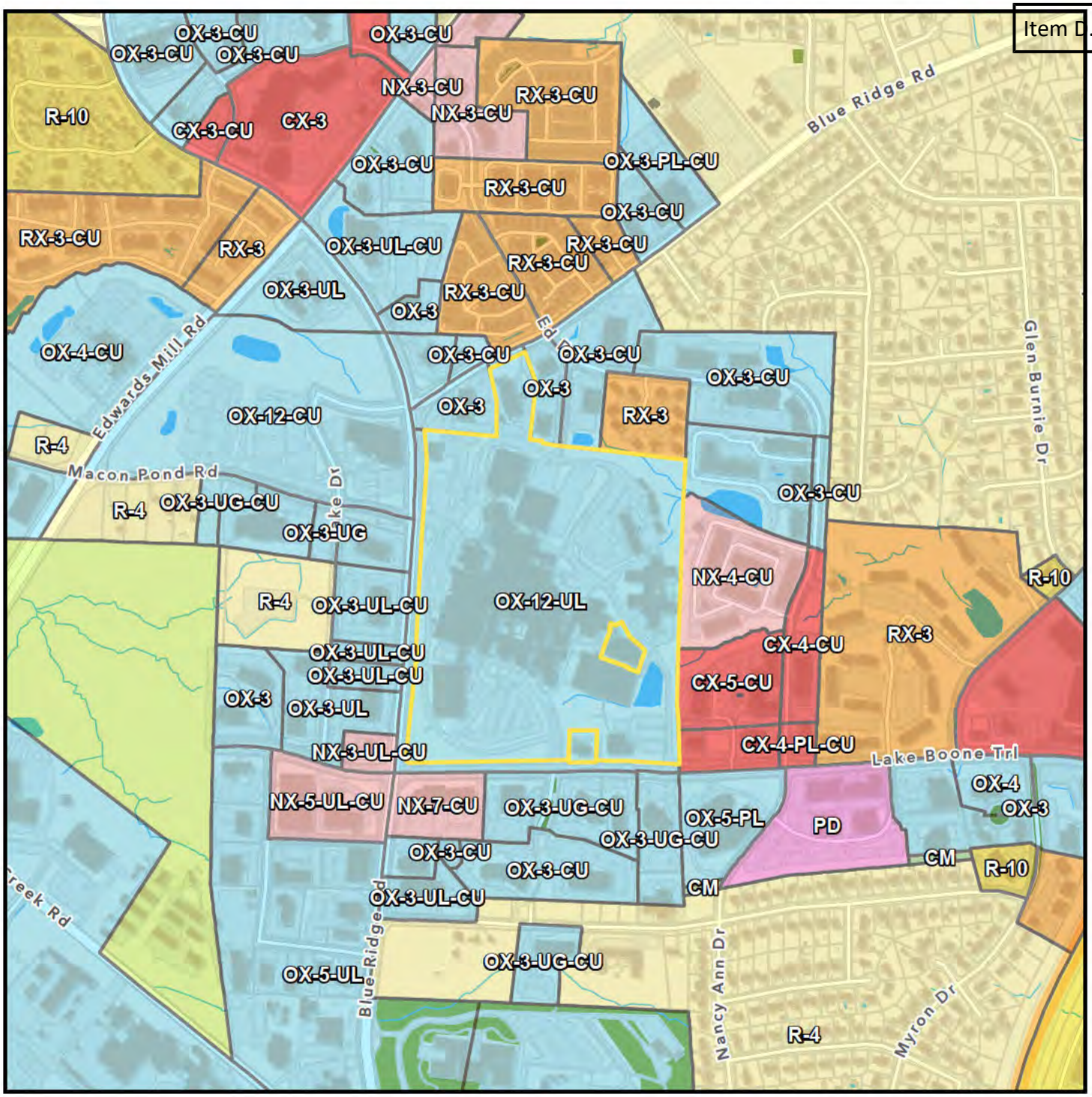

2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

Zoning Map

Current Zoning: OX-12-UL

N

0 400 800 1,600 ft

1 inch equals 800 feet

Disclaimer

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SUMMARY OF ISSUES

A neighborhood meeting was held on April 8, 2026 (date) to discuss a potential rezoning located at 2810 Blue Ridge Road, 4220 Lake Boone Trail, 4401 Lake Boone Trail, Raleigh, NC 27607 (property address). The neighborhood meeting was held at North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607 (location). There were approximately 17 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of rezoning process and CMP request
Discussion of Master Plan and height
Discussion of traffic and parking
Discussion of Blue Ridge Road improvements and bike lanes
Discussion of hospital operations
Discussion of entitlement cap
Discussion of next steps

ATTENDANCE ROSTER	
NAME	**ADDRESS**
John Alvi	3913 Bentley Brook Dr.
Patricia Beach	1209 Trailwood Dr 27606
Beth Harrison	3925 Napa Valley Dr.
Renee Riggsbee	3944 Stags Leap Cir
Jean Godfall	3900 Stags Leap Cir
Sarah Gwaltney	3902 Stags Leap Cir
Helen Rasberry	3910 Stags Leap Cir
Jennifer Elliott	3907 Stags Leap Cir
Cindy Holmes	3952 Stags Leap Circle
Holly Cook/ Jeff Hobart	3909 Bentley Meadow Ln
Jim Paumier	367 Meredith St. Raleigh
Clay Rightmyer	4231 Woodlake Pl
Beth Simonetta	3936 Bentley Br. Rd.
Bill Sutdabaker	3936 Bentley Br. Rd.
Ashlyn Von Krusze	2501 Atrium Drive Suite 150
Mac Patel (Monts Ridge, LLC)	2601 Blue Ridge Rd

Raleigh

Agenda Item

Item E.1

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Bynum Walter, Matthew Klem, Hannah Reckhow

Agenda Title: Rezoning Z-5-26 New Bern Avenue Assemblage, Along the New Bern Avenue BRT Corridor from Downtown to North Raleigh Boulevard (District C)

Agenda Item Description:

Hiram Marziano, Planning and Development

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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.

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

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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.

Agenda Item Details:

Rezoning Z-5-26 New Bern Avenue Assemblage, being the following properties:

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Site Address	PIN	Existing Zoning	Proposed Zoning
1401 NEW BERN AVE	1713394165	NX-3-UL w/TOD	NX-4 w/TOD
1601 NEW BERN AVE	1713491125	NX-3-UL w/TOD	NX-4 w/TOD

1210 NEW BERN AVE	1713283885	NX-3-UL w/TOD	NX-4 w/TOD
1313 NEW BERN AVE	1713392105	NX-3-UL w/TOD	NX-4 w/TOD
1241 NEW BERN AVE	1713298124	CX-3-UL w/ TOD	CX-3 w/TOD
307 E EDENTON ST	1703894592	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
325 E EDENTON ST	1703896449	R-10 w/HOD-G	DX-3 w/HOD-G
311 E EDENTON ST	1703895575	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
203 S TARBORO ST	1713280172	R-4	R-4 w/TOD
1118 BOYER ST	1713293303	RX-3 w/TOD	RX-4 w/TOD
1122 BOYER ST	1713294303	RX-3 w/TOD	RX-4 w/TOD
1302 BATTERY DR	1713289733	R-10	R-10 w/TOD
23 BART ST	1713289638	R-10	R-10 w/TOD
827 COTTON PL	1713184698	OX-3	R-10
1702 POOLE RD	1713482280	R-10 w/TOD	RX-3 w/TOD
100 N PERSON ST	1703894417	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G
15 S BLOODWORTH ST	1703888868	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD

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Approximately 5.38 acres of land is proposed to be rezoned to allow for more diverse mixed-use development, increased building heights and increased residential entitlement.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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The deadline for Planning Commissioner Action is June 13, 2026.

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 Raliegh
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 *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*	●	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.

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **####** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

_____

Bynum Walter Date: Click or tap to enter a date.
Planning and Development Assistant Director

Staff Coordinator: Hiram Marziano: (919) 996-6370; hiram.marziano@raleighnc.gov

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.

Ther are multiple Future Land Use Map designation 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

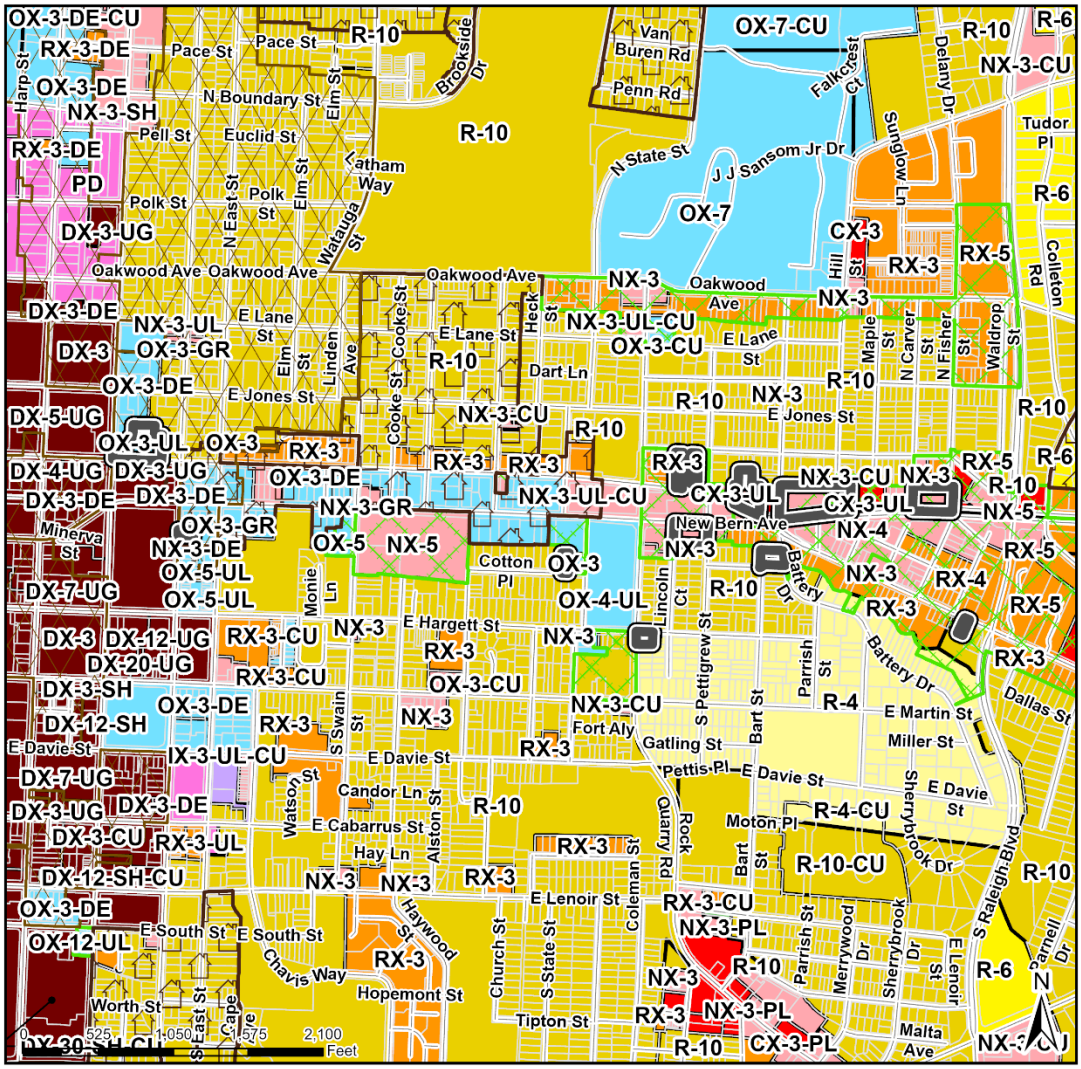
At the April 7, 2026 Planning Commission Meeting, the commission received a report and public comment for this request. Some properties that were not part of the application were also presented as they had been requested to be added through the public engagement portal. The commission decided to defer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

Existing Zoning Z-5-2026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RX-3-DE
OX-3-DE
NX-3-SH
RX-3-DE
PD
DX-3-UG
DX-3-DE
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DX-5-UG
OX-3-UL
OX-3
DX-4-UG
DX-3-UG
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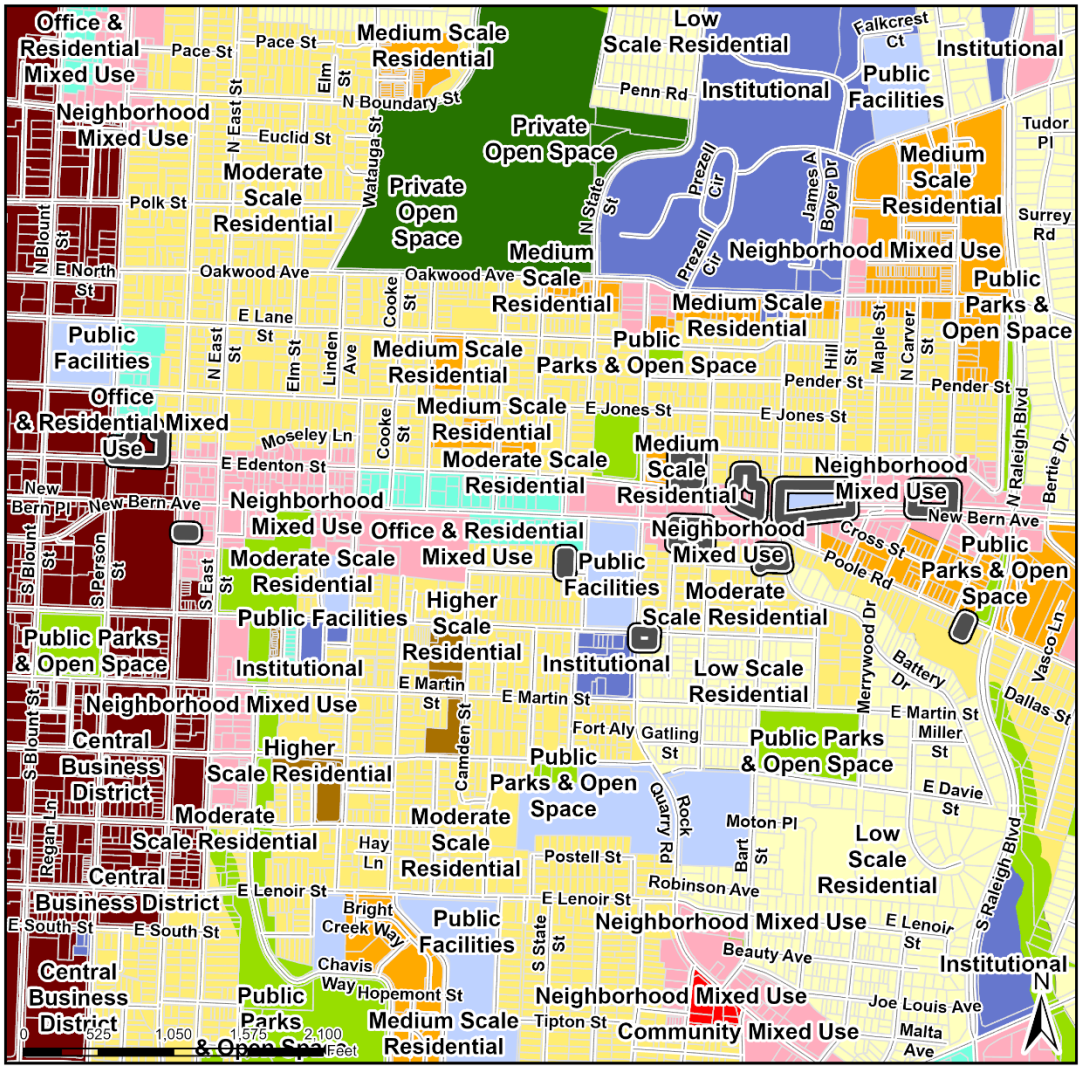
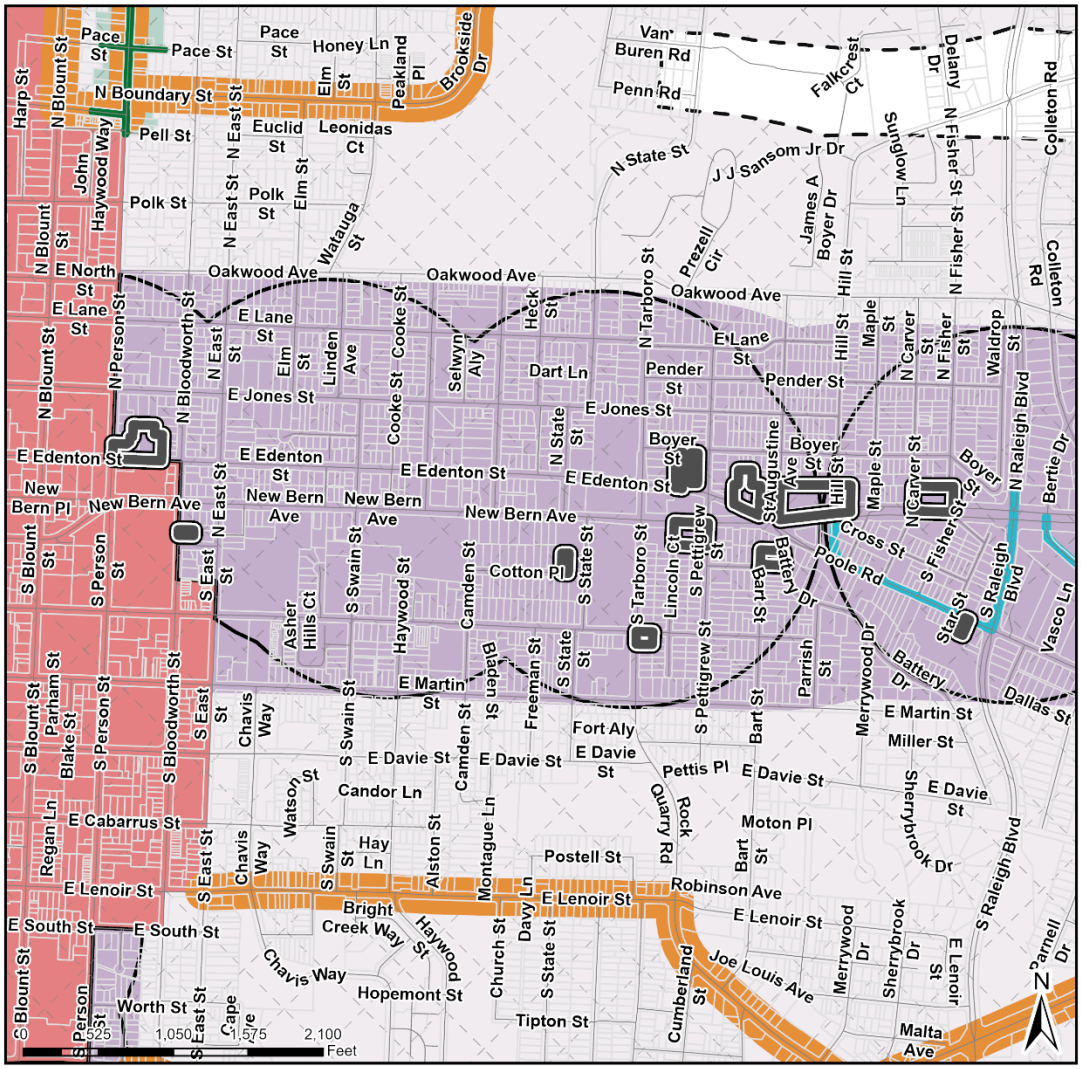
Future Land Use Z-5-2026



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 (mcgregorm): 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 though 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:*

Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*		
	●	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

*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.

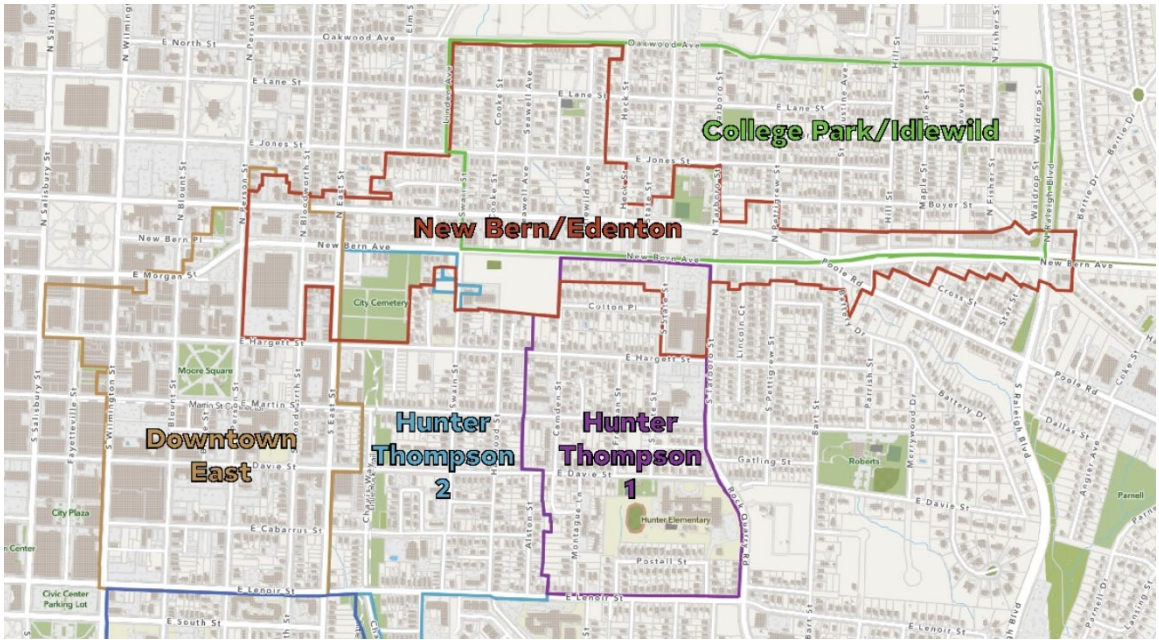
- Battery Heights is one of four mid-20th-century subdivisions in Raleigh built for African Americans during segregation. It was originally platted in 1915. Some development of the western lots occurred throughout the 1930s and 1940s, but it was primarily developed between 1956 and 1964.

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:	• 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

1st 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

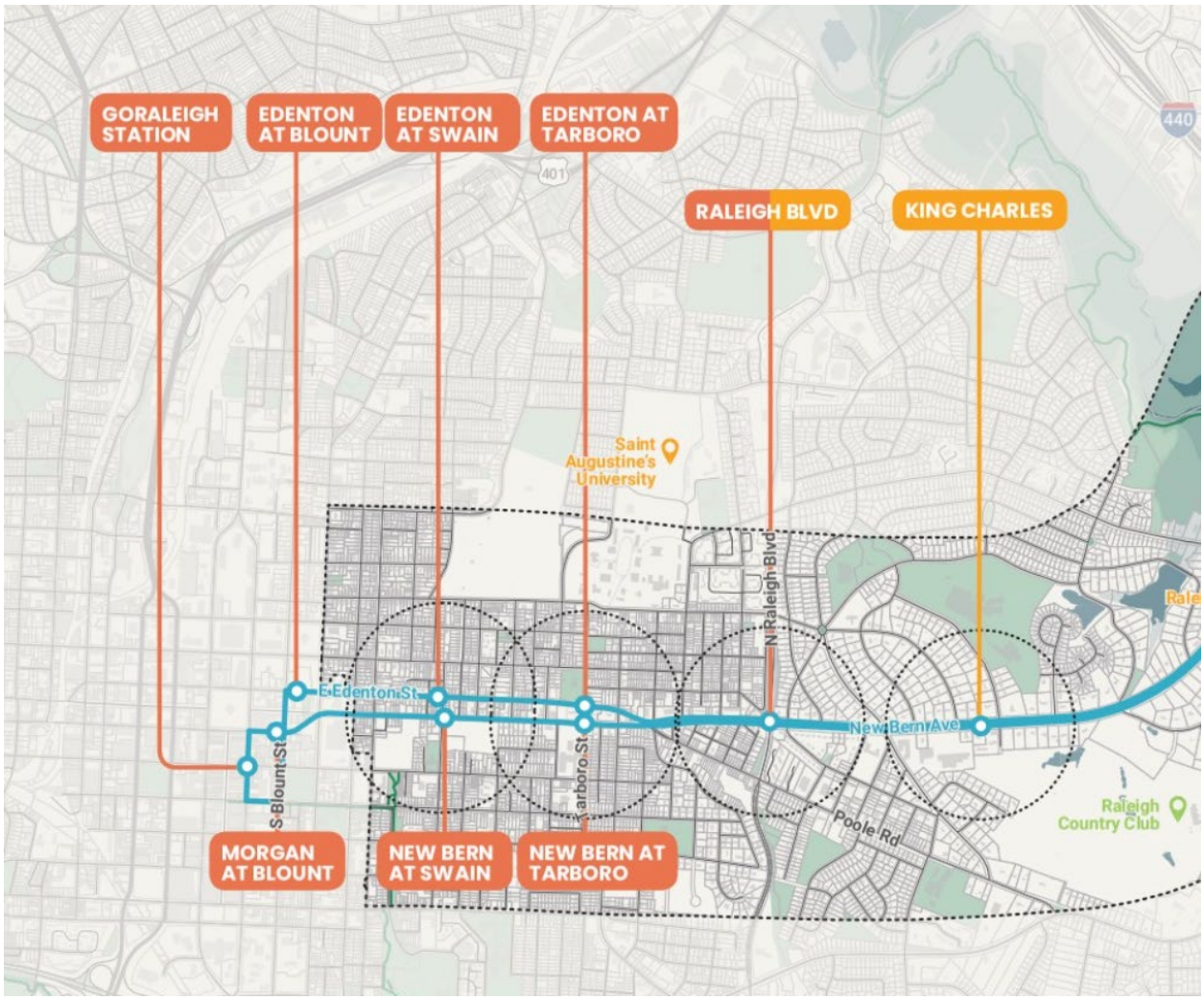
Location

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

Due to the location just east of downtown, there are several GoRaleigh transit routes within walking distance of the assembled sites. In particular, route 10 Longview, route 15 WakeMed, and route 18 Poole/Barwell run along New Bern Avenue with bus stops throughout.

Rezoning Application and Checklist

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Raleigh

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	☑ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: See Atta	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 #
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.	_____

Statement of Consistency

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.

The proposed mapping of the Transit Overlay District (-TOD) is consistent with the following 2030 Comprehensive Plan policies:

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

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

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.

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.

Rezoning Application Addendum #2	
Impact on Historic Resources	**OFFICE USE ONLY** Rezoning case #
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.	

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	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. **Response:** Application of the Transit Oriented District (-TOD) will enable and encourage walkable mixed use development.
2	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. **Response:** Development within the -TOD will follow the height, massing, and transitions standards specified in the overlay district.
3	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. **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.
4	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. **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.
5	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. **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.
6	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. **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.

7	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. **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.
8	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. **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.
9	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. **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.
10	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. **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.
11	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. **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.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. **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.
13	New public spaces should provide seating opportunities. **Response:** The -TOD requires amenity areas to meet the standards of an Urban Plaza.

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. **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.
15	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. **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.
16	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 cane make a significant improvement. **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.
17	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. **Response:** The mapping of the -TOD will occur within walking distance of transit stops.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. **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.
19	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. **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.
20	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. **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.

21	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. **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.
22	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. **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.
23	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. **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.
24	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. **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.
25	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. **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.
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. **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.

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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☐	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☐	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☐	☐	☐	☐
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.	☐	☐	☐	☐	☐
9. Trip generation study	☐	☐	☐	☐	☐
10. Traffic impact analysis	☐	☐	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☐	☐	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☐	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☐	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☐	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☐	☐	☐	☐

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.	☐	☐	☐	☐	☐
2. Total number of units and square feet	☐	☐	☐	☐	☐
3. 12 sets of plans	☐	☐	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☐	☐	☐	☐
5. Vicinity Map	☐	☐	☐	☐	☐
6. Existing Conditions Map	☐	☐	☐	☐	☐
7. Street and Block Layout Plan	☐	☐	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☐	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☐	☐	☐	☐
10. Development Plan (location of building types)	☐	☐	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☐	☐	☐	☐
12. Parking Plan	☐	☐	☐	☐	☐
13. Open Space Plan	☐	☐	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☐	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☐	☐	☐	☐
16. Generalized Stormwater Plan	☐	☐	☐	☐	☐
17. Phasing Plan	☐	☐	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☐	☐	☐	☐
19. Common Signage Plan	☐	☐	☐	☐	☐

Rezoning Application and Checklist

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Raleigh

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	☒ General use	☐ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ 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:	
Property owner signature (1):	Yazan Issa
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Application and Checklist

Raleigh

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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:
Property owner signature (1):
Property owner signature (2):
Property owner signature (3):

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Rezoning Application and Checklist

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Raleigh

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ 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				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ 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):
Property owner signature (2): David Ellis, Wake County Manager
Property owner signature (3):

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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:	4/8/2025
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):	[signature] managing partner
Property owner signature (2):	
Property owner signature (3):	

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Raleigh

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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:
Property owner signature (1):
Property owner signature (2):
Property owner signature (3):

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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): Floye Lee Dombalis Trust by Mary D. Winstead
Property owner signature (2):
Property owner signature (3):

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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:	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):	Russell Floyd Lucas
Property owner signature (2):	Gwendolyn M. Lucas
Property owner signature (3):	

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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):	Charlotte P Brewer
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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):	Jo Anne Sanford
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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: 4/9/25
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): Mark Forestieri
Property owner ~~signature (2):~~ Director, Wake County Facilities, Design & Construction
Property owner ~~signature (3):~~

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ Text change to zoning conditions			
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:
Property owner signature (1): Member / WMK Properties LLC
Property owner signature (2):
Property owner signature (3):

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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: 4-8-2025
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:
Property owner signature (1):
Property owner signature (2):
Property owner signature (3):

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
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:	
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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): Clarence Saulter
Property owner signature (3): Mary Saulter

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Rezoning Application and Checklist

Raleigh

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Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ 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:
Property owner signature (1):
Property owner signature (2):
Property owner signature (3):

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raleighnc.gov

Item E.1

Raleigh

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.

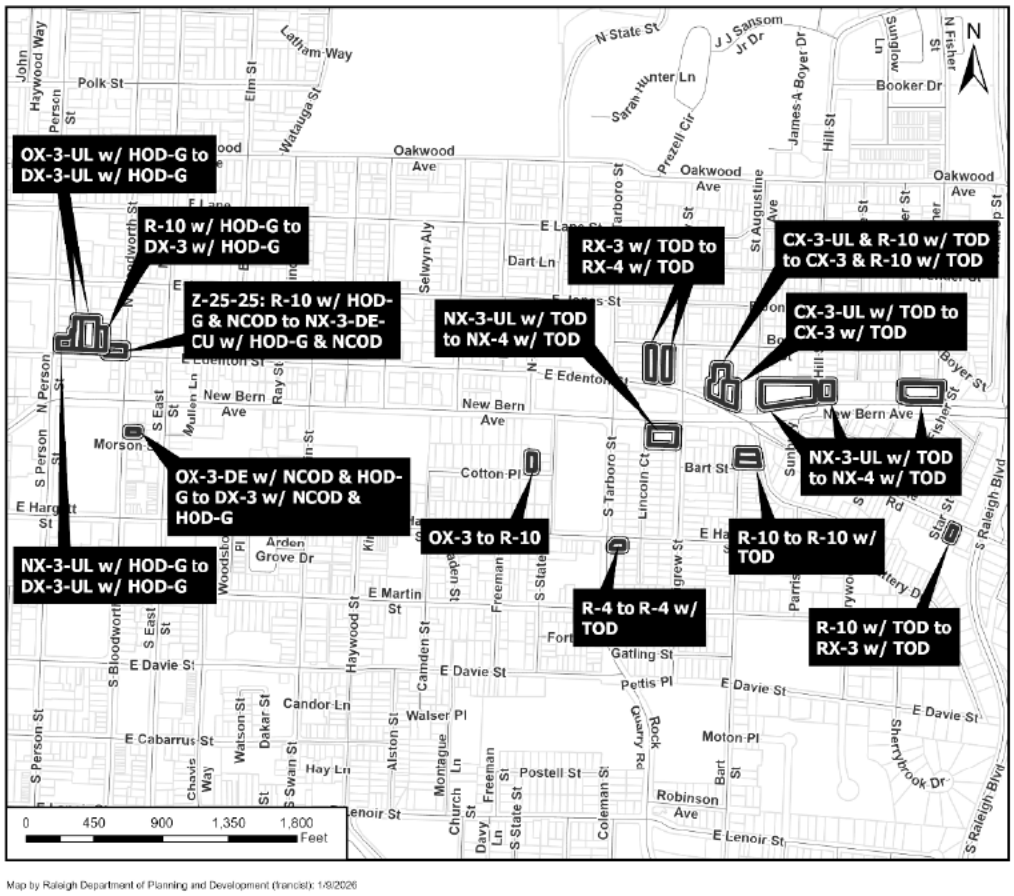
How can I participate?

- 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



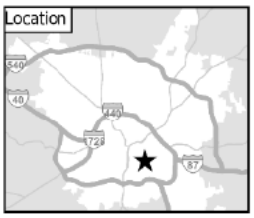
Map by Raleigh Department of Planning and Development (francisb): 1/9/2026

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.

Raleigh

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.

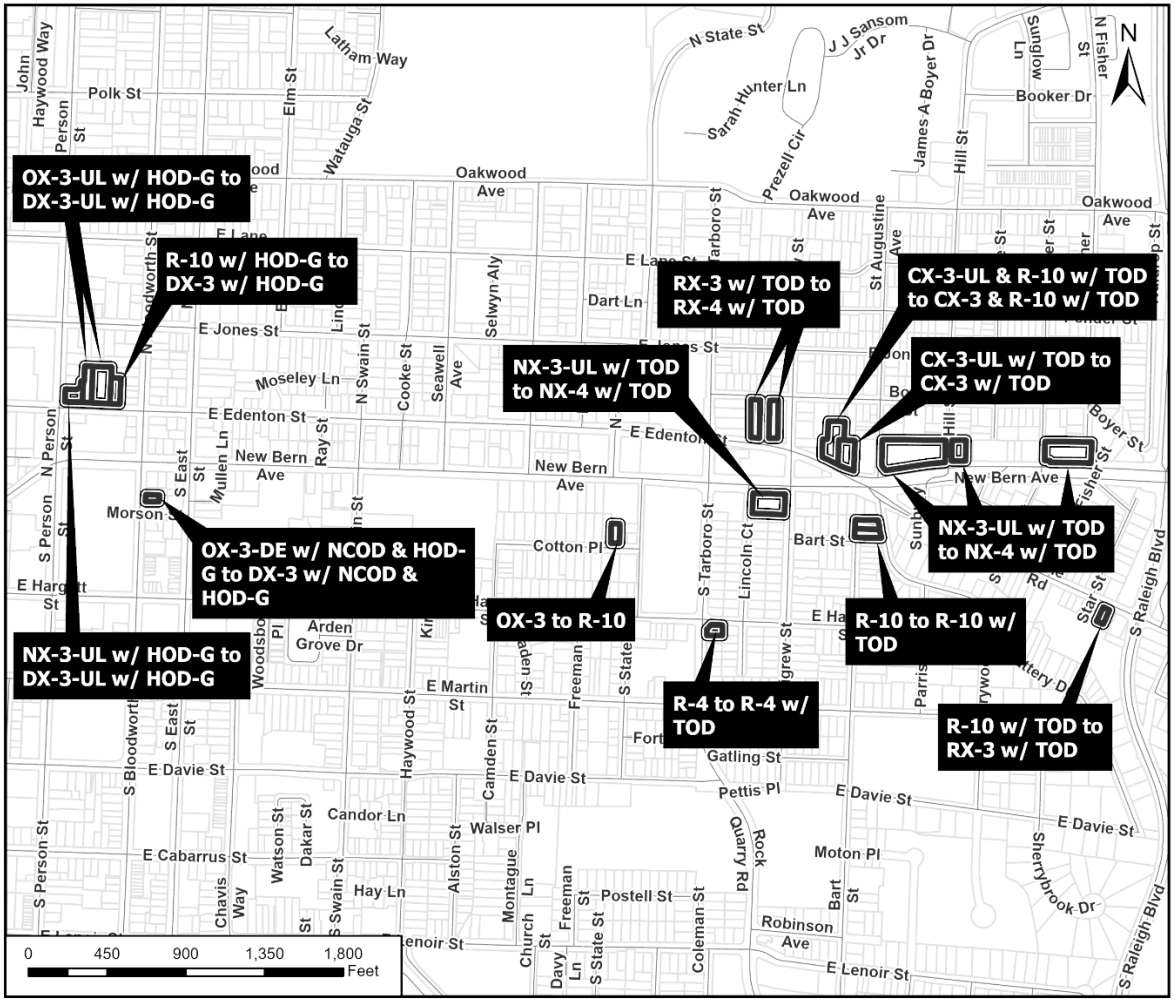
Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person 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



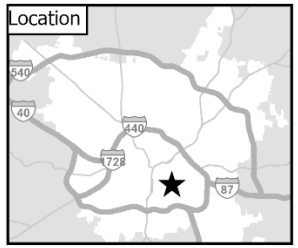
Map by Raleigh Department of Planning and Development (francist): 1/23/2026

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



ATTENDANCE ROSTER

	NAME	ADDRESS
	Albert Whitaker Jr	300 Parrish St, Raleigh
	Belinda Colbreath	1627 Battery Drive.
	CHRIS CREW	304 ELM ST
	Gary Claiborne	Raleigh Parks
5	Michael Oakley	
	CURTIS KASEFANG	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 Kaufman	1702 PINEW ST
	George Alexander	321 Maple St
	Brian Baird	101 N. Pettigrew St
	Nick Riddle	1206 GATLING ST.
15	Karen Haynes	1501 E. Lenoir St.
	Stewart & Valecia Scott & Alexandria Scott	1420 1418 E Jones St
	Travis Acker	15 Bart Street
	Victoria Ghrayeb	517 Bart Street.
	ERIC MCBRAYER	304 Hill Street
20	JAMES + Phyllis RIVERS	1609 Battery Dr.
	Marian M. Moring	804 East Lane St.

ATTENDANCE ROSTER

NAME	ADDRESS
Martha Singletary	101 Camden Street
Rundrea McCall	
Grayson Bond	101 N. Pettigrew St
Mozelle Harris	1720 Boyer St
25 Megan Kaufmann	15 S Bloodworth St
BRIAN WILHELM	103 N PETTIGREW ST
Rwane Thomas	616 Battery Drive
Paul Kallam	222 W. Hargett St.
Christina Mallory	511 E Martin 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.

Motion to Recommend Denial

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend denial of the zoning amendment."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-5-26*
Address: *Various*
Applicant: *City of Raleigh*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, and CONSISTENT with the Future Land Use Map, but the request should be DENIED.

The action taken is reasonable and in the public interest because:

- The current zoning is sufficient to allow for use and development of the sites.

Rezoning Request Motion Worksheet

Item E.1

"I move to recommend **approval / denial** of rezoning case Z-_____-_____.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

APPROVE	DENY
"The rezoning request *is* reasonable and in the public interest because it:	"The rezoning request *is not* reasonable and in the public interest because it:
Example statements:	Example statements:
Housing ☐ "Increases the housing supply in the area." ☐ "Allows additional types of housing." ☐ "Guarantees affordable housing."	**Housing** ☐ "Restricts the housing supply in the area." ☐ "Reduces housing choices." ☐ "Does not increase housing affordability."
Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	**Infill & Compatibility** ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
Transportation ☐ "Increases development intensity in an area with high quality transit access." ☐ "Extends the street grid and/or eliminates gaps in the transportation system." ☐ "Creates additional connections to the greenway system."	**Transportation** ☐ "Does not have adequate access to transit." ☐ "Impedes connectivity and/or actively obstructs the Street Plan." ☐ "Does not create a safe environment for pedestrian and/or cyclists."
Environment ☐ "Preserves open space." ☐ "Protects ecologically sensitive areas." ☐ "Controls stormwater above and beyond UDO requirements." ☐ "Includes additional tree protection."	**Environment** ☐ "Does not provide sufficient open space." ☐ "Could harm ecologically sensitive areas." ☐ "Could worsen existing stormwater issues." ☐ "Could result in a loss of valuable mature trees."
Other ☐ *Some other public benefit(s)*	**Other** ☐ *Some other public detriment(s)*

Motion to Recommend Approval

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-5-26*
Address: *Various*
Applicant: *City of Raleigh*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is for a zoning district that closely corresponds with the development envisioned in the Future Land Use Map designation and is therefore CONSISTENT with the Future Land Use Map and CONSISTENT with the Comprehensive Plan and other adopted plans, and the request should be APPROVED.

The action taken is reasonable and in the public interest because:

- The request encourages 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, encourages growth along BRT corridors which allows for reduced car trips, and potentially lower transportation costs by making daily life without a car more feasible for households within walking distance to BRT, while also increasing access to employment opportunities.

Rezoning Request Motion Worksheet

Item E.1

"I move to recommend **approval / denial** of rezoning case Z-_____-_____.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

APPROVE	DENY
"The rezoning request *is* reasonable and in the public interest because it:	"The rezoning request *is not* reasonable and in the public interest because it:
Example statements:	Example statements:
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Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	**Infill & Compatibility** ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
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Other ☐ *Some other public benefit(s)*	**Other** ☐ *Some other public detriment(s)*

New Bern Ave Assemblage (Z-5-26)

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
145	10	0	23

What is your full name?

My husband, daughter and I are the owners of 307, 311 and 325 East Edenton Street (27601) and we write to support the proposed zoning with respect to these properties. Applicants for development will still have to surmount strict review, fraught with opposition from a variety of fronts; however, some latitude to creatively and responsibly address the realities of growth, transportation, sprawl, density and housing in downtown Raleigh is in order. The zoning changes are, we believe, well supported and should be approved. Jo Anne Sanford & Billy Brewer

3/10/2026

2 Agree

I am the owner of 2345 New Bern Avenue and support the request by Molly Stuart to have the requested change in zoning included in this rezoning case.

4/2/2026

Chris Crew. Please oppose this zoning change for 307,311,325 E. Edenton, 100N. Person and 15 S. Bloodworth as these properties are located in the Historic Oakwood overlay—an historic residential neighborhood. Up zoning to more intensive use could encourage replacement of these historic properties. Raleigh has a housing shortage. Under current zoning these can serve as housing. Raleigh will soon face a glut of office space and it doesn't make sense to convert housing to office and other commercial uses in this environment.

3/19/2026

Chris Crew

3/19/2026

Jo Anne Sanford

3/10/2026

Phillip Daniel Pabst, Jr

3/9/2026

Donald Ray Stephens

2/26/2026

What is your ZIP code?

27610

3/9/2026

27601

2/26/2026

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.

What are the next steps?

3/10/2026

> Hello. The next steps for this request will be to go to the Planning Commission for review and recommendation. The Planning Commission will review the request and take public input and make a recommendation to the City Council. The City Council will receive this recommendation and set a date for a public hearing. The public hearing will be held and then the City Council will make a final decision.
>
> Notices will be mailed, signs posted, and the website updated prior to these meetings.
>
> Feel free to email me (hiram.marziano@raleighnc.gov) if you have any questions.

3/13/2026

None

3/9/2026

Do you have any comments about this rezoning case? If, so leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.

I support rezoning of properties within the Historic Oakwood overlay district. The NIMBYs in Oakwood need to learn to share downtown with the rest of Raleigh.

3/6/2026

1 Agree

My previous post seems to have disappeared, so reposting: I represent the contract purchaser of 2345 New Bern Avenue (PIN 1713993446). We request the property be added to this case.
Current zoning: RX-3-GP (NCOD)
Requested zoning: RX-3-GP

Thank you.

4/6/2026

I am the owner of 2345 New Bern Avenue and support the request by Molly Stuart to have the requested change in zoning included in this rezoning case.

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

PIN # 1703897424

Current Zoning: R-10 w/ HOD-G and NCOD
Proposed Rezoning: OX-3-DE w/ HOD-G and NCOD

Thank you!

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

Current Zoning: R-10 w/ HOD-G and NCOD
Proposed Rezoning: OX-3-DE w/ HOD-G and NCOD

Thank you!

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

Current Zoning: R-10 w/ HOD-G and NCOD
Proposed Rezoning: OX-3-DE-CU w/ HOD-G and NCOD

Thank you!

4/1/2026

I represent the contract purchaser of 2345 New Bern Ave (PIN 1713993446) and kindly request the property be included in this rezoning petition. The current zoning is RX-3-GP (NCOD), and the requested zoning is RX-3-GP. Thank you.

4/1/2026

I would like to kindly request that my property be included in the current petition.

Address: 1501 New Bern Ave, Raleigh, NC 27610
PIN: 1713396135
Current Zoning: CX-3-UL with TOD
Proposed Zoning: CX-4 with TOD

3/9/2026

I own properties at 1246 New Bern Ave., (1713288854), and 1250 New Bern Ave(PIN 1713289802). They are both currently zoned RX-3 with the TOD and I'd like for them both to be rezoned RX-4 with the TOD. They bout have New Bern Ave. frontage and apre appropriate for higher density zoning.

3/3/2026

I would like my properties located at 1246(PIN 1713288854) & 1250 New Bern Ave.(PIN 1713289802), which are currently zoned RX-3 with the TOD to be upzoned to RX-4 with the TOD. Both of these lots are facing New Bern Ave. and are appropriate for higher density zoning.

3/3/2026

I oppose rezoning of properties within the Historic Oakwood overlay district as this action will very likely encourage teardowns of historic structures.

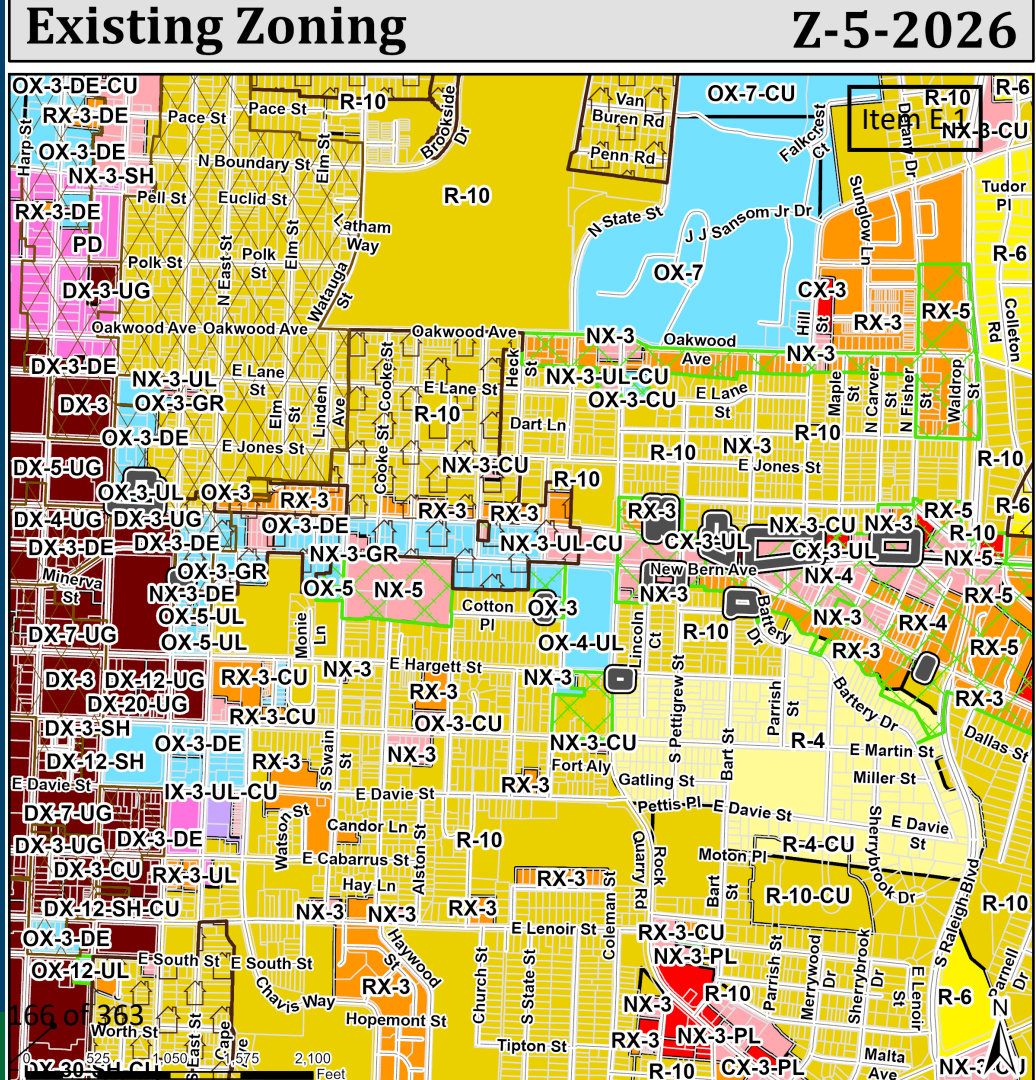
2/26/2026

Planning & Development

Rezoning Z-5-26

Hiram J Marziano II

Raleigh



Project History

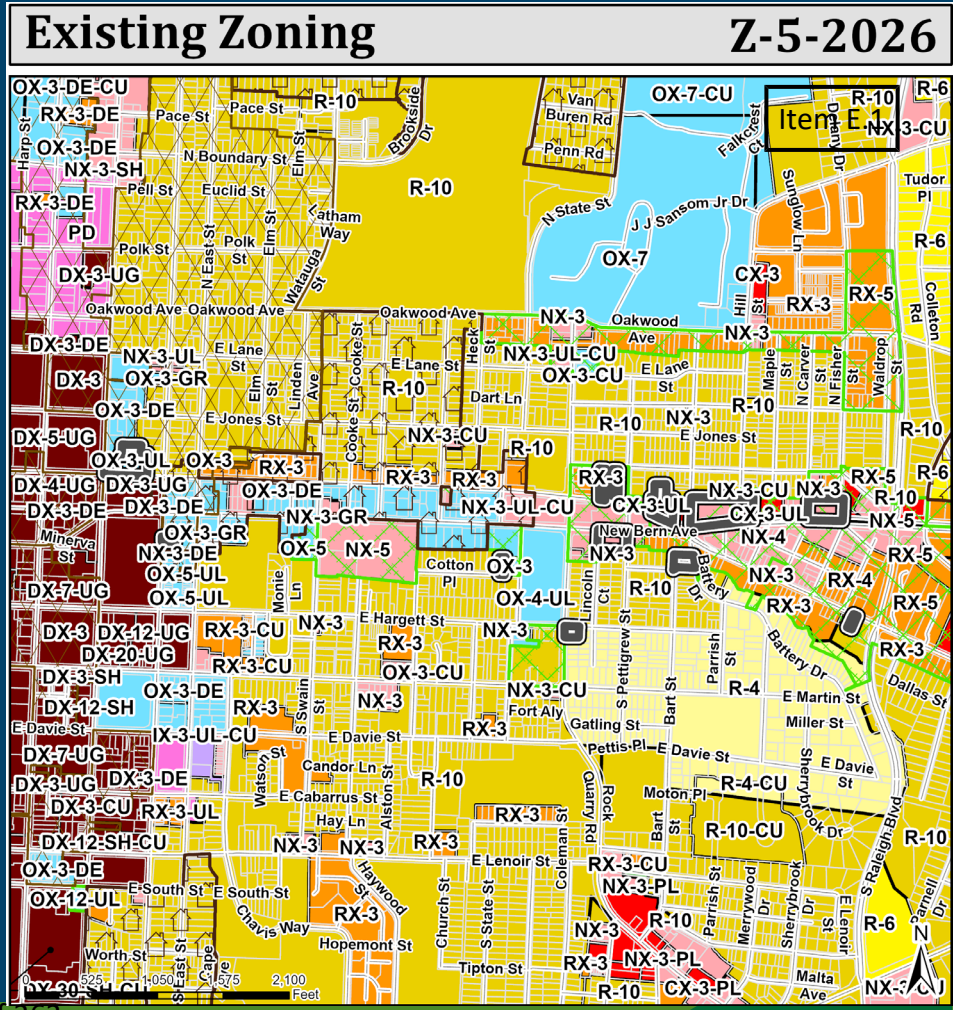
New Bern Station Area Planning

- 2016 Wake County Transit Plan
- 2021 Equitable Development Around Transit
- 2021 – New Bern Station Area Planning begins
- May 2024 - City Council rezoning (Z-92-22) approved
- December 2024 - New State law reverts zoning decision
- March 2025 - City Council directs staff to rezone in accordance with new law

Rezoning Z-5-26

Multiple Addresses

- Request to rezone 17 parcels across 4.55 acres to various districts.
- 81 parcels included in original request (32.65 acres)
- RHDC meets May 13, 2026 to discuss.
- Planning Commission deadline for action is June 13, 2026.

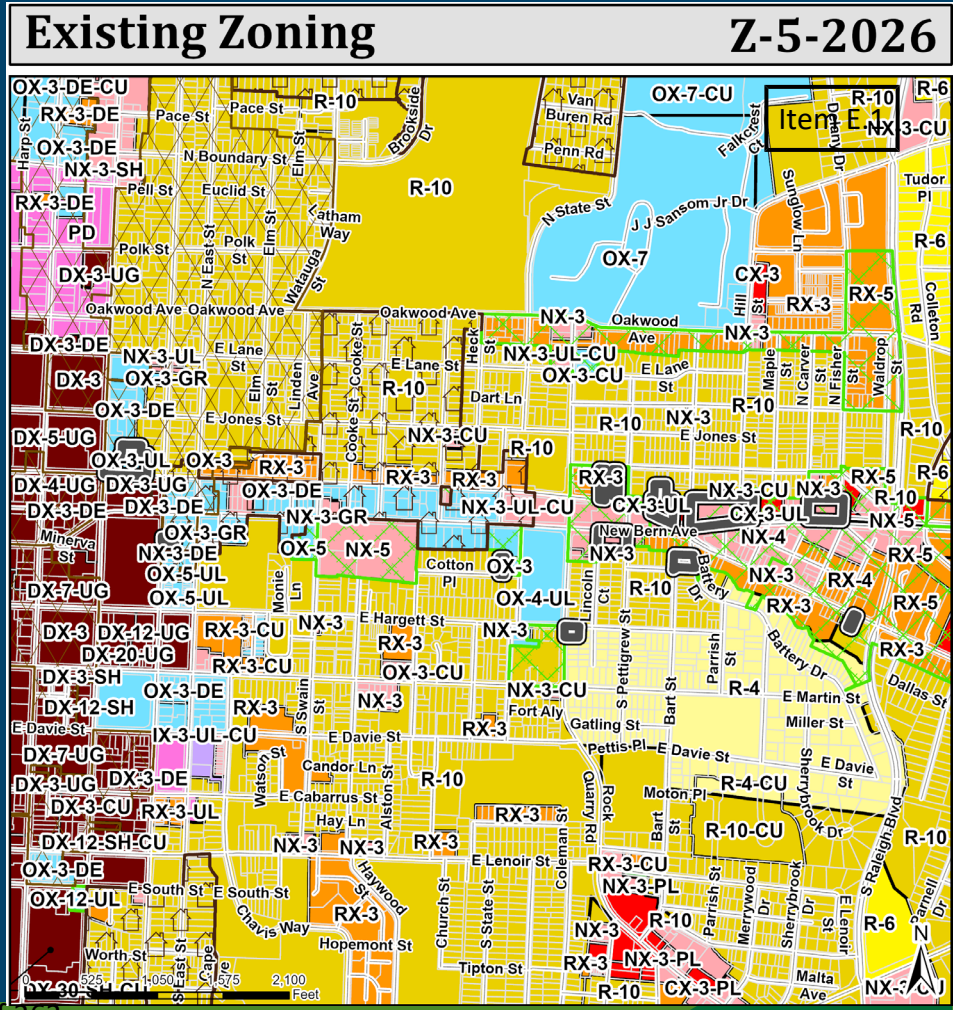


Raleigh

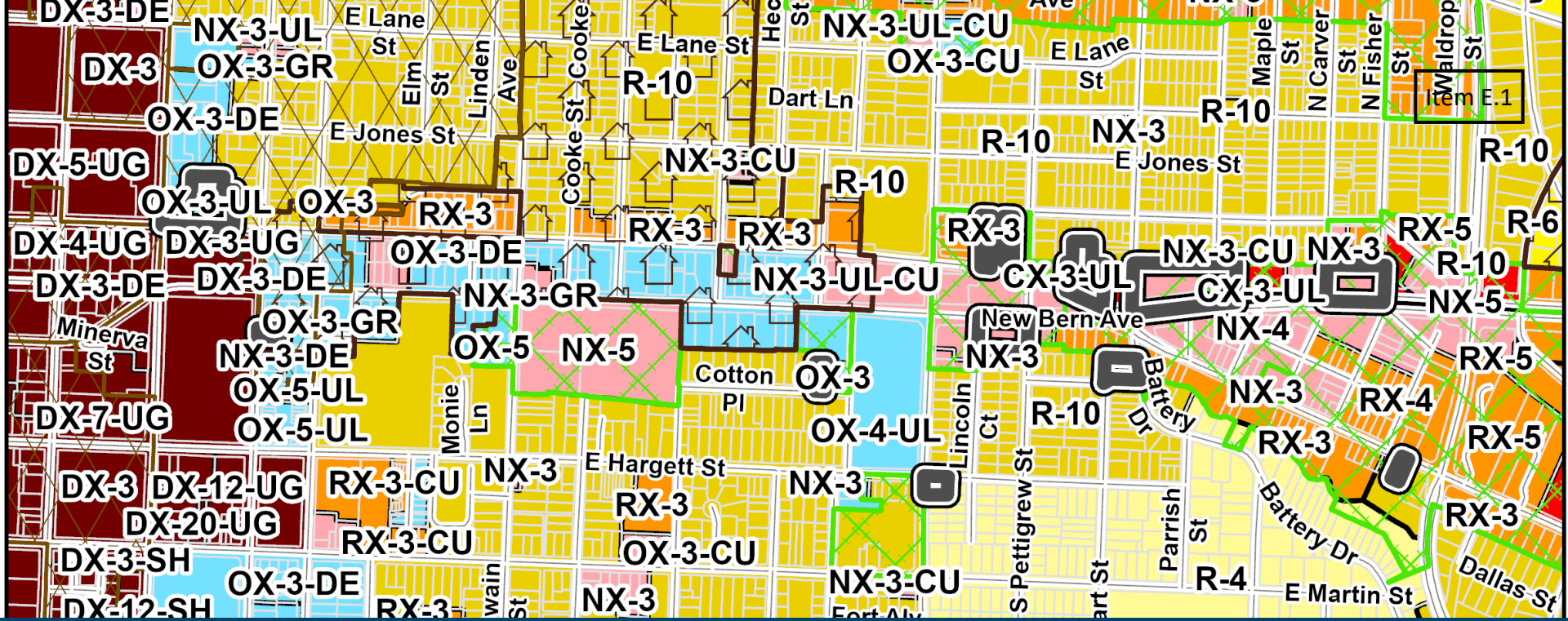
Rezoning Z-5-26

Multiple Addresses

- City initiated request to rezone 17 parcels.
- 1 has been removed from original application.
- 5 additional properties are presented from public requests that are not part of the City's application



Raleigh



Zoning in the area is predominantly mixed-use along the corridor with residential surrounding.

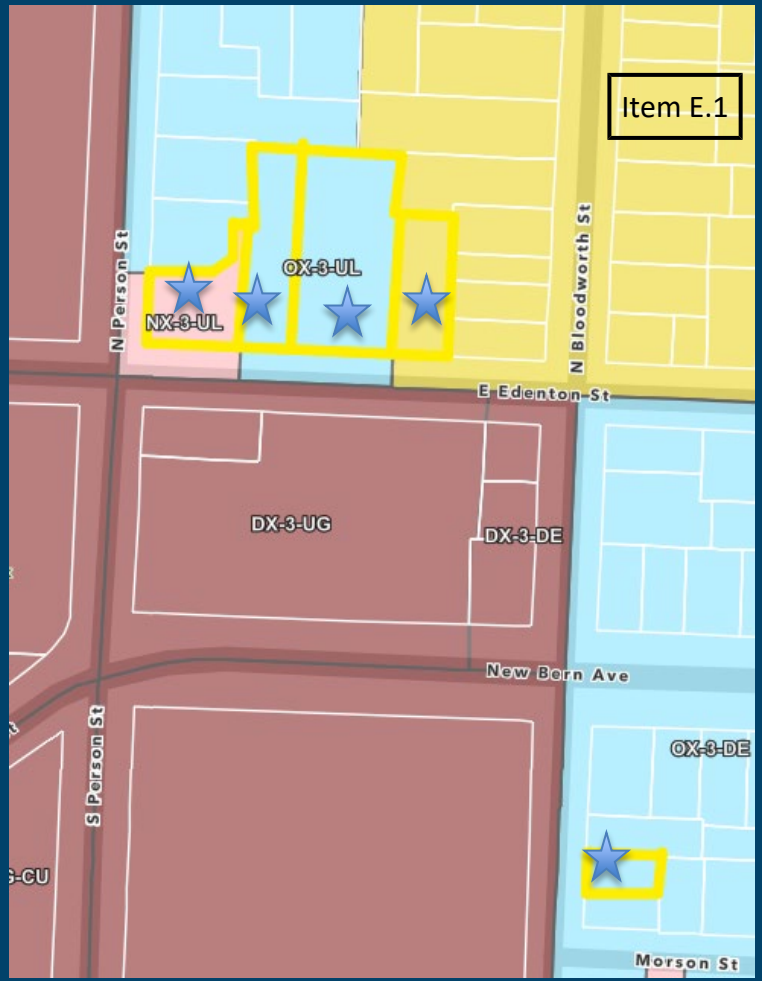
Properties Included in Application

Site Address	PIN	Existing Zoning	Proposed Zoning	FLUM
1401 NEW BERN AVE	1713394165	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1601 NEW BERN AVE	1713491125	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1210 NEW BERN AVE	1713283885	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1313 NEW BERN AVE	1713392105	NX-3-UL w/TOD	NX-4 w/TOD	Public Facilities
1241 NEW BERN AVE	1713298124	CX-3-UL w/ TOD	CX-3 w/TOD	Neighborhood Mixed Use
307 E EDENTON ST	1703894592	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
325 E EDENTON ST	1703896449	R-10 w/HOD-G	DX-3 w/HOD-G	Central Business District
311 E EDENTON ST	1703895575	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District

Properties Included in Application

Site Address	PIN	Existing Zoning	Proposed Zoning	FLUM
203 S TARBORO ST	1713280172	R-4	R-4 w/TOD	Low Scale Residential
1118 BOYER ST	1713293303	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1122 BOYER ST	1713294303	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1302 BATTERY DR	1713289733	R-10	R-10 w/TOD	Moderate Scale Residential
23 BART ST	1713289638	R-10	R-10 w/TOD	Moderate Scale Residential
827 COTTON PL	1713184698	OX-3	R-10	Moderate Scale Residential
1702 POOLE RD	1713482280	R-10 w/TOD	RX-3 w/TOD	Moderate Scale Residential
100 N PERSON ST	1703894417	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
15 S BLOODWORTH ST	1703888868	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD	Neighborhood Mixed Use

100 North Person Street	
Request	NX-3-UL w/HOD-G ➔ DX-3-UL w/HOD-G
FLUM	Central Business District
307 & 311 East Edenton Street	
Request	OX-3-UL w/ HOD-G ➔ DX-3-UL w/HOD-G
FLUM	Central Business District
325 East Edenton Street	
Request	R-10 w/HOD-G ➔ DX-3 w/HOD-G
FLUM	Central Business District
15 South Bloodworth Street	
Request	OX-3-DE w/NCOD & HOD-G ➔ DX-3 w/NCOD & HOD-G
FLUM	Neighborhood Mixed Use



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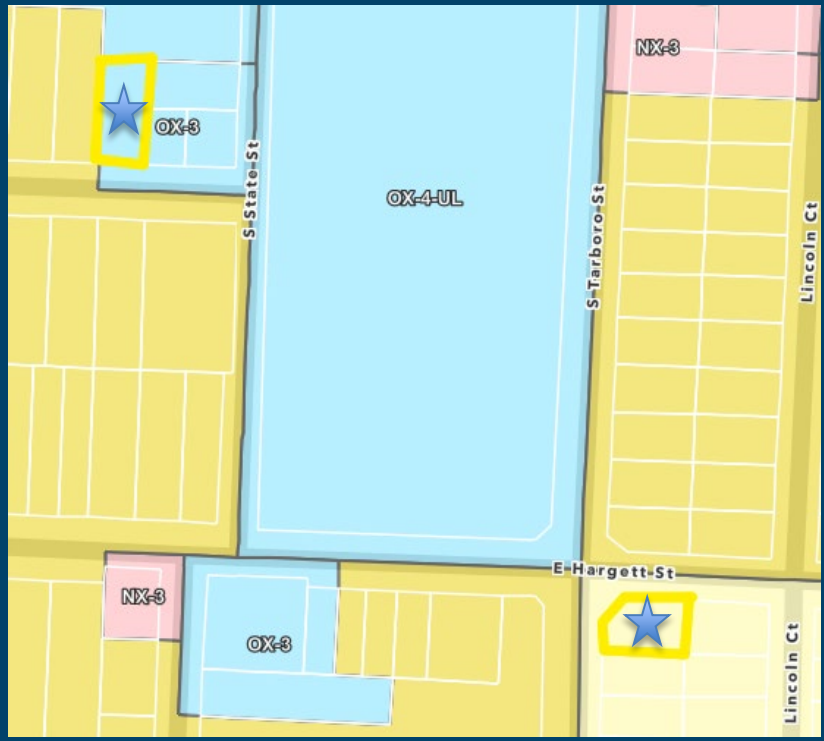
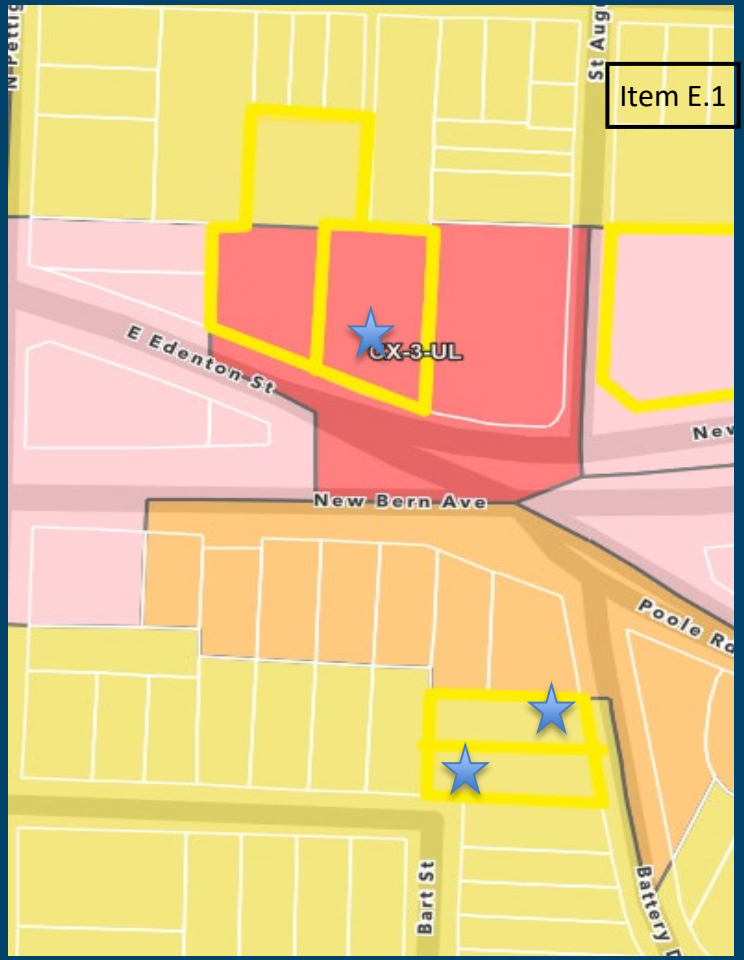
827 Cotton Place	
Request	OX-3 ➔ R-10
FLUM	Moderate Scale Residential
203 South Tarboro Street	
Request	R-4 ➔ R-4 w/TOD
FLUM	Low Scale Residential

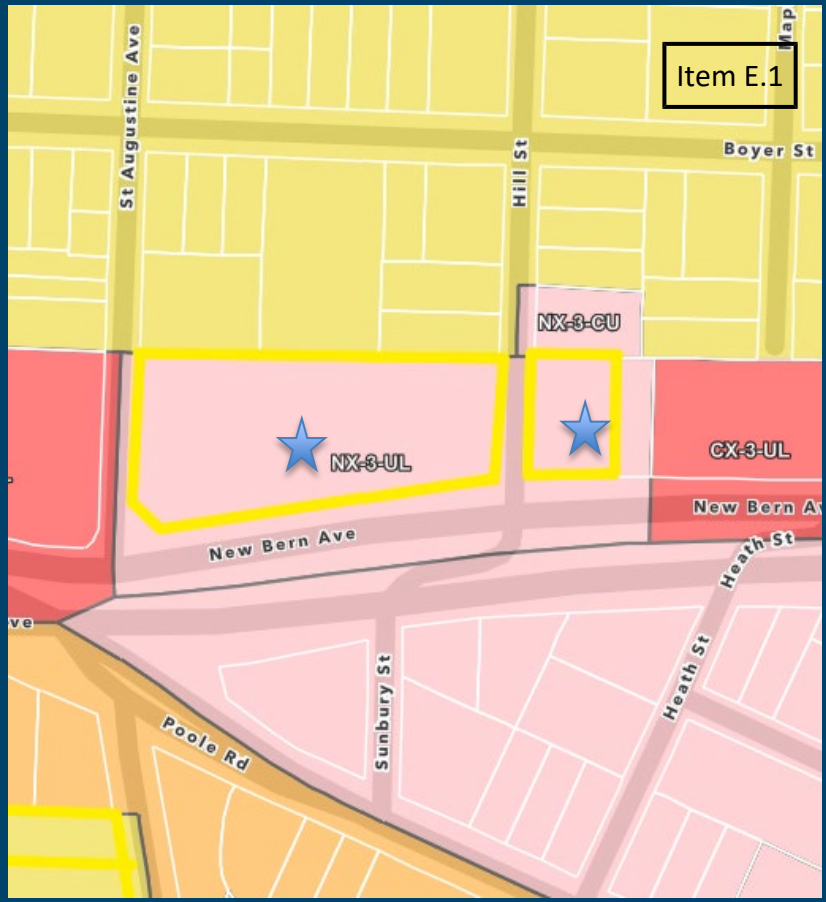


1241 New Bern Avenue	
Request	CX-3-UL w/ TOD ➔ CX-3 w/TOD
FLUM	Neighborhood Mixed Use
1302 Battery Drive	
Request	R-10 ➔ R-10 w/TOD
FLUM	Moderate Scale Residential
23 Bart Street	
Request	R-10 ➔ R-10 w/TOD
FLUM	Moderate Scale Residential



1118 Boyer Avenue	
Request	RX-3 w/ TOD ➔ RX-4 w/TOD
FLUM	Medium Scale Residential
1122 Boyer Avenue	
Request	RX-3 w/ TOD ➔ RX-4 w/TOD
FLUM	Medium Scale Residential
1210 New Bern Avenue	
Request	NX-3-UL w/TOD ➔ NX-4 w/TOD
FLUM	Neighborhood Mixed use

1313 New Bern Avenue	
Request	NX-3-UL w/TOD ➔ NX-4 w/TOD
FLUM	Public Facilities
1401 New Bern Avenue	
Request	NX-3-UL w/TOD ➔ NX-4 w/TOD
FLUM	Neighborhood Mixed Use



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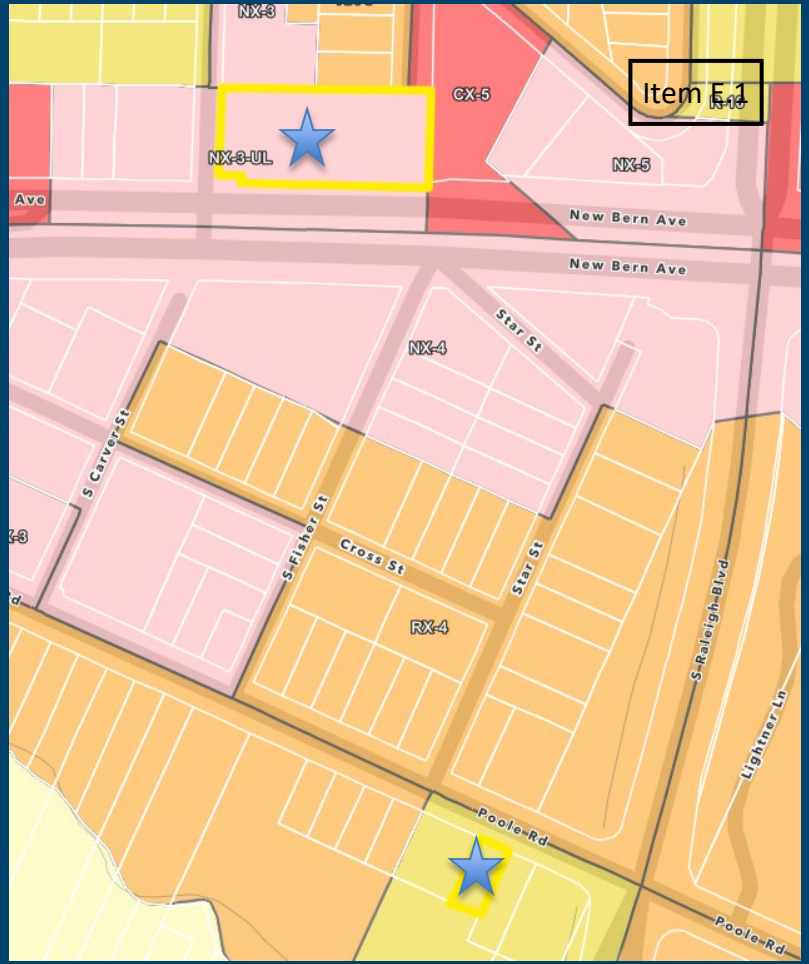
1601 New Bern Avenue	
Request	NX-3-UL w/TOD ➔ NX-4 w/TOD
FLUM	Neighborhood Mixed Use
1702 Poole Road	
Request	R-10 w/TOD ➔ RX-3 w/TOD
FLUM	Moderate Scale Residential



Raleigh

Additional Requests Not Included – Part 1

Item E.1

These requests are from property owners through the Public Engagement Portal and are not part of the official submitted application though they were included in the Council authorized outreach.

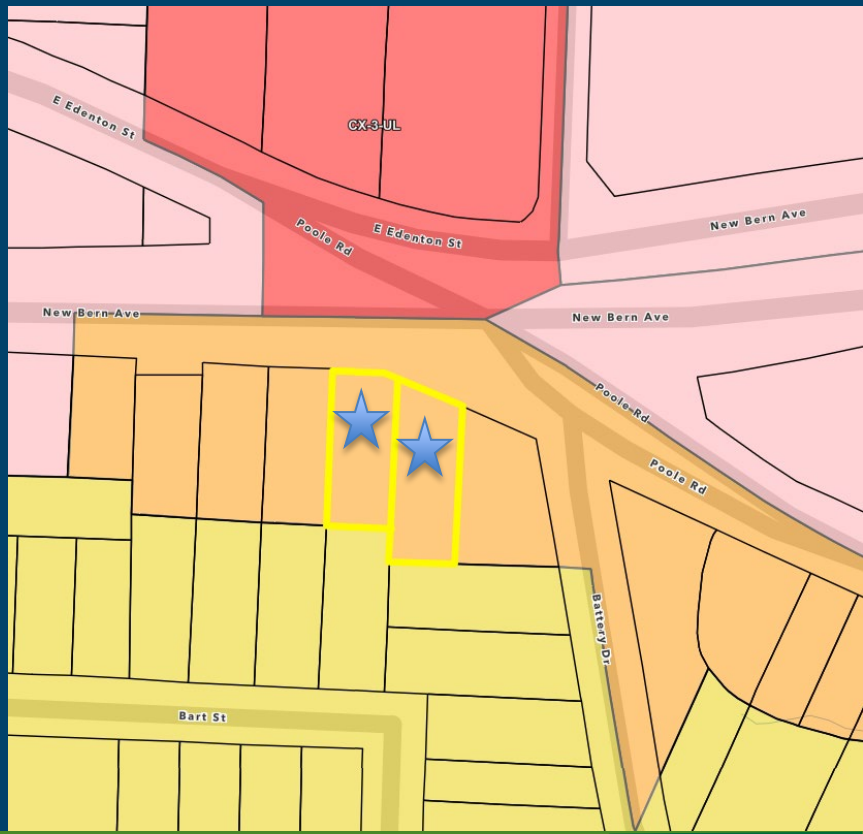
These request were part of the original request that were repealed by changes to state law.

Site Address	Existing Zoning	Proposed Zoning	FLUM	Part of Previous Request
1246 NEW BERN AVE	RX-3 w/TOD	RX-4 w/TOD	Neighborhood Mixed Use	YES
1250 NEW BERN AVE	RX-3 w/TOD	RX-4 w/TOD	Neighborhood Mixed Use	YES
1501 NEW BERN AVE	CX-3-UL w/TOD	CX-4 w/TOD	Neighborhood Mixed Use	YES

1246 & 1250 New Bern Avenue

Item E.1

Request	RX-3 w/TOD ➔ RX-4 w/TOD
Requestor	LeJon Poole
FLUM	Neighborhood Mixed Use



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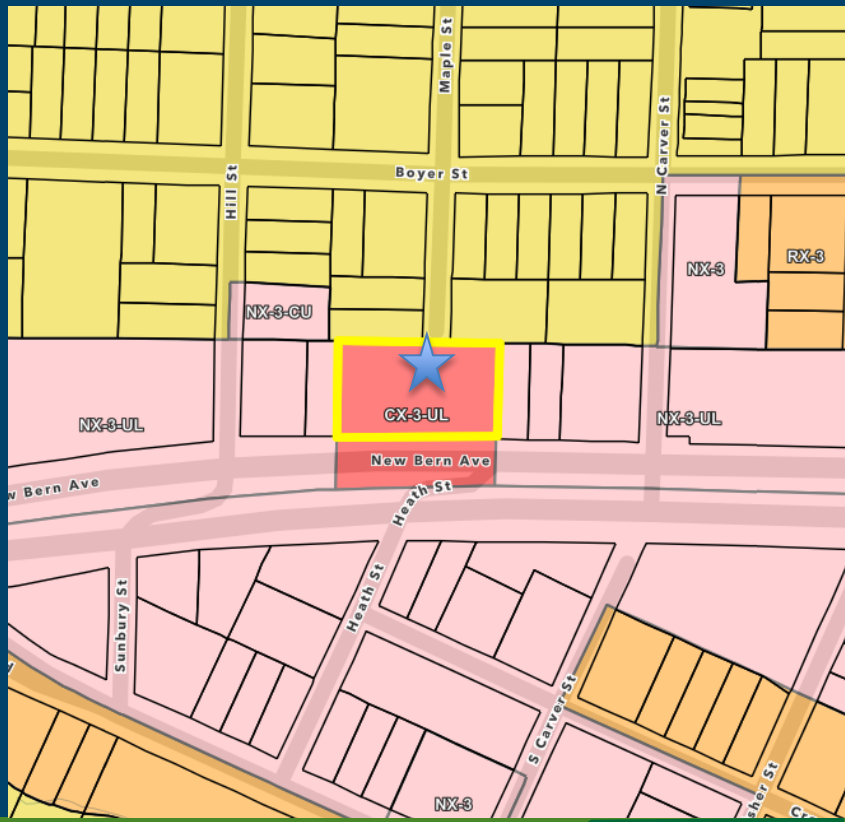
1501 New Bern Avenue

Request	CX-3-UL w/TOD ➔ CX-4 w/TOD
Requestor	Dan Pabst
FLUM	Neighborhood Mixed Use



Additional Requests Not Included – Part 2

Item E.1

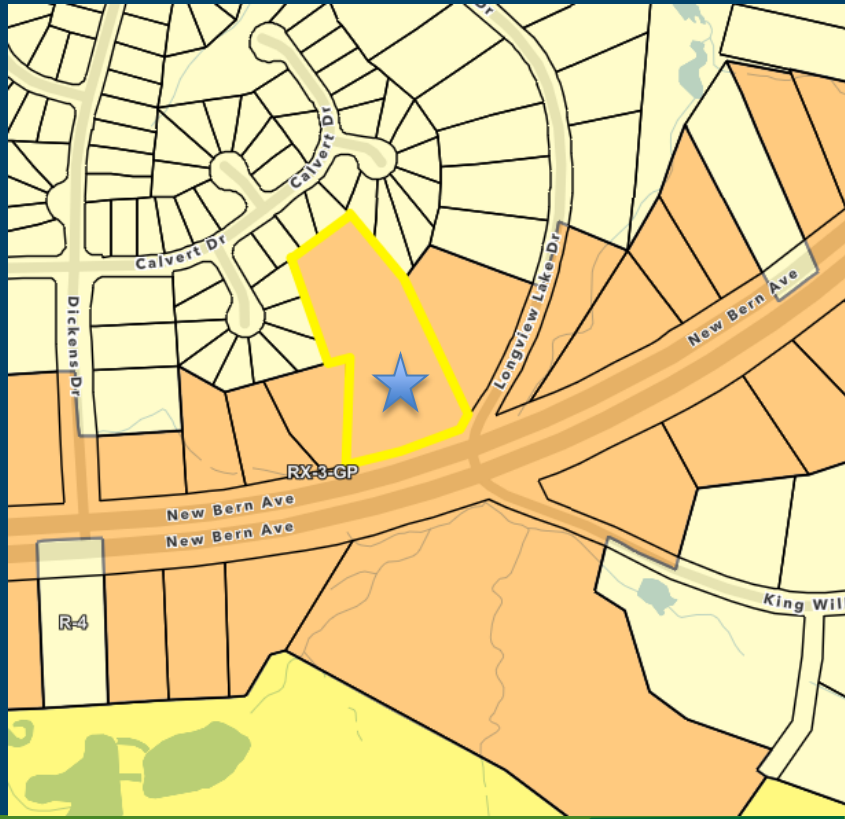
These requests are from property owners through the Public Engagement Portal.
They are not part of the official submitted application, and they were not included in the Council authorized outreach.

Site Address	Existing Zoning	Proposed Zoning	FLUM	Part of Previous Request
2345 NEW BERN AVE	RX-3-GP w/NCOD	RX-3-GP	Low Scale Residential	YES
101 N BLOODWORTH ST	R-10 w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD	Neighborhood Mixed Use	NO

2345 New Bern Avenue

Item E.1

Request	RX-3-GP w/NCOD ➔ RX-3-GP
Requestor	Molly Stuart (owner supported)
FLUM	Low Scale Residential



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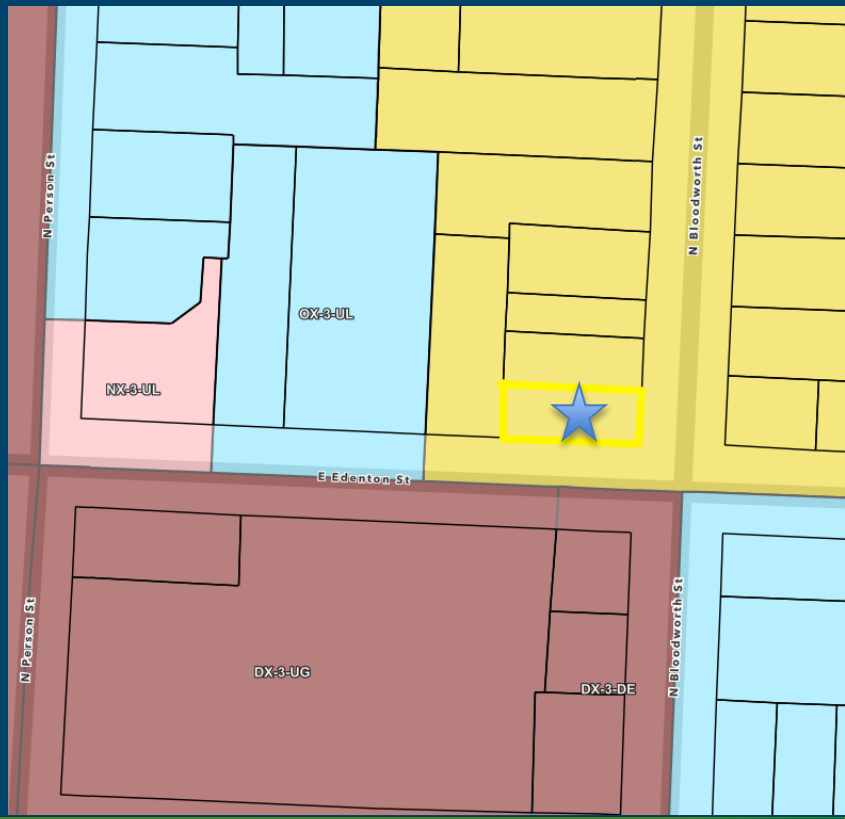
101 North Bloodworth Street

Item E.1

Request	R-10 w/HOD-G & NCOD ➔ OX-3-DE w/HOD-G & NCOD
Requestor	Michael McKay
FLUM	Neighborhood Mixed Use



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Transportation and Energy Analysis

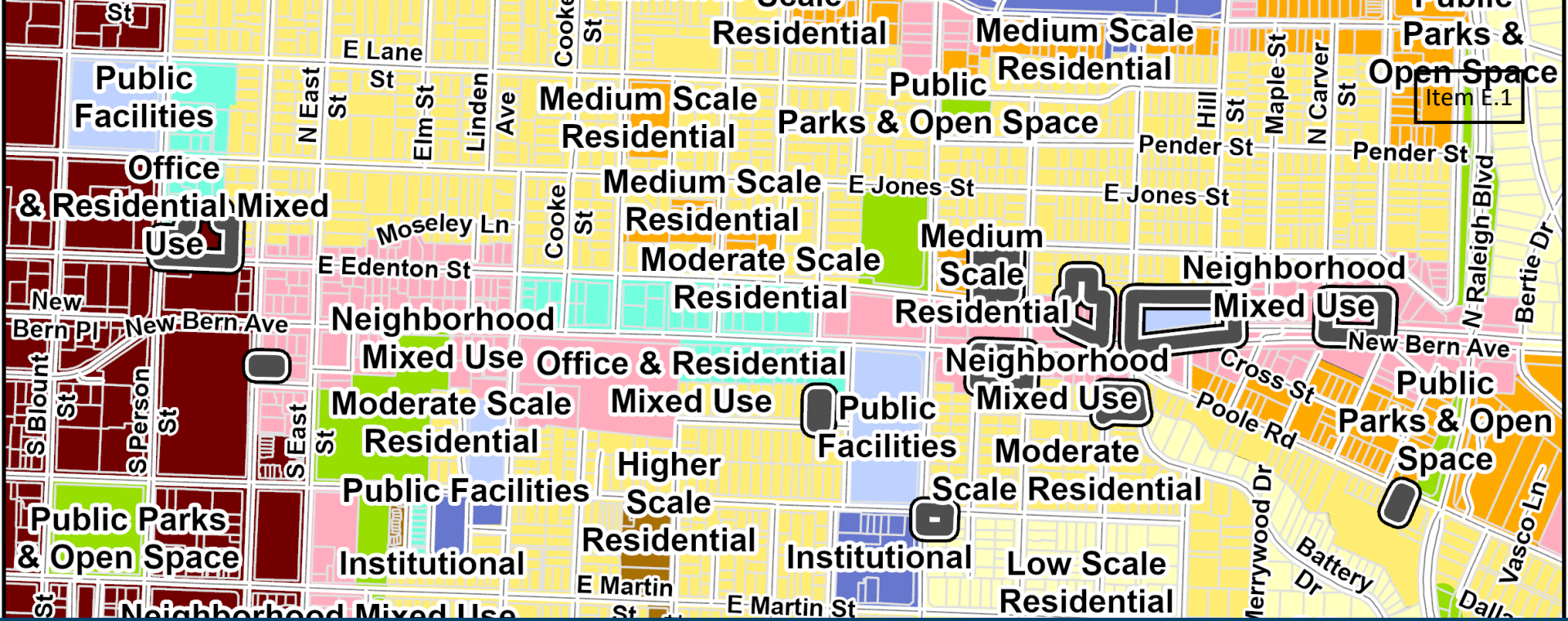
- ✓ Higher walk score than average
- ✓ Higher transit score than average
- ✓ Higher bike score than average
- ✓ Higher transportation cost index than average
- ✓ Higher job proximity than average

Bus Service

Route 10: Longview

Route 15: WakeMed

Route 18: Poole Road



✓ Request is consistent with various FLUM designations.

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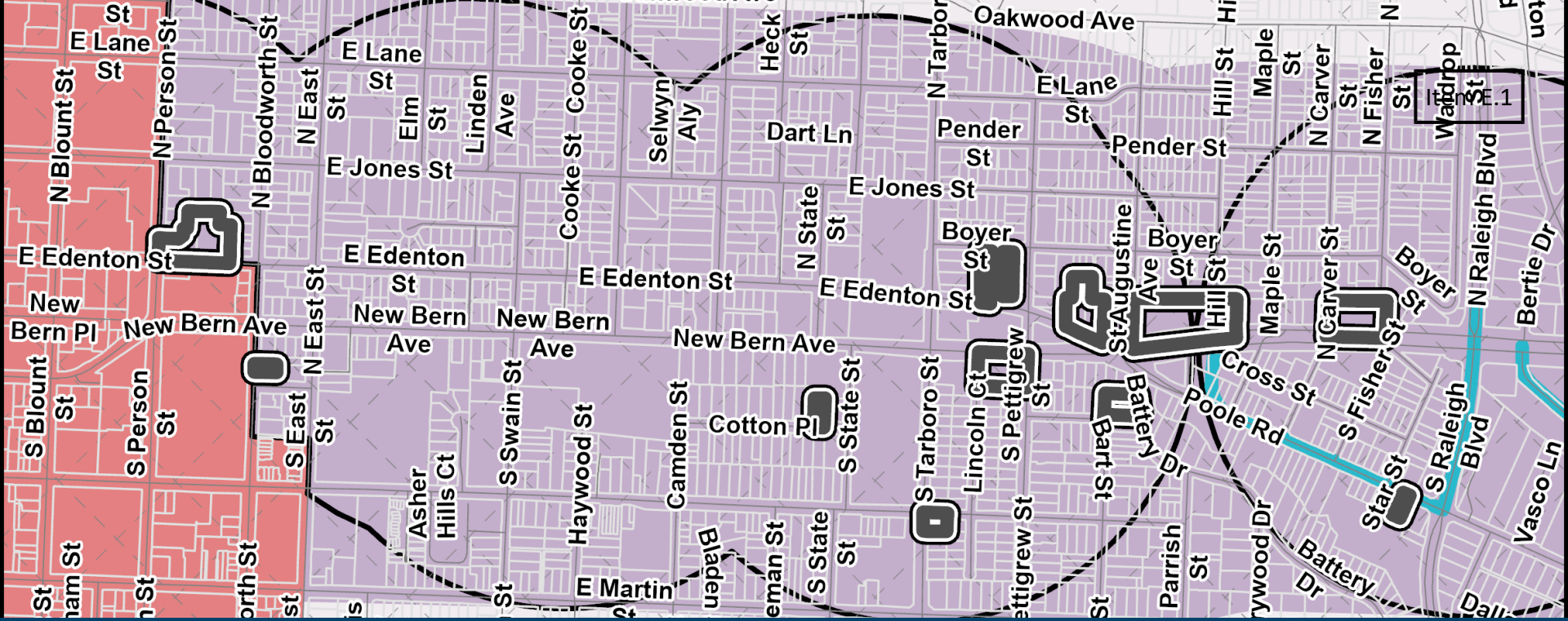

✓ Request is consistent with the Urban Form Map.

Comprehensive Plan Analysis

✓ Consistent with the Comprehensive Plan

- Consistent with the Future Land Use Map (Various)
- Consistent with the Urban Form Map (Various)

Comprehensive Plan Analysis

✓ Consistent Policies (1 of 3)

- 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

Comprehensive Plan Analysis

✓ Consistent Policies (2 of 3)

- 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

Comprehensive Plan Analysis

✓ Consistent Policies (3 of 3)

H 1.1 Mixed-income Neighborhoods

- H1.8 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

Comprehensive Plan Analysis

Inconsistent Policies

- LU 2.6 Zoning and infrastructure Impacts
- LU 5.1 Reinforcing the Urban Pattern
- LU 5.4 Density Transitions

CS 4.4 Response Time Standards

Item E.1

Outstanding Issues

Deadline for Action: June13, 2026

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

Raleigh

Agenda Item

Item F.1

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Hannah Reckhow, Matthew Klem, Bynum Walter

Agenda Title: Rezoning Z-3-26 617 West Jones Street and 117 Glenwood Avenue, Near Southwest Corner of Intersection of Glennwood Avenue and West Jones Street (District D)

Agenda Item Description:

Hiram Marziano, Planning and Development

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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.

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

Agenda Item Details:

Rezoning Z-3-26 617 W Jones Street and 117 Glenwood Avenue, being Wake County PINs 1703493982 and 1703493883.

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Current Zoning: Office Mixed Use-3 Stories-Detached Frontage with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/NCOD) & Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU).

Proposed Zoning: Downtown Mixed Use-20 Stories (DX-20-SF).

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Approximately 0.41 acres in the downtown area, increasing permitted building height to 20-stories allowing for dense, mixed-use, pedestrian-oriented development. The request also removes the North Boylan Neighborhood Conservation Overlay District for the property located at 617 West Jones Street. The request removes the existing conditions for the property located at 117 Glenwood Avenue.

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Urban Form Map.

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

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

.CASE INFORMATION: Z-3-26 617 WEST JONES STREET / 117 GLENWOOD AVENUE

Location	Two properties located near the intersection of Glenwood Avenue and West Jones Street; downtown; approximately 800 feet west of Saint Mary's School; approximately 1/2 mile west of the State Capital Building Address: 617 West Jones Street and 117 Glenwood Avenue PINs: 1703493982 and 1703493883 Link to iMaps
Current Zoning	617 West Jones Street: OX-3-DE w/NCOD 117 Glenwood Avenue: DX-20-SH-CU
Requested Zoning	DX-20-SH
Area of Request	0.41 acres
Corporate Limits	Within City Corporate Limits
Property Owner	617 West Jones Street, LLC and Tahssili Real Estate Ventures LLC
Applicant	Molly Stuart, Morningstar Law Group, on behalf of 617 West Jones Street LLC and Tahssili Real Estate Ventures LLC
Council District	D
PC Recommendation Deadline	June 27, 2026

SUMMARY OF PROPOSED CONDITIONS

N/A – General Use District Request

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District; Office & Residential Mixed Use	
Urban Form	Frequent Transit Area; Downtown	
Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*	●	LU 2.2 Compact Development
		LU 4.6 Transit-oriented development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 6.2 Complementary Land Uses and Urban Vitality
	●	LU 7.6 Pedestrian-friendly Development
		ED 1.2 Mixed Use Redevelopment

		ED 5.8 Supporting Retail Infill and Reinvestment
	●	H 1.8 Zoning for Housing
	●	UD 1.10 Frontage
		UD 3.4 Enhanced Sidewalks
		UD 5.2 Pedestrian Access to Downtown
	●	UD 6.1 Encouraging Pedestrian-oriented Uses
	●	EP 1.1 Greenhouse Gas Reduction
		DT 1.3 Underutilized Sites in Downtown
		DT 1.6 Supporting Retail Growth
	●	DT 3.1 Ground-floor Uses on Primary Retail Streets
		DT 4.1 Encouraging Downtown Housing
	●	DT 7.3 Streetwalls
Inconsistent Policies ● *Key Policy* ☐ *Area Specific Guidance*	●	LU 1.2 Future Land Use Map and Zoning Consistency
		UD 1.1 Protecting Neighborhood Identity
	●	DT 1.14 Downtown Transition Areas
	●	LU 8.12 Infill Compatibility

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
1/7/2026 1 attendees	4/1/2026 4 attendees	4/28/2026	

Rezoning Engagement Portal Results

Views	Participants	Responses	Comments
68	0	0	0
Summary of Comments: N/A			

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **####** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Office & Residential Mixed Use to Central Business District.
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

_____

Bynum Walter Date: Click or tap to enter a date.
Planning and Development Assistant Director

Staff Coordinator: Hiram Marziano: (919) 996-6370; hiram.marziano@raleighnc.gov

Raleigh

REZONING STAFF REPORT – Z-3-26

General Use District

OVERVIEW

The applicant is requesting to rezone two parcels of land from their existing zoning to Downtown Mixed Use-20 Stories-Shopfront Frontage (DX-20-SH). The first parcel is 617 West Jones Street which is currently zoned Office Mixed Use-3 Stories-Detached Frontage with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/NCOD). The other parcel is 117 Glenwood Avenue, zoned Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU). The second parcel was zoned with conditions under a previous case in 2022.

The request would rezone approximately 0.41 acres in the downtown area, increasing permitted building height to 20 stories allowing for dense, mixed-use, pedestrian-oriented development. The request also removes the North Boylan Neighborhood Conservation Overlay District for the property located at 617 West Jones Street. The request removes the existing conditions for the property located at 117 Glenwood Avenue.

The request is for two properties located near the intersection of Glennwood Avenue and West Jones Street in the downtown area. The site is approximately 800 feet west of Saint Mary's School and approximately 1/2 mile west of the State Capital Building. The block consists largely of commercial uses in repurposed older dwelling units. The site consists of two properties, each of which have businesses located on them in repurposed structures. Some of the nearby structures appear to be used for residential purposes, thought the block is primarily commercial in nature. Two public parking areas are part of the block.

The site is within the Downtown Plan area which calls for utilization of ground-floor space for active uses, particularly along key streets. This plan is contained in the 2030 Comprehensive Plan and focuses on several pedestrian oriented and transit access placemaking elements that enhance the vitality of the area. As the rezoning site is downtown, there are excellent opportunities for pedestrian-oriented transportation. The area has a very high walk score with multiple sidewalk connections.

The site is in a Frequent Transit Area indicating that public transportation wait times are in the 15-minute range. There is a GoRaleigh Route 6: Glenwood stop immediately accessible at the intersection of West Jones Street and Glenwood Avenue. The site is approximately 500 feet from access to GoRaleigh Route 4: Rex Hospital, GoRaleigh Route 8: Six Forks, and GoRaleigh Route 16: Oberlin at the intersection of Glenwood Avenue and Hillsborough Street. Further, the site is approximately 500 feet from access to GoRaleigh R-Line at the intersection of West Jones Street and North West Street.

The location is within the boundaries of the Equitable Development Around Transit (EDAT) study, adopted in March of 2021 and is contained within the 2030 Comprehensive Plan. EDAT focuses on creating an equitable and accessible transportation network, encouraging

access around affordable housing and employment opportunities. This site is not directly within a BRT corridor; however, it is centrally located near the proposed Western, Southern and New Bern BRT routes and station areas.

The surrounding area includes a mix of zoning districts, such as OX-3-DE w/NCOD, OX-3-DE-CU w/NCOD DX-20-SH-CU, DX-7-SH, and OX-7-CU-TOD nearby to the northeast, reflecting the range of intensities typical within the Glenwood South corridor. Uses adjacent to this site are an escape room business located along the eastern and rear property lines and a public parking lot on the western property line. The area is generally made up of commercial businesses within existing and older residential structures while some residential uses are present on the block.

617 West Jones Street

The rezoning request includes the property located at 617 West Jones Street, which is currently zoned Office Mixed Use (OX-) with a Detached frontage (-DE) designation and within the North Boylan NCOD. Under the current OX- zoning district, retail is a limited use and is restricted by UDO Section 6.4.11.D.2. This section limits retail uses to being in a multi-tenant building, not a standalone building; limits sales are floor areas; and restricts hours of operation, uses and facility types. Retail sales in the DX- zoning district do not have these specific limitations and therefore allow for greater commercial entitlement of the site.

The existing zoning for this site includes a -DE frontage designation, which is intended for street-adjacent properties to maintain a residential feel while accommodating small-scale commercial uses. This designation is for areas transitioning from residential to commercial. The applicant seeks to remove the -DE frontage and apply the Shopfront (-SH) frontage designation.

This property is in the North Boylan NCOD, applied to this property in 1998, which is an overlay designed to preserve the defining physical character of the established neighborhood 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. This NCOD regulates height to 24 feet, with a possible 40 feet for pitched roofs, and removal will allow for heights as regulated by the base zoning district. Removal of the NCOD removes regulations designed to maintain the scale, pattern, and visual identity of the North Boylan neighborhood by ensuring that future development aligns with the neighborhood's established form.

This site is within the Office & Residential Mixed Use Future Land Use Map (FLUM) category. Guidance from Map LU-2 Recommended Height Designations for this district within the Downtown urban form, considered an emerging urban center would have a maximum height recommendation of 12 stories.

117 Glenwood Avenue

The rezoning request also applies to the property located at 117 Glenwood Avenue, which is currently zoned Downtown Mixed Use (DX-) with a Shopfront frontage (SH) designation. The applicant seeks to remove a set of previously approved zoning conditions that were established under rezoning case Z-14-22, adopted in September 2022. That earlier case included four properties, 107 Glenwood Avenue, 117 Glenwood Avenue, 123 Glenwood Avenue, and 125 Glenwood Avenue, and applied shared conditions across them. The

current request is limited only to 117 Glenwood Avenue; all conditions adopted under Z-14-22 would remain fully in effect for the other three associated parcels. The conditions proposed for removal include a maximum building height of 12 stories on the rear portion of the site adjacent to properties zoned OX-3-DE w/NCOD and a requirement to provide one public art installation visible from the public right-of-way.

The Future Land Use Map (FLUM) designates the area for Central Business District development as well as Office and Residential Mixed Use, indicating that higher density development is encouraged in this location. Height guidance for the portion of the property in the Central Business district does included a maximum of 20 stories, based on Map LU-2 Recommended Height Designations. However, for the rear portion that remains in the Office and Residential Mixed Use district, guidance lends itself to a maximum of 12 stories.

Future Land Use Map

The request includes locations that fall into two FLUM categories: Office & Residential Mixed Use and Central Business District. The Office & Residential Mixed Use category is intended for major corridors where low-density residential uses are no longer appropriate, and which encourages a mix of office and residential uses while discouraging non-ancillary retail. The FLUM identifies Office Mixed Use (OX) as the closest corresponding zoning district. The Central Business District is intended to enhance and complement the downtown area of Raleigh. It supports a mixture of commercial and housing opportunities at a higher intensity. DX- is a recommended district for this designation.

For the portions of this request within Office & Residential Mixed Use, guidance from Map LU-2 Recommended Height Designations for this district within the Downtown urban form, considered an emerging urban center, would indicate a maximum height recommendation of 12 stories. Based on Map DT-2: Downtown Transition Areas, this site on West Jones Street and the rear portion of the Glenwood Avenue parcel are part of the downtown edge.

Guidance from the Comprehensive Plan for downtown transition areas (DT 1.14 Downtown Transition Areas) says that in these areas "located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development" and that the height guidance of the site should not be changed from the Comprehensive Plan without further study.

617 West Jones Street lies entirely within the Office & Residential Mixed Use category. As discussed above, based on Map LU-2 Recommended Height Designations, the height guidance for this category would recommend a maximum of 12 stories. Coupled with the policy guidance related to the downtown transition area, the request for 20 stories is inconsistent with the FLUM.

117 Glenwood Avenue is within both the Office & Residential Mixed Use and Central Business FLUM categories. As established under the previous zoning of this parcel, 20 stories is consistent with this area for the portion within Central Business. For the portion within Office & Residential, as at 617 West Jones Street, 20 stories would be inconsistent with the FLUM. The previous rezoning limited development of this portion of the property to 12 stories through conditions, which would be considered consistent.

Despite being consistent in terms of zoning district and uses, the request is inconsistent overall with the Future Land Use Map in terms of height.

Urban Form Map

The site is within the Downtown and Frequent Transit Area designations on the Urban Form Map. These designations recommend an urban frontage approach, to which, -SH is considered. Frontage options are recommended for areas designated on the Urban Form Map as they add a layer of placemaking to the site. Frontages refer to the relationship of site development to the street, to include building citing, design elements, landscaping and parking. The -SH designation is intended for areas with a high level of walkability and to create a "main street" feel to the area.

This request is consistent with the Urban Form Map. The site is located within the Downtown area of the Urban Form Map and is also within a Frequent Transit Area. The 2030 Comprehensive Plan recommends an urban frontage for these classifications, which would help to create a pedestrian-oriented environment, with on-street parking available and on-site parking relegated to the sides and rear of the building. Shopfront is an urban frontage and consistent with this guidance.

Comprehensive Plan Visions and Policies

The request is consistent with several key policies from the Comprehensive Plan. These include concepts involving expanding housing opportunities, densification around public transit access and placemaking in the downtown area through adding to the constantly developing and evolving pedestrian-oriented environment. The proposed zoning also supports several plan themes including expanding housing choices, economic prosperity and equity and managing our growth. However, as noted previously, there are inconsistencies with some policies, largely dealing with the singular issue of the height request for 20 stories. These policies deal with height in an area otherwise targeted through the Urban Form Map for densification, and some of these policies predate the current guidance of the plan. The area itself has adjoining properties of similar height allowances. Combined, these factors may mitigate impacts from increased height. Overall, the request is consistent with the guidance and vision of the Comprehensive Plan.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

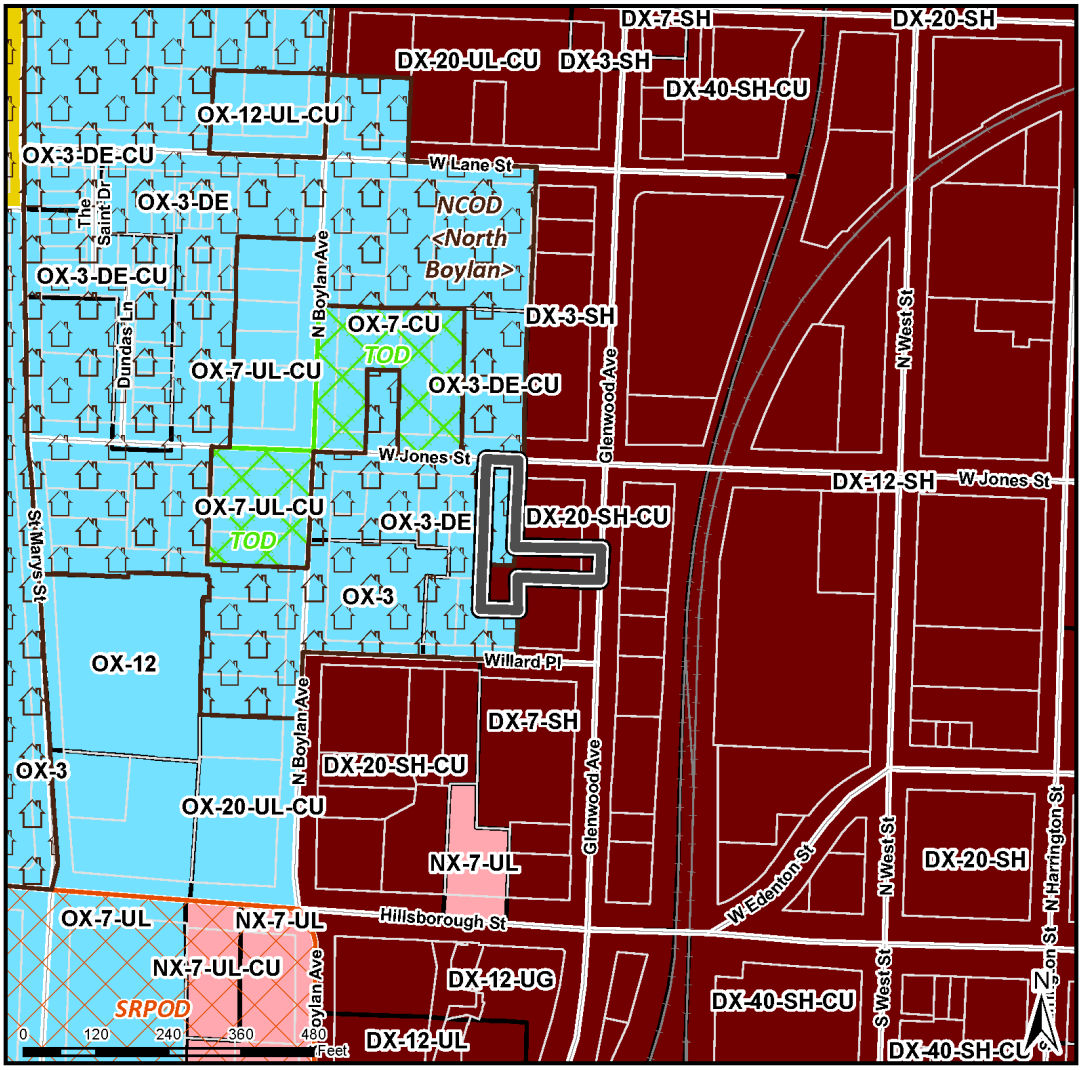
	EXISTING ZONING		PROPOSED ZONING
Zoning	OX-3-DE w/NCOD	DX-20-SH-CU	DX-20-SH
Total Acreage	0.41		
Maximum Height	3 stories	20 stories/ 12 Stories	20 stories
Build-to's: **Primary street** **Side street**	Mixed Use 5' 5'	Mixed Use 0'-15' 0'-15'	Mixed Use 0'-15' 0'-15'
Max. # of Residential Units	99		189
Max. Gross Office SF	58,358		145,969
Max. Gross Retail SF	9,890		11,099
Max. Gross Industrial SF	-		-

**These are estimates presented to provide context for analysis.*

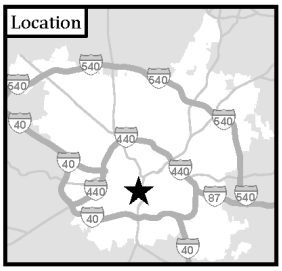
OUTSTANDING ISSUES

Outstanding Issues	1. None	**Suggested Mitigation**	1. N/A

Existing Zoning Z-3-2026

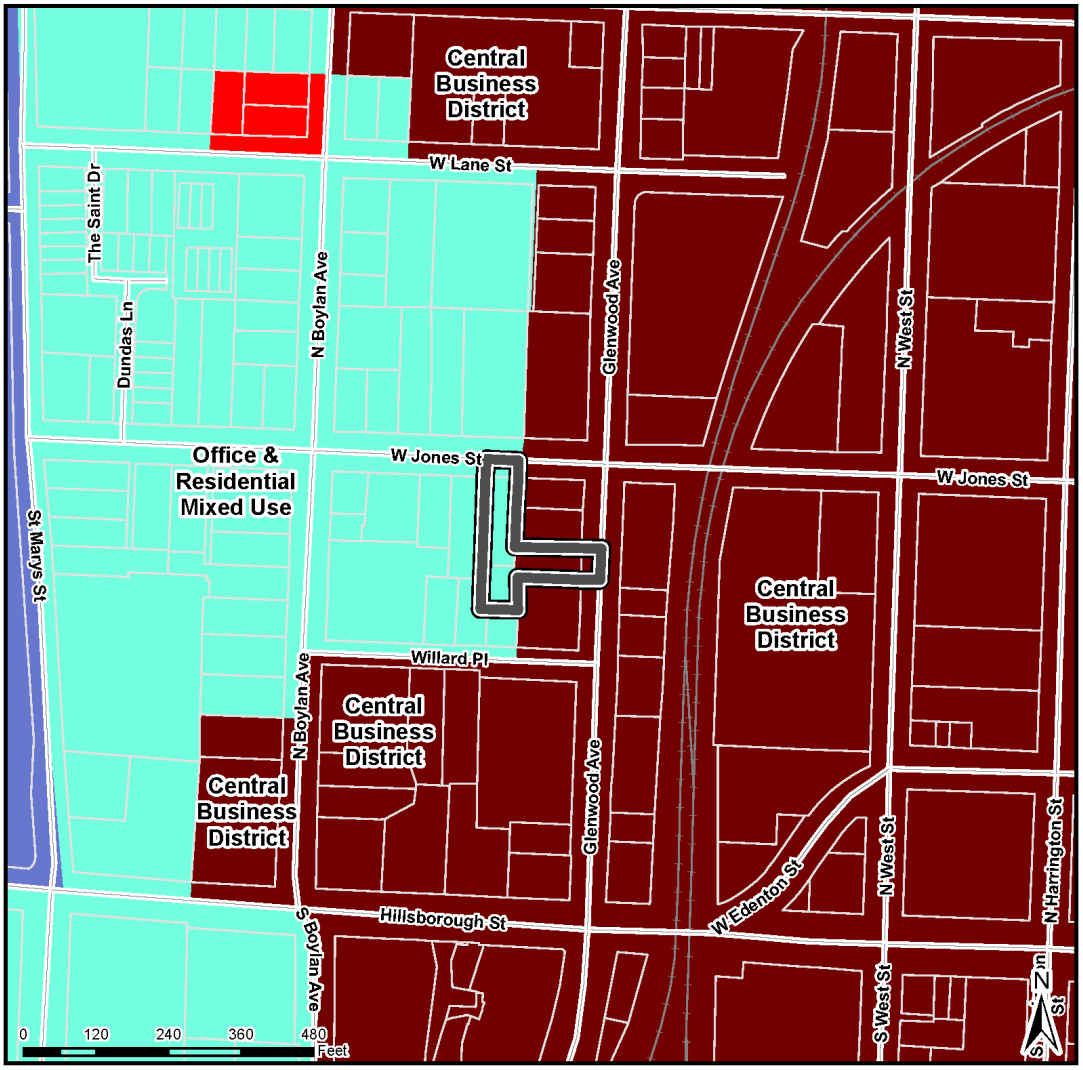


Property	617 W Jones St & 117 Glenwood Ave
Size	0.41 acres
Existing Zoning	OX-3-DE w/ NCOD & DX-20-SH-CU
Requested Zoning	DX-20-SH (Remove NCOD)

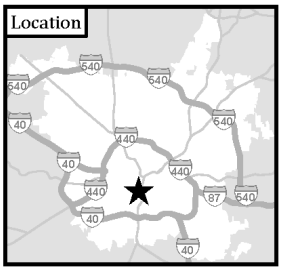


Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

Future Land Use Z-3-2026

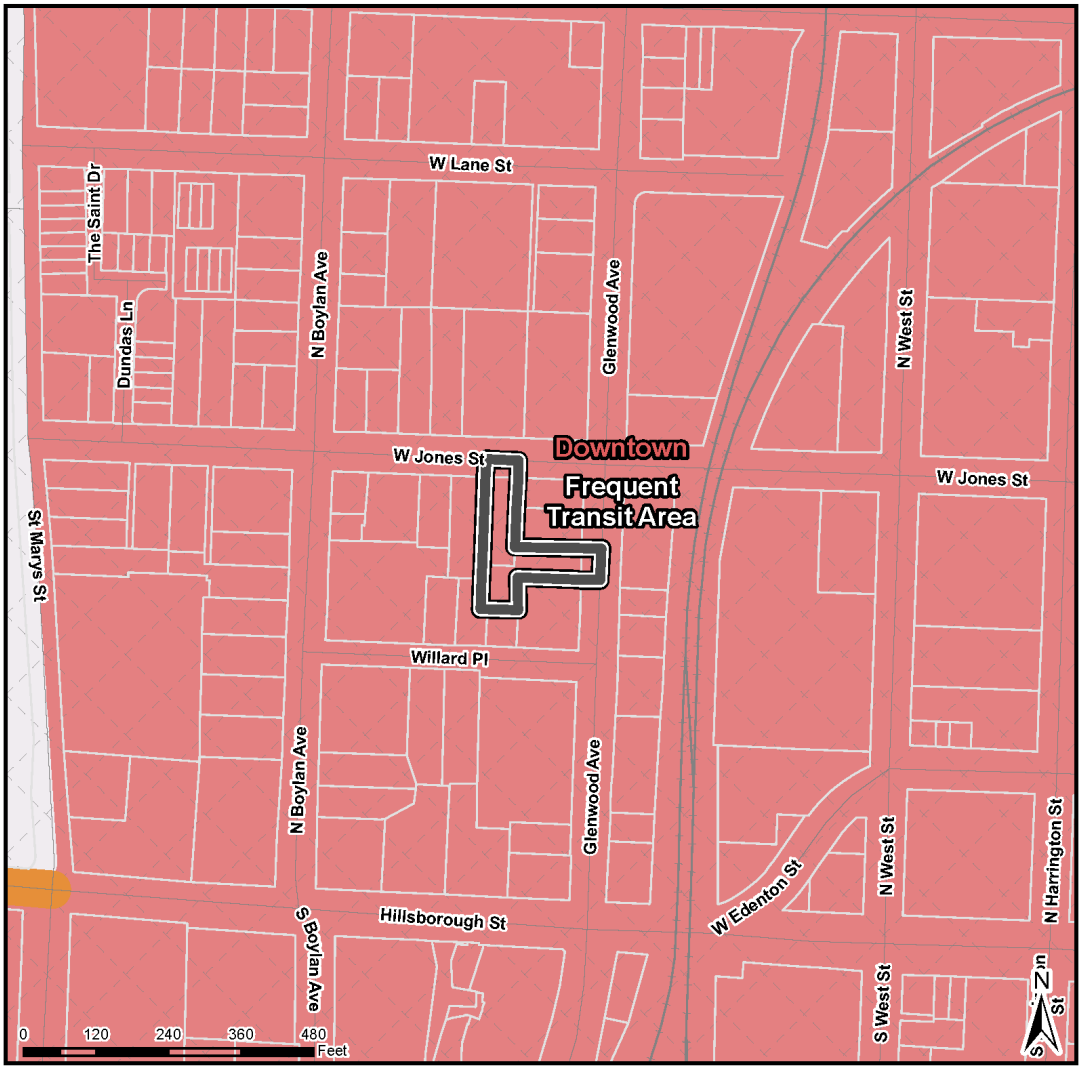


Property	617 W Jones St & 117 Glenwood Ave
Size	0.41 acres
Existing Zoning	OX-3-DE w/ NCOD & DX-20-SH-CU
Requested Zoning	DX-20-SH (Remove NCOD)



Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

Urban Form Z-3-2026



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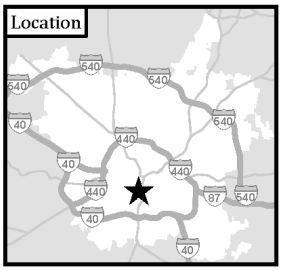


Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

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 generally aligns with major goals of the Comprehensive Plan, including expanding housing options, increasing density near public transit, and strengthening the pedestrian-friendly character of downtown, while also supporting broader themes such as housing choice, economic opportunity, and managed growth. Although there are some inconsistencies related mainly to the proposed 20-story height, this area is already targeted for greater density; some height-related policies predate current guidance; and nearby properties allow similar heights, which together lessen concerns about this issue. Overall, the proposal remains consistent with the plan's vision and guidance.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This request expands housing availability and supply in an area primed for density increases. Increasing structure heigh to 20 stories for the site increases the potential residential density by approximately 200 units per acre. This offers opportunity to develop more dwelling units near a major employment center. However, this request does not include an affordability component, and the variety of housing is limited.
Consistent	Economic Prosperity and Equity	This request would allow for more intensive development in the downtown area which serves as an economic and employment center. The request allows for greater residential, office and retail entitlement with increase building height.

Consistency	Vision Theme	Analysis
Consistent	Managing Our Growth	This theme supports encouraging growth to provide live-work-play areas. The request would allow for more integrated development across uses in a growing compact area.
Inconsistent	Growing Successful Neighborhoods and Communities	Through the removal of the North Boylan NCOD, this request is inconsistent with the intent of this vision as it relates to preserving the character of older neighborhoods and the architectural significance of the area.

Future Land Use

Future Land Use designation: Central Business District; Office & Residential Mixed Use

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 request involves two FLUM categories: Office & Residential Mixed Use and the Central Business District. The Office & Residential Mixed Use category supports office and residential uses with building heights generally up to 12 stories near neighborhoods. The Central Business District allows higher-intensity commercial and residential development, where 20-story heights are appropriate. At 617 West Jones Street, the requested 20 stories exceeds the 12-story guidance and is inconsistent with the FLUM. At 117 Glenwood, only the portion in the Central Business District supports 20 stories, while the part in the Office & Residential category remains limited to 12 stories, making the overall request inconsistent with the FLUM.

The benefits of the request do outweigh the inconsistency. These benefits include increased housing supply in an area that is walkable, close to transit opportunities, and within a major employment and economic area of the city. Redevelopment would align with the pedestrian-oriented streetscape vision for the downtown.

Further, this area is comprised mostly of commercial and non-residential uses that may benefit from the increased density. The block itself is a mixture of residential and non-residential uses, with the residential uses appearing to be multi-tenant structures. There are also two public surface parking lots on this block. The general characteristics of the Glenwood Avenue corridor in this area appear to be a mixture of 3 story buildings and 7 story buildings with provision for upwards of 20 stories directly adjacent to this site.

Infrastructure

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

The site is in the downtown area which is supported by a developed street and sidewalk network, existing utilities and available emergency services. There are no indicated incidents of structural flooding in the vicinity.

Urban Form

Urban Form designation: Frequent Transit Area; Downtown

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

Overview: The site is located within the Downtown area of the Urban Form Map and is also within a Frequent Transit Area. Frontage options are recommended for areas designated on the Urban Form Map as they add a layer of placemaking to the site. Frontages refer to the relationship of site development to the street, to include building siting, design elements, landscaping and parking. The 2030 Comprehensive Plan recommends an urban frontage for these classifications, which would help to create a pedestrian-oriented environment, with on-street parking available and on-site parking relegated to the sides and rear of the building. Shopfront is an urban frontage consistent with this guidance.

Impact: Shopfront is intended for areas where the highest level of walkability is desired to create a "main street" type of environment. Therefore, it would support a highly walkable and visible building area to support economic growth and access to transit and employment opportunities.

Compatibility: The surrounding area is a mixture of properties with multiple types of frontages from Urban General (-UG) and Urban Limit (-UL) to Detached (-DE). Detached is not considered an urban frontage and would be inconsistent with the urban form for this area, lending the change to Shopfront more compatible with the vision of growth in the area.

Public Benefits of the Proposed Rezoning

- The proposed rezoning would enable high-density, mixed-use development that provides expanded housing options, employment opportunities, access to essential services, and a pedestrian-friendly environment, supporting both the housing supply and broader economic development.

Detriments of the Proposed Rezoning

- None identified.

Policy Guidance

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

Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*		
	●	LU 2.2 Compact Development
		LU 4.6 Transit-oriented development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 6.2 Complementary Land Uses and Urban Vitality
	●	LU 7.6 Pedestrian-friendly Development
		ED 1.2 Mixed Use Redevelopment
		ED 5.8 Supporting Retail Infill and Reinvestment
	●	H 1.8 Zoning for Housing
	●	UD 1.10 Frontage
		UD 3.4 Enhanced Sidewalks
		UD 5.2 Pedestrian Access to Downtown
	●	UD 6.1 Encouraging Pedestrian-oriented Uses
	●	EP 1.1 Greenhouse Gas Reduction
		DT 1.3 Underutilized Sites in Downtown
		DT 1.6 Supporting Retail Growth
	●	DT 3.1 Ground-floor Uses on Primary Retail Streets
		DT 4.1 Encouraging Downtown Housing
	●	DT 7.3 Streetwalls

*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 (☐).

- **Policy LU 1.2 Future Land Use Map and Zoning Consistency**

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- **Policy DT 1.14 Downtown Transition Areas**

In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Nonresidential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.

  - This request presents a conflict regarding building height and strict policy compliance for structure height. There are no use inconsistencies noted. The massing and height provision of the request would be better suited for Central Business District land use designation.

- **LU 8.12 Infill Compatibility**

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

Policy UD 1.1 Protecting Neighborhood Identity
Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

- The request seeks to remove the North Boylan Neighborhood Conservation Overlay District. This removal would remove dimensional restrictions as applied by the NCOD.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	95	Walker's Paradise: Daily errands do not require a car.
Transit Score	30	69	Good Transit: Many nearby public transportation options.
Bike Score	41	80	Very Bikeable: Biking is convenient for most trips.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	92	This score is well above average for the city and indicates an extremely low cost of transportation for this area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	98	This score is well above average for the city and indicates the area is close to a large employment center.

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	No*
Townhouse	56.5	No*
Small Apartment (2-4 units)	42.1	No*
Larger Apartment	34.0	No*

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.
**This building type is not permitted in the DX district with Shopfront frontage (UDO Sec. 1.4.2.). Dwelling units may be located in a Mixed-Use Building.*

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	Current potential residential development is up to 99 dwelling units whereas the proposed zoning would allow for up to 189.
Is naturally occurring affordable housing present on the site?	Unlikely	Both structures on the site are occupied by businesses.
Does it include any subsidized units?	No	None identified in the application
Does it permit a variety of housing types beyond detached houses?	No	Multi-family within a mixed-use building is the only residential dwelling allowed due to the application of the Shopfront frontage.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	Request is a mixed-use district
Is it within walking distance of transit?	Yes	Site is located on GoRaleigh Route 6: Glenwood with a stop immediately accessible at the intersection of West Jones St & Glenwood Ave; site is approximately 540' from access to GoRaleigh Route 4: Rex Hospital, GoRaleigh Route 8: Six Forks, and GoRaleigh Route 16: Oberlin at the intersection of Glenwood Ave & Hillsborough St; site is approximately 500' from access to GoRaleigh Route R-Line at the intersection of W Jones St & N West St

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index (%)**	22	37
People of Color Population (%)	23	46
Low Income Population (%)	21	29
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	0	8
Population under Age 5 (%)	0	6
Population over Age 64 (%)	13	11
% change in median gross rent since 2016	58.31	25.5
% change in median gross rent since 2019	29.16	-

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

***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 years	This is slightly lower than the city average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	There is no known industrial use within 1,000 feet of the site.
Are there hazardous waste facilities are located within one kilometer?	Yes	Drycleaner location within 1km down W Jones St to the east; Drycleaner location within 1km to the northeast near intersection of W Peace St and Harrington St
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

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

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The property was part of the original City of Raleigh created in 1792.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No records of this type were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No records of this type were found.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

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?

   This request would increase residential density and commercial opportunities within proximity to public transit options. The request would allow for development of units that are traditionally more energy efficient near transit access thus providing for the potential for carbon emissions reduction.

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?

   Housing costs have increased significantly in this area and additional units would benefit area residents by adding to the supply and potentially reducing costs for rent and operation of the dwelling unit. The area has a great deal of access to employment and transportation opportunities. These benefits may reduce energy costs and carbon emissions through the nature of the building design and location in relation to transit opportunities which is also in a pedestrian-friendly part of the city.

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

   Yes, cost have increased significantly over recent years at greater than the average figures for the city.

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?

   While no direct records were found for this specific area, at the time this area entered the city, discrimination was common in planning. As such, increasing residential density at a site with very low cost of transportation and very high job access will likely avail opportunities to a more diverse group of people.

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?

   Area residents have a slightly lower average life expectancy than the city, however, there is plenty of access to healthy lifestyle choices and little exposure to environmental hazards (area drycleaners).

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

Stormwater Information

Z-3-26 617 West Jones Street / 117 Glenwood Avenue	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	Existing buildings and parking lots
Subject to Impervious Limits in UDO 9.2.2.A	Yes	
Changes to UDO Max Impervious Area (9.2.2.A)	No	
Subject to 9.2.2.B to H	No	
Watershed Overlay	No	
Drainage Basin	Pigeon House	

Transportation & Transit Review

Location

The site is located in downtown Raleigh on Glenwood Avenue.

Area Plans

While not within an adopted Small Area Plan, the site is located in downtown Raleigh. Section 15 of the Comprehensive Plan outlines policies aimed at encouraging high-density transit-oriented development and sustainable urban design in the downtown area.

Other Projects in the Area

West of the site, NCDOT and Virgina Rail Passenger Authority's **S-Line Raleigh to Richmond Project** seeks to establish high-performance passenger rail service connecting Raleigh to Richmond, Virginia. In 2023, NCDOT was awarded a $1.09 billion Federal-State Partnership grant from the Federal Railroad Administration for final design, right-of-way acquisition, and construction of the 18-mile Raleigh–Wake Forest section. In 2024, construction contracts were issued for the first-grade separation projects at Durant Road and New Hope Church Road in Raleigh. In early 2026, the Consolidated Rail Infrastructure and Safety Improvements Program (CRISI) grant was obligated and preliminary engineering for the rail line between Wake Forest and Raleigh was authorized to begin.

Existing and Planned Infrastructure

Streets

This section of Glenwood Avenue is a city-maintained street and is designated as a Main Street, Parallel Parking in the Raleigh Street Plan (UDO 8.5.5.D). Jones Street is a city-maintained street that is not included in the Raleigh Street Plan. Both streets currently operate as two lane roads with parallel parking on either side.

Pedestrian Facilities

Adjacent to Glenwood South, the pedestrian network near the site is built out with sidewalks on either side of Glenwood Avenue and Jones Street. However, current sidewalks on Glenwood Avenue are narrower than the 10' requirement for Main Street, Parallel Parking street types (UDO 8.5.5.D). Wider sidewalks foster a more pedestrian oriented environment and are support by Policy DT 2.5 in the comprehensive plan.

Bicycle Facilities

There are currently no sidewalks along the site's frontage. Separated bicycle facilities are not included in the Main Street, Parallel Parking street type. East of the site, the Active Mobility Plan identifies West Street and Harrington Street as part of the city's Priority Bike Network, providing a north/south bike route for cyclists riding through this part of downtown.

Transit

The site is directly served by GoRaleigh route 6 Glenwood, with a stop just north of the site on the opposite side of Jones Street. Route 6 Glenwood connects downtown to the Crabtree Valley Mall and the Townridge Shopping Center, running every 15 minutes from 6 AM to 7 PM and every 30 minutes until midnight.

There are several other GoRaleigh routes are within a 5-minute walk of the site, including: Route 4 Rex Hospital, route 8 Six Forks, route 9 Hillsborough, route 16 Oberlin, and the R-Line Downtown Circulator.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-03-26 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX -3-DE w/NCOD and DX-20-SH-CU to DX-20-SH-CU is projected to generate 91

new trips in the AM peak hour and 92 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-3-26 Existing Land Use Escape Room and Bridal Shop	Daily	AM	PM
	76	9	11
Z-3-26 Current Zoning Entitlements Office Mixed Use and Downtown Mixed Use	**Daily**	**AM**	**PM**
	610	64	72
Z-3-26 Proposed Zoning Maximums Downtown Mixed Use	**Daily**	**AM**	**PM**
	1,527	156	164
Z-3-26 Trip Volume Change (Proposed Maximums minus Current Entitlements)	**Daily**	**AM**	**PM**
	917	**92**	**92**

COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-3-26

OVERVIEW

Approval of this request would result in an amendment to the Future Land Use Map for 617 West Jones Street and the rear portion of 117 Glenwood Avenue to a designation that recommends the range of land uses and building heights permitted in the Downtown Mixed Use district with heights up to 20 stories. The Future Land Use Map identifies the area of these parcels as Office and Residential Mixed Use. If approved, the site would be updated to Central Business District on the Future Land Use Map. Of the Central Business District designation, the 2030 Comprehensive Plan states:

> This category applies to the Raleigh Central Business District, and is intended to enhance Downtown Raleigh as a vibrant mixed-use urban center. The category recognizes the area's role as the heart of the city, supporting a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses. Multiple zoning districts might apply within the CBD, corresponding to the different character and vision for its various neighborhoods, with DX being the primary district for the mixed-use core of downtown. Heights in the downtown could reach as high as 40 stories in the core, but would taper down to meet the adjacent neighborhoods at a height of three to four stories.

LIST OF AMENDMENTS

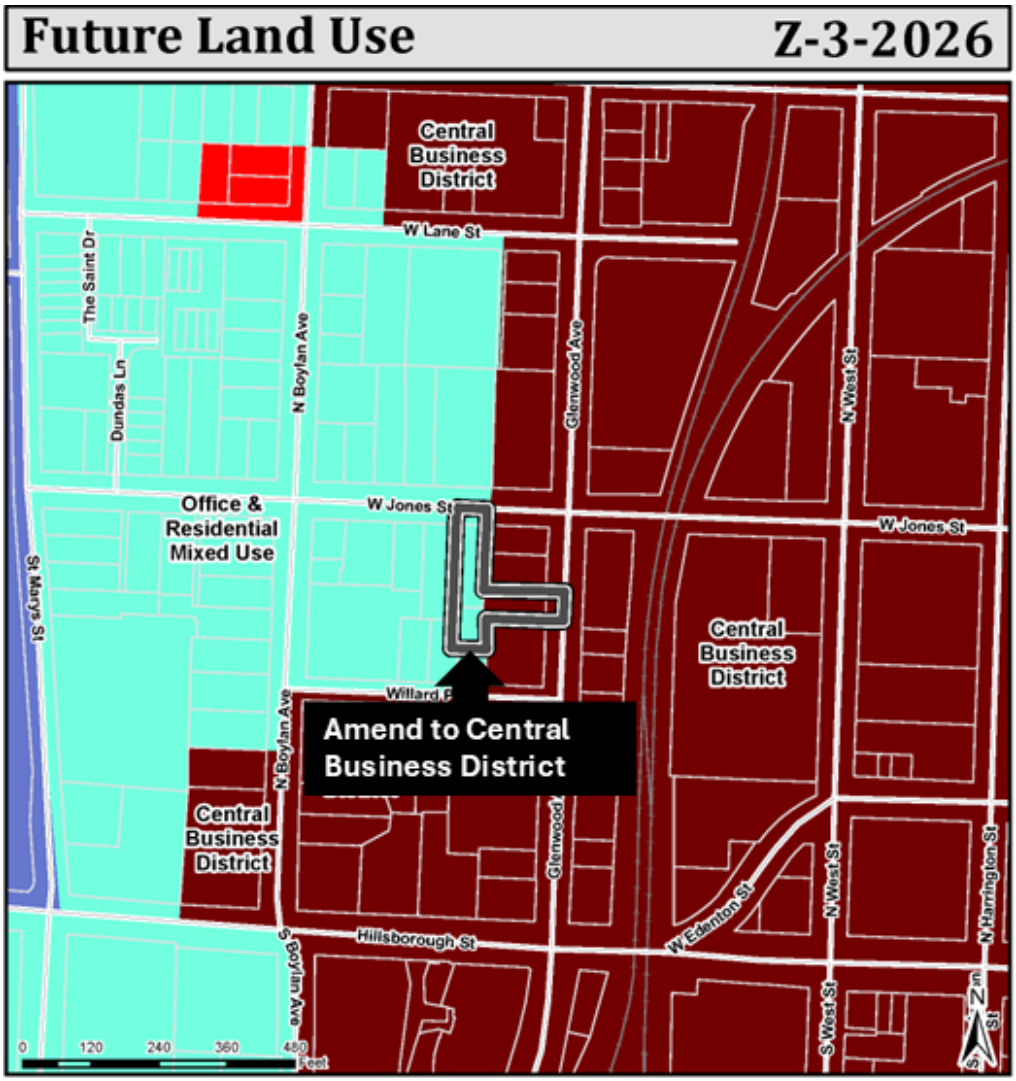
1. Change the Future Land Use Map designation for the portion of the subject parcels from Office & Residential Mixed Use to Central Business District.

IMPACT ANALYSIS

The subject parcels are requested to be rezoned from Office Mixed Use-3 Stories-Detached Frontage with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/NCOD) and Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU) to Downtown Mixed Use-20 Stories-Shopfront Frontage (DX-20-SH). Office and Residential Mixed Use does not generally support heights of more than twelve (12) stories within this area of the city. Some properties in the area, including a portion of this site and the properties adjacent to the north and east allow for twenty (20) story height limitations. Height limitations within the general area of this site range from three (3) stories to forty (40) stories. All the surrounding properties are within the Frequent Transit Area and Downtown designations of the Urban Form Map, with some nearby properties to the west having the Transportation Overlay District (TOD) applied. The FLUM designation of Central Business

District is applied to a portion of this site and borders directly adjacent to the north and south of the site, lending support for this type of density and growth for the general area. Given the Frequent Transit Area and Downtown designations, consideration as an emerging urban center on Table LU-2 and this locations proximity to transit services, employment centers, and economic potential, the FLUM will be made more reflective of the proposed zoning entitlements of the subject site. The long-range view of this area will continue to develop with higher density, continuing the growth in the area.

AMENDED MAPS



Property	617 W Jones St & 117 Glenwood Ave
Size	0.41 acres
Existing Zoning	OX-3-DE w/ NCOD & DX-20-SH-CU
Requested Zoning	DX-20-SH (Remove NCOD)

Rezoning Application and Checklist

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

Raleigh

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	☑ General use	☐ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: See	Height:	Frontage:	Overlay(s):	
Proposed zoning base district:	Height: 20	Frontage:	Overlay(s):	
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-14-22				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 617 W. Jones St/117 Glenwood Avenue		
Property PIN: 1703493982; 1703493883		
Deed reference (book/page): 020129/00566; 017913/00089		
Nearest intersection: W Jones St & Glenwood Ave	Property size (acres):	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email: [redacted]		
Property owner phone: [redacted]		
Applicant name and address: [redacted]		
Applicant email: [redacted]		
Applicant phone: [redacted]		
Applicant signature(s): DocuSigned by: Sherwin Talassiti BB6739BC7911477...		
Additional email(s):		

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

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: _____

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

Property Information Attachment

PIN	Address	Deed/Book	Acres	Current Zoning	Proposed Zoning	Owner
1703493982	617 W Jones St	020129/00566	0.18	OX-3-DE (NCOD)	DX-20-SH	617 WEST JONES STREET, LLC 107 Glenwood Ave RALEIGH, NC 27603
1703493883	117 Glenwood Ave	017913/00089	0.23	DX-20-SH-CU	DX-20-SH	TAHSSILI REAL ESTATE VENTURES LLC SHERVIN TAHSSLIL 712 W JOHNSON ST RALEIGH NC 27603-1191
Total Acres:			0.41			

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

Rezoning Application Addendum #1

Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case #
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.	_____

Statement of Consistency

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.

The Future Land Use Map designates the subject area as Office & Residential Mixed Use and Central Business District, supporting mixed-use development in a walkable downtown setting. The proposed rezoning district - Downtown Mixed Use with a Shopfront frontage (DX-20-SH) is consistent with this vision. In addition, the proposed rezoning is compatible with the Downtown designation of the Urban Form Map, supporting high-intensity, pedestrian-oriented development with active shopfront frontage. While the Office & Residential Mixed Use designation and current conditions on portions of the property present height limitations, the site's downtown setting and opportunity to bring residential, employment, services and parking to this area of Glenwood South support the requested zoning district and requested height, and strengthen its compatibility with the City's long-term plan.

Additionally, many Comprehensive Plan policies support the requested designation, including LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 7.6 (Pedestrian Friendly Development); ED 1.2 (Mixed Use Redevelopment); ED 5.4 (Niche Office Development); ED 5.8 (Supporting Retail Infill and Reinvestment); H 1.8 (Zoning for Housing); UD 3.4 (Enhanced Sidewalks); DT 1.6 (Supporting Retail Growth); DT 3.1 (Ground Floor Uses on Primary Retail Streets); DT 4.1 (Encouraging Downtown Housing); and DT 7.3 (Streetwalls).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The proposed rezoning would allow for development of a site that would support high-density, mixed uses, employment opportunity, services, and parking that would expand the housing supply and support economic development. The urban frontage will maintain and enhance the pedestrian experience of downtown and Glenwood South.

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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.

N/A

Proposed Mitigation

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

N/A

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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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☑	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☑	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☑	☐	☐	☐
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.	☑	☐	☐	☐	☐
9. Trip generation study	☐	☑	☐	☐	☐
10. Traffic impact analysis	☐	☑	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☐	☑	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☑	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☑	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☑	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☑	☐	☐	☐

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

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.	☐	☑	☐	☐	☐
2. Total number of units and square feet	☐	☑	☐	☐	☐
3. 12 sets of plans	☐	☑	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☑	☐	☐	☐
5. Vicinity Map	☐	☑	☐	☐	☐
6. Existing Conditions Map	☐	☑	☐	☐	☐
7. Street and Block Layout Plan	☐	☑	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☑	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☑	☐	☐	☐
10. Development Plan (location of building types)	☐	☑	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☑	☐	☐	☐
12. Parking Plan	☐	☑	☐	☐	☐
13. Open Space Plan	☐	☑	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☑	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☑	☐	☐	☐
16. Generalized Stormwater Plan	☐	☑	☐	☐	☐
17. Phasing Plan	☐	☑	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☑	☐	☐	☐
19. Common Signage Plan	☐	☑	☐	☐	☐

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

MORNINGSTAR LAW GROUP

Molly M. Stuart, Partner
[redacted]

Date: December 23, 2025

Re: Neighborhood Meeting regarding 617 W Jones Street and 117 Glenwood Avenue (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 7, 2026, from 6:00 pm to 7:00 pm**. The meeting will be held at 107 Glenwood Avenue. 2nd Floor, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU) and is proposed to be rezoned to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to for mixed use development. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. 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.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential annexation and rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
[redacted]

Sincerely,

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

Neighborhood Meeting Agenda

I. Introductions
II. The rezoning process
III. The project
IV. Question and answer period

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Aerial

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

Zoning

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

ATTENDANCE ROSTER

NAME	ADDRESS
LLOYD E. INMAN	City of Raleigh
CHAD WILKINS	[redacted]

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

SUMMARY OF ISSUES

A neighborhood meeting was held on January 7, 2026 (date) to discuss a potential rezoning located at 617 W Jones St. and 117 Glenwood Ave. (property address). The neighborhood meeting was held at 107 Glenwood Avenue, 2nd Floor, Raleigh NC (location). There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See Attached.

Docusign Envelope ID: FC38DEAC-09C0-40BA-ABA8-CB00EFC81685

First Neighborhood Meeting Report | Jones Street Rezoning

Date: January 7, 2026

Community Connector – Lloyd Inman

The applicant opened the meeting and presented the proposed rezoning for an assemblage of two parcels along Glenwood Ave. The applicant team outlined a request for Downtown Mixed-Use on approximately 0.41 acres. In addition, the applicant provided an in depth look into the Urban Form Map, Comprehensive Plan, frontages, zoning districts, and overlays and discussion of the two existing zoning conditions on the property that fronts Glenwood Ave.

Specific Questions and Responses

1. **Q: Participant expressed interest in transitions.**

   A:. Applicant team discussed the site's Future Land Use designations and the respective height limitations.

2. **Q: What is happening on Willard?**

   A:. Applicant explained he has had some discussions but an opportunity has not yet presented itself.

3. **Q: What is the plan for this site?**

   A: We do not have a specific plan now for various reasons. We are interested in providing parking not only parking that serves the site but also allow for additional parking for Glenwood South.

4. **Q: The parking entrance would most likely be on Jones?**

   A: Yes, that makes the most sense.

5. **Q: Do you have any other projects?**

   A: Yes, but not a high-rise.

6. **Q: Are you going to build on it or flip it?**

   A: That all depends on the opportunity.

7. **Q: Any other things coming up in this area?**

   A: We are watching projects that have recently been approved.

REZONING OF PROPERTY CONSISTING OF +/- 0.41 ACRES
LOCATED AT 617 W. JONES STREET AND 117 GLENWOOD AVENUE
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
April 1, 2026

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, April 1, 2026, at 6:00 p.m. The property considered for this potential rezoning totals approximately 0.41 acres and is located at 617 W. Jones Street and 117 Glenwood Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703493982 and 1703493883. This meeting was held in person at 107 Glenwood Avenue, 2nd Floor, Raleigh, NC. All owners and occupants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

MORNINGSTAR LAW GROUP

Molly M. Stuart, Partner
[redacted]

EXHIBIT A - Neighborhood Meeting Notice

To: Neighboring Property Owners and Tenants

From: Molly Stuart

Date: March 20, 2026

Re: Notice of meeting to discuss potential rezoning of certain property located at 617 W Jones Street and 117 Glenwood Avenue (the "Property")

We are counsel for 617 West Jones Street LLC ("Jones"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU). Jones is considering rezoning the Property to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to rezone the property to allow for mixed use development.

You are invited to attend a neighborhood meeting on **April 1, from 6 pm to 7 pm**. The meeting will be held at 107 Glenwood Avenue. 2nd Floor, Raleigh, NC. 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.

After the submittal of certain rezoning applications, 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, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (https://raleighnc.gov/SupportPages/zoning-cases). This rezoning application is filed under case no. Z-3-26.

If you have further questions about the rezoning process, please contact:

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

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
Morningstar Law Group
[redacted]

Sincerely,

Aerial Photo

Zoning

OX-3-DE-CU
OX-7-UL-CU
TOD
OX-7-CU
OX-3-DE-CU
DX-3-SH
W-Jones-St
NCOD
<North Boylan>
OX-3-DE
OX-7-UL-CU
OX-3-DE
DX-20-SH-CU
OX-3
NCOD
<Forest Park (Transition)>
OX-3
OX-12
Willard-Pl
Willard-Pl
DX-7-SH
Glenwood Ave
Property
Transit Overlay District (-TOD)
Mixed Use Districts
Office Mixed Use (OX-)
Office Mixed Use (OX-)
Neighborhood Mixed Use (NX-)
Neighborhood Mixed Use (NX-)
Neighborhood Conservation Overlay District (-NCOD)
Downtown Mixed Use (DX-)
Downtown Mixed Use (DX-)

EXHIBIT B - Mailing LIst

Item F.1

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
"CURRENT RESIDENT OR TENANT"	202 DUNDAS LN	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	617 W NORTH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	703 W LANE ST 102	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	700 W MORGAN ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	801 HILLSBOROUGH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	627 W LANE ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	501 HILLSBOROUGH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	714 W JONES ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	413 GLENWOOD AVE	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	517 W NORTH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	213 N BOYLAN AVE	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1175	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 33P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 34P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 945	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 66P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 67P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 1P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST A	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST B	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST C	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 69P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1205	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 62P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST E	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	0 W JONES ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 705	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 26P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 27P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1145	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 13P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 14P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 15P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 925	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 60P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 61P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1475	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 25P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 32P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 78P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 79P	RALEIGH , NC 27603	

"CURRENT RESIDENT OR TENANT"	323 W JONES ST 70P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 71P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 9P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 10P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 845	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 11P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 16P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 745	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 30P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 31P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 875	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 73P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 825	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 23P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 24P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1125	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 36P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 37P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1215	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 59P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 82P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 815	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 17P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 18P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 19P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1025	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 58P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 915	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 83P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1225	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 41P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 775	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 53P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 54P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 75P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1505	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1105	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 80P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 81P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 975	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1575	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 45P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 44P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 38P	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	121 N HARRINGTON ST 1445	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 63P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1005	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 39P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 22P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 4P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 47P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1555	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 52P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 35P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1405	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 50P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 49P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 48P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 905	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 43P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 72P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1275	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 5P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 6P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1245	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1075	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 55P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 56P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 21P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 28P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 805	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 68P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 77P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 20P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 12P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 76P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 715	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 42P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 725	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1115	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 74P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1045	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 8P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 65P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 57P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 40P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 51P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1425	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	323 W JONES ST 29P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 7P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 64P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST D	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 46P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1015	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	218 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	216 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	308 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	706 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	612 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	623 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	615 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	612 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	208 ST MARYS ST A	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	224 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 203	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 202	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 204	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 301	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 302	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 306	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 304	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 201	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 206	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 205	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 303	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 305	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	626 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	618 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	3 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	119 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	300 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	1 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	607 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	704 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	606 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	501 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	618 HILLSBOROUGH ST	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	120 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 N WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	711 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	707 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	601 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	215 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	704 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	407 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	16 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	111 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	621 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	411 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	124 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 711	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 505	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 323	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 509	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 405	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 609	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 613	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 214	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 407	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 317	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 618	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 418	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 204	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 304	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 616	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 601	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 413	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 311	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 218	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	202 GLENWOOD AVE M	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 612	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 209	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 412	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 504	RALEIGH , NC 27603

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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 217	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 705	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 221	RALEIGH , NC 27603

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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 508	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 511	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 302	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 707	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 514	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 402	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 408	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 713	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 215	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 610	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 211	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 223	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	711 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	707 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	326 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	304 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	115 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	320 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	400 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	310 N HARRINGTON ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	7 S WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	330 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	720 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	623 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 HILLSBOROUGH ST B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 W JONES ST A	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	116 N WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	125 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	213 N HARRINGTON ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	123 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	627 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	118 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	703 W LANE ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	625 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	208 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	620 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	703 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 105	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	708 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 104	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	109 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	214 ST MARYS ST	RALEIGH , NC 27605

"CURRENT RESIDENT OR TENANT"	120 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	0 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	220 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	200 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	225 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	204 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	211 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	702 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	212 ST MARYS ST	RALEIGH , NC 27605
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"CURRENT RESIDENT OR TENANT"	221 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	113 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	409 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	705 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	618 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	226 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	501 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	309 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	9 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	117 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	226 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	701 W LANE ST 104	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	215 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	107 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	707 W NORTH ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	122 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 W LANE ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	303 N BOYLAN AVE	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	720 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	600 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	518 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	104 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	102 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	216 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	222 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	527 HILLSBOROUGH ST	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	14 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	224 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	603 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	219 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 W LANE ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	607 WILLARD PL	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	700 W NORTH ST 104	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	415 HILLSBOROUGH ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	705 W MORGAN ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	206 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	8 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	630 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	608 WILLARD PL	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	508 W JONES ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	617 W North St APT B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT C	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT D	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT E	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT F	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 201	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 202	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 301	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 302	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	10 S West St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	500 W Morgan St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	502 W Morgan St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	507 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	508 W Morgan St	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	511 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St STE A	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St STE B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	2 S Boylan Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 111	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 121	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	5 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 1	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 10	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 11	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 12	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 13	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 14	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 15	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 16	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 17	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 18	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 19	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 2	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 20	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 3	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 4	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 5	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 6	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 7	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 8	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 9	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 120	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 225	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 226	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 227	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 228	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 229	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 230	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 231	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 232	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 233	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 234	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 100	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 170	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 200	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 350	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 350	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	426 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	511 Tucker St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	320 1/2 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	322 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	521 W North St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	535 W North St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 105	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 107	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 109	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 111	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 1	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 2	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 3	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 4	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 100	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 200	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	517 W Jones St	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	106 Glenwood Ave	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	108 Glenwood Ave	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	219 N Harrington St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	220 N West St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	221 N Harrington St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	222 N West St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 1	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 2	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 3	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 4	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 5	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 6	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 7	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 8	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 1	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 10	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 11	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 12	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 2	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 3	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 4	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 5	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 6	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 7	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 8	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 9	RALEIGH , NC 27603	
107 GLENWOOD LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
120 RALEIGH (PROPERTY OWNER VENTURE) LP	1111 BRICKELL AVE STE 2175	MIAMI FL 33131-3162	
120 SAINT LLC	120 SAINT MARYS ST	RALEIGH NC 27605-1809	
123 GLENWOOD LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
215 NORTH BOYLAN LLC	215 N BOYLAN AVE	RALEIGH NC 27603-1424	
221 GLENWOOD LLC	221 GLENWOOD AVE	RALEIGH NC 27603-1404	
222 GLENWOOD CONDO OWNERS ASSOC	222 GLENWOOD INVESTMENTS LLC	4325 LAKE BOONE TRL STE 200	RALEIGH NC 27607-7510
222 GLENWOOD LLC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367	
225 GLENWOOD LLC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367	
303 N WEST LLC	911 N WEST ST STE 201	RALEIGH NC 27603-2576	
401 N WEST LLC	PO BOX 20667	RALEIGH NC 27619-0667	
410 GLENWOOD AVENUE PROPERTY LLC	4 BRYANT PARK STE 200	NEW YORK NY 10018-8204	
413 GLENWOOD AVE LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
612 LANE STREET LLC	2501 BLUE RIDGE RD STE 208	RALEIGH NC 27607-6479	
617 WEST JONES STREET LLC	617 W JONES ST	RALEIGH NC 27603-1587	
623 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	
627 W LANE LLC	323 W JONES ST APT 1555	RALEIGH NC 27603-1467	

700 WEST MORGAN LLC	PO BOX 25095	RALEIGH NC 27611-5095	
701 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	
703 WEST LANE TOWNHOMES HOMEOWNERS ASSOCIATION	C/O KILDAIRE MANAGEMENT COMPANY		CARY NC 27511
ACEF-HSR 400H LLC	ATTN: LISA SHER	300 CONSHOHOCKEN STATE RD STE 250	CONSHOHOCKEN PA 19428-3801
AGS APARTMENTS VENTURE LLC	4509 CREEDMOOR RD STE 308	RALEIGH NC 27612-3862	
AL-AWAR, RIMA S	14201 WYNDFIELD CIR	RALEIGH NC 27615-1318	
ALLEN, JAMES BARRY TRUSTEE TRUSTEE OF JAMES BARRY ALLEN REVOCABLE TRUST	PO BOX 3241	TOPSAIL BEACH NC 28445-8817	
AMES, BRANDON M	222 315 GLENWOOD AVE	RALEIGH NC 27603-1488	
ANAKWENZE, OKE A	122 N HARRINGTON ST UNIT 1225	RALEIGH NC 27603-8084	
ANTONE, ANITA LYNNE ANTONE, WILLIAM EARL III	222 211 GLENWOOD AVE	RALEIGH NC 27603-1480	
ARICHEA, MICHAEL J GIBSON, DENNIS JOE	222 GLENWOOD AVE APT 521	RALEIGH NC 27603-1496	
ARROWOOD, JACQUELYN M Y	216 MULBERRY HILL LN	EDENTON NC 27932-9257	
ASHBY, ROGER TIMOTHY	222 GLENWOOD AVE APT 509	RALEIGH NC 27603-1496	
ASHE AVENUE VENTURES LLC	C/O WINIFRED BOLTON	1500 DELLWOOD DR	RALEIGH NC 27607-6719
ATKESON, BENJAMIN ATKESON, ELIZABETH	7813 MONUMENT LN	RALEIGH NC 27615-3020	
AYCOCK, MAHLON L WILDER, RYON W	5201 LENORAWAY DR	RALEIGH NC 27613-1404	
BADR, MENNA	222 302 GLENWOOD AVE	RALEIGH NC 27603-1485	
BAHHO, AMANDA	745 13TH ST APT 12	MIAMI BEACH FL 33139-4432	
BARBEE, DAWN B	222 GLENWOOD AVE APT 503	RALEIGH NC 27603-1496	
BARBEE, WILLARD HAROLD BARBEE, CHRISTIE B	122 N HARRINGTON ST UNIT 945	RALEIGH NC 27603-8079	
BARNETT, GARY A	10626 GOVERNORS DR	CHAPEL HILL NC 27517-8403	
BARRINGER, DAVID V	222 GLENWOOD AVE APT 215	RALEIGH NC 27603-1480	
BARRISTER REALTY INC	124 SAINT MARYS ST	RALEIGH NC 27605-1809	
BAUMAN, JOHN	222 GLENWOOD AVE APT 704	RALEIGH NC 27603-1783	
BEAMAN LLC	521 N BOUNDARY ST	RALEIGH NC 27604-1952	
BELOKOWSKY, SIMON HUFF, KEVIN E	610 HILLSBOROUGH ST APT 201	RALEIGH NC 27603-1748	
BLACO, MELISSA L BLACO, DAMON	256 CHRISTENBURY LN	CLAYTON NC 27527-3331	
BLUM, MARC C BLUM, DANISE A	PO BOX 26025	RALEIGH NC 27611-6025	
BOWERMAN, ROBERT E BOWERMAN, ANNA K	222 GLENWOOD AVE APT 613	RALEIGH NC 27603-1782	
BOYD, RICHARD D RODGERS, MARY K	710 DEVEREUX ST	RALEIGH NC 27605-1408	
BOYLAN GROUP LLC	109 N BOYLAN AVE	RALEIGH NC 27603-1422	
BRADY, ANGELA	122 N HARRINGTON ST UNIT 1475	RALEIGH NC 27603-8087	
BRAMMER, THOMAS D	122 N HARRINGTON ST UNIT 1445	RALEIGH NC 27603-8086	
BREAM, HARTLEY	9 CHILES AVE	ASHEVILLE NC 28803-2236	
BRELAND, TONY	1301 CHECKERBERRY DR	MORRISVILLE NC 27560-9749	
BROWN WYNNE FUNERAL HOMES INC	PROPERTY TAX DEPT-8TH FLOOR	PO BOX 130548	HOUSTON TX 77219-0548
BROWN, LEAH E TRUSTEE LEAH E BROWN REVOCABLE TRUST	PO BOX 41	OAK BLUFFS MA 02557-0041	
BULLUCK, JEFFERSON C BULLUCK, JOYCE B	4112 PEPPERTON DR	RALEIGH NC 27606-1734	
BUNN, WILLIAM H IV	710 103 W NORTH ST	RALEIGH NC 27603-7153	
BURGESS, WHITNEY A BURGESS, TAYLOR A	4400 MACINTYRE CMNS	RALEIGH NC 27606-3470	
BYRD, ANDREW	220 SAINT MARYS ST UNIT 4	RALEIGH NC 27605-1811	
BYRD-CANNON HOLDINGS LLC	303 N BOYLAN AVE	RALEIGH NC 27603-1402	
BYRD-CANNON HOLDINGS LLC	612 W LANE ST	RALEIGH NC 27603-1411	
BYRD-CANNON HOLDINGS, LLC	612 W LANE ST	RALEIGH NC 27603-1411	

CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABA PROPERTIES II, LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABA PROPERTIES LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABELL, HAYDEN HELEN	222 GLENWOOD AVE APT 417	RALEIGH NC 27603-1495	
CAPEL, CHRISTOPHER BLAIR JR	700 W NORTH ST UNIT 102	RALEIGH NC 27603-7151	
CARR INVESTMENT LIMITED PARTNERSHIP	PO BOX 4207	CHARLOTTESVILLE VA 22905-4207	
CARR, NICHOLAS GEORGE	222 GLENWOOD AVE APT 319	RALEIGH NC 27603-1488	
CARTER, JUSTIN	222 GLENWOOD AVE APT 715	RALEIGH NC 27603-1783	
CASA	PO BOX 12545	RALEIGH NC 27605-2545	
CASA BARCO LLC	2337 AIRLINE DR	RALEIGH NC 27607-3109	
CASANA ESTATES LLC	610 103 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
CASH, STEPHEN M	222 GLENWOOD AVE APT 711	RALEIGH NC 27603-1783	
CENTER LINE PROPERTIES LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
CHARLES, ERNEST GEORGE	2722 SPRING FOREST RD APT 139	RALEIGH NC 27616-1979	
CHASE, SUSAN M	222 GLENWOOD AVE APT 321	RALEIGH NC 27603-1488	
CHELSEA PROPERTIES OF NC LLC	2222 THE CIR	RALEIGH NC 27608-1448	
CIO BLOC 83 LLC	666 BURRARD ST STE 3210	VANCOUVER BC V6C 2X8	CANADA
CITYPLAT MODALIA 504 LLC	107 FAYETTEVILLE ST STE 400	RALEIGH NC 27601-2916	
CITYPLAT MODALIA 504, LLC	5215 W CEDAR LN	BETHESDA MD 20814-1548	
COBB, KYLE	222 GLENWOOD AVE APT 208	RALEIGH NC 27603-1480	
COCKRILL, MICHAEL ASHLEY COCKRILL, MARY S	5227 COFFEETREE DR	RALEIGH NC 27613-4553	
COCO PROPERTY & INVESTMENT LLC	125 GLENWOOD AVE	RALEIGH NC 27603-1703	
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545	
COOPERSTEIN, RICHARD LAWRENCE COOPERSTEIN, DANIELLE ANNOZINE	122 N HARRINGTON ST UNIT 1025	RALEIGH NC 27603-8081	
COWDEN, BARTOW IV POLMANTEER, SHARON	109 LAKESHORE DR	ASHEVILLE NC 28804-2403	
COX, KEVIN J	222 217 GLENWOOD AVE	RALEIGH NC 27603-1480	
CREATIVE SPACES LLC	4040 ED DR STE 201	RALEIGH NC 27612-8090	
CREECH, LUTHER H	122 N HARRINGTON ST	RALEIGH NC 27603-8074	
CRISCUOLO, MICHAEL P CRISCUOLO, JENNIFER G	8606 CASE RIDGE DR	OAK RIDGE NC 27310-9685	
CROMARTIE, HENRY L III	222 414 GLENWOOD AVE	RALEIGH NC 27603-1495	
CUOMO, GENNARO A CUOMO, STEPHANIE	212 SAINT MARYS ST	RALEIGH NC 27605-1811	
CWM PROPERTIES LLC	606 WILLARD PL	RALEIGH NC 27603-1846	
DAVENPORT, DAWN JOHNSON, JOHN PETER	122 N HARRINGTON ST UNIT 1275	RALEIGH NC 27603-8085	
DAVIES, WILLIAM KEITH	700 W NORTH ST UNIT 105	RALEIGH NC 27603-7151	
DAVIS, JAMES E TRUSTEE DAVIS, SANDRA S TRUSTEE	PO BOX 369	FUQUAY VARINA NC 27526-0170	
DC GLENWOOD LLC	2700 POST OAK BLVD	HOUSTON TX 77056-5784	
DEGEORGES, THOMAS	222 502 GLENWOOD AVE	RALEIGH NC 27603-1496	
DIXON, MARK THOMAS	510 GLENWOOD AVE APT 405	RALEIGH NC 27603-1262	
DOLPHIN REACH PROPERTIES LLC	119 N BOYLAN AVE	RALEIGH NC 27603-1422	
DP4 LLC	222 GLENWOOD AVE APT 619	RALEIGH NC 27603-1782	
DUBAYU LLC	209 BICKETT BLVD	RALEIGH NC 27608-2565	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
EAST SIDE GARDEN LLC	2519 LEWIS FARM RD	RALEIGH NC 27608-1911	
ECHELBERGER, DAVID F	701 W LANE ST APT 104	RALEIGH NC 27603-1497	

ERDMAN, THOMAS S SINGER, LAURIE M	222 GLENWOOD AVE APT 617	RALEIGH NC 27603-1782	
FELT, ANN	222 GLENWOOD AVE APT 218	RALEIGH NC 27603-1480	
FENTON, THOMAS	222 602 GLENWOOD AVE	RALEIGH NC 27603-1499	
FIRNHABER, ANA FIRNHABER, JUAN	936 NOTTINGHAM RD	GREENVILLE NC 27858-6251	
FORD, JAMES WILLARD FORD, CASSANDRA LEE	222 GLENWOOD AVE APT 519	RALEIGH NC 27603-1496	
FRAMPTON, ELIZABETH	222 712 GLENWOOD AVE	RALEIGH NC 27603-1783	
FREDERICK, STACEY E	222 GLENWOOD AVE APT 507	RALEIGH NC 27603-1496	
GAAL, DANIELLE	222 GLENWOOD AVE APT 614	RALEIGH NC 27603-1782	
GEARINO, GEORGE DANIEL GEARINO, LAURA	122 N HARRINGTON ST UNIT 745	RALEIGH NC 27603-8075	
GENGO, LAURIE B	8804 ALRIGHT RD	RALEIGH NC 27612	
GLENBOROUGH LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
GLENWOOD CENTER LLC	C/O BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GLENWOOD LLC	900 S MCDOWELL ST	CHARLOTTE NC 28204-2818	
GLENWOOD SOUTH PARTNERS LLC	300 ANDERSON DR STE 120	RALEIGH NC 27609	
GLENWOOD WILLARD HOTEL LLC	SHG LLC ATTN: R. DOYLE PARRISH	3141 JOHN HUMPHRIES WYND STE 200	RALEIGH NC 27612-5383
GODFREY, BRIAN JAMES	222 GLENWOOD AVE APT 317	RALEIGH NC 27603-1488	
GOODNIGHT, ROBERT FRANKLIN	222 717 GLENWOOD AVE	RALEIGH NC 27603-1783	
GOOLSBY, RAYMOND JR	222 213 GLENWOOD AVE	RALEIGH NC 27603-1480	
GRAMERCY GLENWOOD LLC	BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GSRA SUBSIDIARY LLC	PO BOX 20197	ATLANTA GA 30325-0197	
GUGENHEIM PROPERTIES, LLC	543 GUILFORD CIR	RALEIGH NC 27608-1699	
GURGANUS, BRIAN F GURGANUS, MARY J	222 GLENWOOD AVE APT 605	RALEIGH NC 27603-1499	
GURGANUS, BRIAN GURGANUS, MARY	224 SAINT MARYS ST	RALEIGH NC 27605-1811	
GURGANUS, BRIAN GURGANUS, MARY	222 GLENWOOD AVE APT 605	RALEIGH NC 27603-1499	
H S A LIMITED PARTNERSHIP	YORK PROPERTIES INC	2108 CLARK AVE	RALEIGH NC 27605-1606
HAMED, HADI	122 N HARRINGTON ST UNIT 815	RALEIGH NC 27603-8077	
HANLEY, NIALL	PO BOX 12526	RALEIGH NC 27605-2526	
HARPER, ROBERT N	3312 RUGBY RD	DURHAM NC 27707-5454	
HAWKINS PROPERTIES OF HIGHLANDS LLC	2266 WALKINGSTICK RD	HIGHLANDS NC 28741-7424	
HEAVEN & HE LLC	501 WASHINGTON ST	RALEIGH NC 27605-1525	
HENDERSON, RANCE DAVID HENDERSON, SHARON BAIN	122 N HARRINGTON ST UNIT 925	RALEIGH NC 27603-8079	
HENNEPIN VENTURES LLC	1212 NEW YORK AVE NW STE 1000	WASHINGTON DC 20005-6127	
HEPP, THERESA	222 611 GLENWOOD AVE	RALEIGH NC 27603-1499	
HIBERNIAN REAL ESTATE LLC	PO BOX 12526	RALEIGH NC 27605-2526	
HICKS, TERESA	6 BROOKSHIRE STREET EXT	ASHEVILLE NC 28803-2728	
HIGH, CYNTHIA T HIGH, ROBERT H JR	122 N HARRINGTON ST UNIT 1505	RALEIGH NC 27603-8088	
HIGH, CYNTHIA T TRUSTEE HIGH, ROBERT H JR TRUSTEE	122 1505 N HARRINGTON ST	RALEIGH NC 27603-8088	
HIGHLINE PROPERTY LLC	TURNBRIDGE EQUITIES	4 BRYANT PARK STE 200	NEW YORK NY 10018-8204
HILLSBOROUGH 630 LLC	PO BOX 340805	BEAVERCREEK OH 45434-0805	
HILLYER MEMORIAL CHRISTIAN CHURCH	718 HILLSBOROUGH ST	RALEIGH NC 27603-1606	
HILLYER MEMORIAL CHURCH	710 HILLSBOROUGH ST	RALEIGH NC 27603-1606	
HINING, MICHAEL JOHN CROTTS, ELIZABETH ANNE	6501 MOUNTAIN BROOK LN	RALEIGH NC 27615-7345	
HOANG, THANH HAI	9209 SULKIRK DR	RALEIGH NC 27617-7205	
HOBBY FAMILY LLC	219 N WEST ST	RALEIGH NC 27603-1432	

HOBBY FAMILY LLC	PO BOX 18506	RALEIGH NC 27619-8506
HOBGOOD, LYNN H	409 HILLSBOROUGH ST	RALEIGH NC 27603-1727
HOBGOOD, LYNN H	1918 SAINT MARYS ST	RALEIGH NC 27608-2225
HOLDEN BARNETT PROPERTIES LLC	7610 FALLS OF NEUSE RD STE 150	RALEIGH NC 27615-3350
HOLLER, ANNETTE J	5226 DRIFTWOOD LN	MOREHEAD CITY NC 28557-2576
HONEYCUTT, WILLIAM DANIEL	137 NICKLAUS DR	GARNER NC 27529-9718
HOOG, LINDA M HOOG, KLAUS D	34 CURRITUCK CIR	ORIENTAL NC 28571-8642
HORN, JASON HILL, TARA DRESCHER	701 W LANE ST APT 102	RALEIGH NC 27603-1497
HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462
HUCK PROPERTIES LLC	707 W JONES ST	RALEIGH NC 27603-1426
HUGHES, LEONARD ANTHONY III HUGHES, RACHEL MARY	222 GLENWOOD AVE APT 301	RALEIGH NC 27603-1485
HUSTA, JENNIFER TRUSTEE HUSTA, JOHANNA TRUSTEE	4041 ATWOOD RD	STONE RIDGE NY 12484-5250
IRELAND, MERLE S MITCHEL, JULIE S	222 GLENWOOD AVE APT 203	RALEIGH NC 27603-1480
JACKSON CONDO LLC	762 CARROLL STORE RD	AUTRYVILLE NC 28318-8070
JAMES, GEORGIA PARRISH HERRING, LORI PARRISH	222 GLENWOOD AVE APT 419	RALEIGH NC 27603-1495
JENKINS, STEPHANIE	122 1215 N HARRINGTON ST	RALEIGH NC 27603-8084
JERKINS, ETHEL DELAINE JERKINS, JAMES MONROE	222 SAINT MARYS ST	RALEIGH NC 27605-1811
JMIKE INVESTCO LLC	3008 ANDERSON DR STE 250	RALEIGH NC 27609-7678
JONES, AMY N	222 GLENWOOD AVE APT 518	RALEIGH NC 27603-1496
JONES, MERRILL G II JONES, ANNE P	222 GLENWOOD AVE APT 609	RALEIGH NC 27603-1499
JT HOBBY AND SON INC	PO BOX 8506	RALEIGH NC 27619
JTM INVESTMENT PROPERTY LLC	9217 HAYMARKET LN	RALEIGH NC 27615
JUNIOR LEAGUE OF RALEIGH INC THE	PO BOX 26821	RALEIGH NC 27611-6821
JURY, PATRICK S TRUSTEE JURY, CATHERINE S TRUSTEE	323 W JONES ST APT 1005	RALEIGH NC 27603-1390
KAISER, JEFFREY HOWARD	222 GLENWOOD AVE APT 404	RALEIGH NC 27603-1495
KANE, OLIVIA E	222 GLENWOOD AVE APT 501	RALEIGH NC 27603-1496
KEITH, R FREDERICK TRUSTEE THE GOKU LAND REVOCABLE TRUST	715 BAKEWELL ST	COVINGTON KY 41011-1227
KELLY, DAMIAN A BATTEN, NATALIE J	206 DUNDAS LN	RALEIGH NC 27603-7145
KLEIN, MELINDA ANN	222 GLENWOOD AVE APT 701	RALEIGH NC 27603-1783
KLUGER, JEFFREY M KLUGER, ANN J	406 FIRST FLIGHT RUN	KITTY HAWK NC 27949-9253
KM5 PROPERTIES LLC	720 W JONES ST	RALEIGH NC 27603-1427
KNEPLEY, PETER L	323 W JONES ST APT 1425	RALEIGH NC 27603-1436
L E WOOTEN & CO	120 N BOYLAN AVE	RALEIGH NC 27603-1423
L E WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423
L E.WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423
LAMBSHANK LLC	6510 CHAPEL HILL RD STE 200	RALEIGH NC 27607-5010
LANE, JOHN TRACY	122 N HARRINGTON ST UNIT 975	RALEIGH NC 27603-8080
LANEWOOD 2 LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LANEWOOD 3 LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LANEWOOD LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LARKIN, JONAS HUNTER	222 516 GLENWOOD AVE	RALEIGH NC 27603-1496
LAW, AARON CHRISTOPHER	222 409 GLENWOOD AVE	RALEIGH NC 27603-1495
LEGION BLOCKADE LLC	119 N BOYLAN AVE	RALEIGH NC 27603-1422
LIGON PROPERTIES II LLC	3001 ROTHGEB DR	RALEIGH NC 27609-7707

LILLE LLC	122 SAINT MARYS ST	RALEIGH NC 27605-1809	
LITTLE, WILLIAM B L LITTLE, CATHRYN M	WILLIAM LITTLE	1904 PRESCOTT PL	RALEIGH NC 27615-5552
LIU, TIAN	222 GLENWOOD AVE APT 511	RALEIGH NC 27603-1496	
LKJD2 LLC	1607 SCALES ST	RALEIGH NC 27608-2457	
LOCAL GOVERNMENT FEDERAL CREDIT UNION	323 W JONES ST STE 600	RALEIGH NC 27603-1369	
LOHR, ROBERT I LOHR, SUSAN B	222 GLENWOOD AVE APT 413	RALEIGH NC 27603-1495	
LURIE, JESSICA TRUSTEE WOLPERT, ELIZABETH TRUSTEE	222 GLENWOOD AVE APT 710	RALEIGH NC 27603-1783	
LYONS, JOSEPH LYONS, ANGELA	707 W LANE ST	RALEIGH NC 27603-1412	
MACDONALD, KEVIN T TRUSTEE MACDONALD, ANDREA LANE TRUSTEE	700 W NORTH ST UNIT 104	RALEIGH NC 27603-7151	
MARBLE EMPIRE PROPERTIES LLC	133 FAYETTEVILLE ST STE 600	RALEIGH NC 27601-2911	
MARCHANT, RAYMOND SHERWOOD III	221 DENNIS AVE	RALEIGH NC 27604-2136	
MARLOWE, JEFFREY ALLEN	222 GLENWOOD AVE APT 303	RALEIGH NC 27603-1485	
MARLOWE, JEFFREY ALLEN BEROT, LISA	710 W NORTH ST UNIT 104	RALEIGH NC 27603-7153	
MARRULLIER, AYDEN	222 GLENWOOD AVE APT 612	RALEIGH NC 27603-1499	
MATT620 LLC	1978 OAK GROVE RD	DANDRIDGE TN 37725-5029	
MAY, RUSSELL EDWARD II SZTAJN, PAOLA	610 206 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
MCAVOY, JAMES THOMAS MCAVOY, ARLENE ANN	222 GLENWOOD AVE APT 418	RALEIGH NC 27603-1495	
MCNABB, JOHN C JR MCNABB, DAWN M	10721 LESLIE DR	RALEIGH NC 27615-1229	
MEDDERS, RUSSELL GLEN COGGINS, PAUL E	122 N HARRINGTON ST UNIT 1145	RALEIGH NC 27603-8083	
MEISTER, ANNE M TRUSTEE THE ANNE M MEISTER LIVING TRUST	3112 CASA CT	WILMINGTON NC 28409-2788	
MILES, JULIE A	222 307 GLENWOOD AVE	RALEIGH NC 27603-1485	
MILES, LYN MILES, BENTON JR	222 GLENWOOD AVE APT 515	RALEIGH NC 27603-1496	
MILL & OAK LLC	309 N BOYLAN AVE	RALEIGH NC 27603-1402	
MIMS, WANETT WILLIAMS MIMS, CHRISTOPHER	122 N HARRINGTON ST UNIT 1245	RALEIGH NC 27603-8084	
MIMS, WANETT WILLIAMS MIMS, KENNEDY SANILA	122 N HARRINGTON ST UNIT 1245	RALEIGH NC 27603-8084	
MOORE, KEITH CARLAN	222 GLENWOOD AVE APT 508	RALEIGH NC 27603-1496	
MOOSE, DANIEL R VU, ANDY B	222 708 GLENWOOD AVE	RALEIGH NC 27603-1783	
MORDOCK, MELODY ROBITAILLE, MARTEN	222 714 GLENWOOD AVE	RALEIGH NC 27603-1783	
MULLIN INVESTMENTS THREE LLC	819 CLAY ST	RALEIGH NC 27605-1422	
MURPHY, GEORGE WILSON	323 W JONES ST APT 845	RALEIGH NC 27603-1381	
MVPQ HOLDINGS LLC	4257 KNOLL AVE	OAKLAND CA 94619-3024	
MYERS, JONATHAN BRENT NEWTON, CHRISTOPHER	710 W JONES ST	RALEIGH NC 27603-1427	
MYSTRA PROPERTIES LLC 525 HILLSBOROUGH LLC	3901 YADKIN DR	RALEIGH NC 27609-6330	
NC ASSOCIATION OF COUNTY COMMISSIONERS	215 N DAWSON ST	RALEIGH NC 27603-1172	
NC DEPARTMENT OF TRANSPORTATION	DIVISION RIGHT OF WAY AGENT	815 STADIUM DR	DURHAM NC 27704-2713
NEW APPROACH LLC	612 BEAVER DAM RD	RALEIGH NC 27607-4004	
NEWMAN, RYAN MATTHEW NEWMAN, DAVID ANDREW	610 HILLSBOROUGH ST APT 305	RALEIGH NC 27603-1748	
NORFOLK SOUTHERN RAILWAY COMPANY	110 FRANKLIN RD SE	ROANOKE VA 24042-0002	
NORTH CAROLINA ASSOCIATION OF COUNTY COMMISSIONERS	PO BOX 27288	RALEIGH NC 27611-7288	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713	
NORTH CAROLINA LEAGUE OF MUNICIPALITIES	215 N DAWSON ST	RALEIGH NC 27603-1172	
NORTHLANE LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
NORTHLANE2 LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
NP LODEN 401H LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	

NP LODEN 401H, LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	
NP LODEN GLENWOOD LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	
OAK BARREL GROUP LLC	165 ROCK WATER E	BOONE NC 28607-6930	
OLLIVER, LISA	222 GLENWOOD AVE APT 401	RALEIGH NC 27603-1495	
OLSON, DOUGLAS L OLSON, LAURIE S	751 CURRITUCK DR	RALEIGH NC 27609-6319	
O'NEILL, JUDITH JARVIS	PO BOX 4716	EMERALD ISLE NC 28594-4716	
O'NEILL, JUDITH JARVIS TRUSTEE JUDITH JARVIS O'NEILL LIVING TRUST	PO BOX 4716	EMERALD ISLE NC 28594-4716	
OSBORNE, DANIEL	122 N HARRINGTON ST UNIT 915	RALEIGH NC 27603-8079	
OSBORNE, JOSEPH D OSBORNE, MARGITA M	10530 HUSSEY LN	CARMEL IN 46032-7921	
O'SULLIVAN, LORI ADKINS O'SULLIVAN, MARTIN VINCENT	710 105 W NORTH ST	RALEIGH NC 27603-7153	
PADE, VLADIMIR Z TRUSTEE PADE, JUDITH A TRUSTEE	201 TENNWOOD CT	DURHAM NC 27712-8952	
PARKER, WENDY J NEWCOMB, JAMES	222 GLENWOOD AVE APT 204	RALEIGH NC 27603-1480	
PARSONS, JAMES S	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	
PARSONS, JAMES SHERIDAN	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	
PEELER, AARON	222 GLENWOOD AVE APT 316	RALEIGH NC 27603-1488	
PETERSON, RICHARD D	3500 WINDGARDEN CV	MEMPHIS TN 38125-1732	
PHS PARTNERS LLC	104 LAKE CLIFF CT	CARY NC 27513-5695	
PLANNED PARENTHOOD OF GREATER RALEIGH INC	100 S BOYLAN AVE	RALEIGH NC 27603-1802	
POWELL LINEAGE WAKE COUNTY LLC	PO BOX 7947	ROCKY MOUNT NC 27804-0947	
POWELL NETWORK LLC	222 312 GLENWOOD AVE	RALEIGH NC 27603-1488	
POWELL, ASHLYN	222 205 GLENWOOD AVE	RALEIGH NC 27603-1480	
POWELL, MICHAEL W	2200 OLD KEARNEY RD	WAKE FOREST NC 27587-6675	
PROPST, ELIZABETH M	103 CAMILLA RD	WASHINGTON NC 27889-3909	
QUORUM CENTER CONDO OWNERS ASSOC	HARRINGTON STREET ASSOCIATES	PO BOX 26506	RALEIGH NC 27611-6506
QUORUM CENTER CONDOMINIUM MASTER OWNERS ASSOCIATIO	122 N HARRINGTON ST	RALEIGH NC 27603-8074	
RAABE, JASON D	222 GLENWOOD AVE	RALEIGH NC 27603-1479	
REDAN ASSOCIATES LLC	PO BOX 10181	RALEIGH NC 27605-0181	
REIBMAN, ANDREW	208 DUNDAS LN	RALEIGH NC 27603-7145	
REIHL, LAUREN REIHL, ADAM	222 705 GLENWOOD AVE	RALEIGH NC 27603-1783	
RESEARCH TRIANGLE REGIONAL PUBLIC TRANSPORTATION	REAL ESTATE	PO BOX 13787	RTP NC 27709-3787
REYNOLDS HOLDINGS LLC	330 HILLSBOROUGH ST	RALEIGH NC 27603-1726	
REYNOLDS, ABIGAIL VICTORIA	222 GLENWOOD AVE APT 202	RALEIGH NC 27603-1480	
RG TUCKER ENTERPRISES LLC	1108 QUEENSFERRY RD	CARY NC 27511-6427	
RIEL, VIRGINIA PARNELL ROBERTSON, WILLIAM ALLEN	222 GLENWOOD AVE APT 402	RALEIGH NC 27603-1495	
RODRIGUEZ, XIOMARA	222 407 GLENWOOD AVE	RALEIGH NC 27603-1495	
ROLLER, JAMES G ROLLER, KATHRYN M	222 GLENWOOD AVE APT 405	RALEIGH NC 27603-1495	
ROSOWSKI, JEFFREY M	45 PALATINE APT 131	IRVINE CA 92612-7637	
ROUGIER-CHAPMAN, DUNCAN PETER	703 W LANE ST APT 103	RALEIGH NC 27603-1482	
RUFFIN, DAVID H	204 DUNDAS LN	RALEIGH NC 27603-7145	
RUSSOS, KATINA F HEIRS	7233 TERREGLES DR	RALEIGH NC 27617-6701	
RYCEK, SEAN RYCEK, CASSANDRA L.	700 103 W NORTH ST	RALEIGH NC 27603-7151	
SAINT MARYS SCHOOL	ATTN: MARY ETHEL MCCORKLE	900 HILLSBOROUGH ST	RALEIGH NC 27603-1610
SAKI, ZAHRA	222 GLENWOOD AVE APT 608	RALEIGH NC 27603-1499	
SALTWATERCURE LLC	PO BOX 127	LOUISBURG NC 27549-0127	

SAMIH T & REBECCA A YEHIA RVCBLE TRUST THE YEHIA, SAMIH T TRUSTEE	2428 SUNNYSTONE WAY	RALEIGH NC 27613-6082	
SAVCO Q LLC	1100 BANBURY WOODS PL	RALEIGH NC 27607-3741	
SAVIC, DUSAN SAVIC, GORDANA	421 ELM ST	RALEIGH NC 27604-1931	
SCACCHETTI, JARRETT M SANTANA, LOGAN	222 GLENWOOD AVE APT 415	RALEIGH NC 27603-1495	
SCAVELLI, KURT T	202 DUNDAS LN	RALEIGH NC 27603-7145	
SCHAEFFER, MARK L SCHAEFFER, PATRICIA W	222 604 GLENWOOD AVE	RALEIGH NC 27603-1499	
SCHALK, IRMA Y SCHALK, JOSEPH W	122 N HARRINGTON ST UNIT 1105	RALEIGH NC 27603-8083	
SCHNEPP, DAVID	222 304 GLENWOOD AVE	RALEIGH NC 27603-1485	
SCHULKER, BRIAN A LEWIS, TYLER D	222 707 GLENWOOD AVE	RALEIGH NC 27603-1783	
SCHWARTZ, JODI R	323 W JONES ST APT 1555	RALEIGH NC 27603-1467	
SCHWARTZ, JODI R	2315 BEECHRIDGE RD	RALEIGH NC 27608-1429	
SCP YORK POWERHOUSE LLC	SHINER MANAGMENT CO	3201 OLD GLENVIEW RD STE 235	WILMETTE IL 60091-2996
SCULLEN, TIMOTHY	222 GLENWOOD AVE APT 601	RALEIGH NC 27603-1499	
SHARP, CHARLES EDWARD JR TRUSTEE CHARLES EDWARD SHARP JR RVCBLE TRUST	122 N HARRINGTON ST UNIT 875	RALEIGH NC 27603-8078	
SHEPARD, ALECIA LANI	222 615 GLENWOOD AVE	RALEIGH NC 27603-1782	
SIMMONS, EDWARD BARDIN JR	222 403 GLENWOOD AVE	RALEIGH NC 27603-1495	
SIMONSON, CHRISTIAN EDWARD V	222 GLENWOOD AVE APT 621	RALEIGH NC 27603-1782	
SMITH, DWIGHT SMITH, DEBORAH	206 RIDGEWOOD DR	GOLDSBORO NC 27534-7505	
SMITH, HOLBROOK COLLINS	323 W JONES ST APT 1575	RALEIGH NC 27603-1467	
SMITH, RYAN CHRISTOPHER	115 APPOMATTOX RD	CARY NC 27513-5166	
SOPHIE, THOMAS J TRUSTEE SOPHIE, MARGARET A TRUSTEE	207 GOVAN LN	CARY NC 27511-6492	
SOUTHEASTERN BLDG CORP	C/O HOWARD SATISKY	415 HILLSBOROUGH ST STE 201	RALEIGH NC 27603-1727
SOUTHEASTERN BUILDING CORP	C/O HOWARD SATISKY	415 HILLSBOROUGH ST STE 201	RALEIGH NC 27603-1727
SPD HOLDINGS LLC	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582	
SPENCER, LUCY	222 GLENWOOD AVE APT 512	RALEIGH NC 27603-1496	
ST METROPOLITAN LLC	4250 N FAIRFAX DR	SUITE 1050	ARLINGTON VA 22203
ST PAULS A M E CHURCH	402 W EDENTON ST	RALEIGH NC 27603-1718	
STATE EMPLOYEES CREDIT UNION INC	801 HILLSBOROUGH STREET	PO BOX 26807	RALEIGH NC 27611-6807
STONE, ZACHARY THOMAS STONE, MEAGAN HUNTER	122 N HARRINGTON ST UNIT 905	RALEIGH NC 27603-8079	
STRICKLAND, ROSCOE L III	703 W LANE ST APT 102	RALEIGH NC 27603-1482	
STUART, CATHERINE R	3209 BRANTFORD PL	RALEIGH NC 27607-4178	
SUG LLC	836 GASTON WOOD CT	RALEIGH NC 27605-1403	
T3 NORTH LAND LLC	501 FAIRMOUNT AVE STE 101	TOWSON MD 21286-5462	
TAHSSILI REAL ESTATE VENTURES LLC	SHERVIN TAHSSLIL	712 W JOHNSON ST	RALEIGH NC 27603-1191
TASH PROPERTIES LLC	214 SAINT MARYS ST	RALEIGH NC 27605-1811	
TATAR, PAUL HEIRS	SARAH T WINKLER EXEC	720 W LANE ST	RALEIGH NC 27603-1413
TAVERNIER, AMY	709 W NORTH ST	RALEIGH NC 27603-1418	
TAYLOR, WILLIAM H TRUSTEE TAYLOR, CATHERINE P TRUSTEE	14705 HENRY HARRISON STILLWELL DR	HUNTERSVILLE NC 28078-8971	
THE COLEMAN GROUP LLC	115 S SAINT MARYS ST	RALEIGH NC 27603-1699	
THE NADINE RUBIN REVOCABLE TRUST	705 W NORTH ST	RALEIGH NC 27603-2192	
THE SAINT TOWNHOMES OWNERS ASSOCIATIONS INC	14201 WYNDFIELD CIR	RALEIGH NC 27615-1318	
THOMPSON, RONNIE A	216 SAINT MARYS ST	RALEIGH NC 27605-1811	
TOWBIN, SCOTT TOWBIN, NANCY	218 SAINT MARYS ST	RALEIGH NC 27605-1811	
TR ASHE DEVELOPMENT LLC	14 N BOYLAN AVE	RALEIGH NC 27603-1421	

TRINH, HOA K TANG, LANH	2336 NOBLE RD	RALEIGH NC 27608-1726	
TRIVELLA, MARCO GIOVANNI	703 W LANE ST APT 101	RALEIGH NC 27603-1482	
TUBOLINO, FRANCIS MARK	610 HILLSBOROUGH ST APT 304	RALEIGH NC 27603-1748	
TURINSKY, GRANT	610 HILLSBOROUGH ST APT 301	RALEIGH NC 27603-1748	
TURNER, STEVEN TURNER, SUSAN	401 W HARGETT ST APT 730	RALEIGH NC 27603-4083	
TURNMIRE, KEITH ALAN WHITE, H MICHAEL	6900 CRESSKILL PL	RALEIGH NC 27615-5597	
TWO TWO ONE LLC	222 221 GLENWOOD AVE	RALEIGH NC 27603-1480	
TYLER, ENTERPRISES LLC	3600 WILLIAMSBOROUGH CT	RALEIGH NC 27609-6356	
VAIANA, ANTHONY JOSEPH VAIANA, ELVIRA GIOVANNA	222 GLENWOOD AVE APT 219	RALEIGH NC 27603-1480	
VALLAS FAMILY II LLC	705 LAKE BOONE TRL	RALEIGH NC 27607-6603	
VAUGHN, JOSHUA D VAUGHN, AUBRE ELISE	226 SAINT MARYS ST	RALEIGH NC 27605-1811	
VELAZQUEZ, GEORGE VELAZQUEZ, ALICIA	415 WEATHERGREEN DR	RALEIGH NC 27615-3218	
VON SEGGERN, TODD WILLIAM HOPKINS-WILCOX, RYAN ELISSA	610 - 303 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
WAECHTER, GEORGE DAVID WAECHTER, DEBORAH HAUSER	1555 DULATOWN RD	LENOIR NC 28645-8155	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
WAKE COUNTY BAR ASSOCIATION INC THE TENTH JUDICIAL DISTRICT BAR	8000 WESTON PKWY STE 330	CARY NC 27513-2123	
WALSH, ALICIA WALTON, WILLIAM II	103 GREENWOOD PL	MORGANTON NC 28655-3701	
WARREN, JUNIUS CLAYTON WARREN, JOSIE R	222 GLENWOOD AVE APT 618	RALEIGH NC 27603-1782	
WAYNE, ERIC KEITH	222 603 GLENWOOD AVE	RALEIGH NC 27603-1499	
WENTLEY, THOMAS B WENTLEY, AMY W	222 311 GLENWOOD AVE	RALEIGH NC 27603-1485	
WENTZ, PETER J BECKWITH, ALEXANDRA	610 306 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
WG BUILDING, LLC	718 W LANE ST	RALEIGH NC 27603-1413	
WILKINS, CHARLES P JR	919 W SOUTH ST	RALEIGH NC 27603-2159	
WILLIAMS CROSS INV CO INC	% ALFRED WILLIAMS	3111 GLENWOOD AVE	RALEIGH NC 27612-5006
WILLIAMS- CROSS INVESTMENT CO INC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
WILLIAMS, JOHN CROSS TRUSTEE ET AL WILLIAMS, ALFRED JR (III) TRS FOR	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
WILLIAMS, KRISTIN	222 423 GLENWOOD AVE	RALEIGH NC 27603-1495	
WILLIAMS, RICHARD A /TR SINK, HENRY H JR /TR	PO BOX 12197	RALEIGH NC 27605-2197	
WYNDMOOR ENTERPRISES LLC	414 MORRISON AVE	RALEIGH NC 27608-2540	
YANG, FAN	4204 SIX FORKS RD APT 1501	RALEIGH NC 27609-6429	
YOUN, NANCY S YOUN, PAUL W	224 DUNDAS LN	RALEIGH NC 27603-7145	
YOUSEFNEJAD, ANTHONY YOUSEFNEJAD, KRISTY ARMSTRON	122 N HARRINGTON ST UNIT 725	RALEIGH NC 27603-8075	

Second Neighborhood Meeting Report | Jones Street Rezoning

Date: April 1, 2026

City Case Planner – Hiram Marziano

The applicant opened the meeting and presented the proposed rezoning for an assemblage of two parcels along Glenwood Ave. The applicant team outlined a request for Downtown Mixed-Use on approximately 0.41 acres. Emphasis was placed on what to expect from the rezoning process, with detailed site plans not yet available.

Key topics discussed:

Current/Proposed Zoning
Parcel 1 (fronting Glenwood): Downtown Mixed Use (DX), 20 stories, shopfront frontage, with conditions including lower height limit in back portion
Parcel 2 (on West Jones Street): Office Mixed Use (OX), 3-story height limit (effectively 2 stories with detached frontage), detached frontage, North Boylan Neighborhood Conservation Overlay District
Proposed zoning: (DX-20-SH)

Key Zoning Concepts Explained
Shopfront Frontage: Most urban frontage type - building pushed to street, no parking in front, front-facing entrance
Detached Frontage: Requires commercial buildings to look like houses, approximately 24-foot height limit unless pitched roof
North Boylan Neighborhood Conservation Overlay District (NCOD): Overlay district with specific requirements for building placement (5-25 feet from street), front-facing entrance, no front parking, 24-foot height limit for commercial buildings

Proposed Changes vs. Current NCOD Protections
Proposed shopfront frontage provides similar protections as NCOD in most respects
Building pulled up to street (0-15 feet vs. current 5-25 feet)
Front-facing entrance required
No parking in front of building
Major difference: Height limit changes from 24 feet to 20 stories

Policy Discussion
Future Land Use Map: Designates area as Central Business District (downtown parcel) and Office/Residential Mixed Use (Western Street parcel)
Property located in downtown center where city wants to concentrate density
Surrounding area has multiple approved rezonings, with properties zoned for 12, 20, and 40 stories
Proposal aims to create more cohesive development site with consistent 20-story zoning across both parcels

Urban Form Map: Applicant showed participants slide of the Urban Form Map for context.
City determines where growth and development occurs – Downtown, near transit areas.

Key Resident Concerns

Neighborhood character and identity: Residents expressed concern about impact on historic neighborhood character and preservation of older homes
Height increase: Significant jump from 24-foot limit to 20 stories
Removal of conservation protections: Concern that removing NCOD sets precedent for further erosion of neighborhood conservation area
Cascading rezonings: Worry that approving this rezoning would lead adjacent properties to also request 20-story zoning
Displacement concerns: Residents expressed concern about being priced out of neighborhood as development increases
Affordable housing: Questions about whether development would include affordable housing or just market-rate apartments.

Specific Questions and Responses

1. **Q: If the property is already zoned 20 stories, is the rezoning only about its relationship to the street?**
   A:. The rezoning request is adding a parcel that was not part of the previous rezoning that will need to be changed to DX-20-SH from OX-3-DE (NCOD).

2. **Q: Will the rezoning get rid of the NCOD?**
   A: Yes.

3. **Q: Can you show me where Hillsborough Street is in relation to this rezoning? Will it rezone property on Hillsborough Steet?**
   A:. No, you received the letter because you are within the1000ft notification area.

4. **Q: Participant expressed concern about the transitions from the neighborhood to 20 stories?**
   A: The adjacent neighborhood is not single family homes it is commercial.

5. **Q: Is the purpose of the rezoning because it would just make sense to have 20 stories there?**
   A: Adjacent property is already zoned for 20 stories. This proposal creates more cohesive development site.

6. **Q: Are there current plans for development?**
   A: Not at this time. Entitling it now can get the property ready for development when financing is available again. It is done in anticipation of future development.

7. **Q: What has changed that you feel the NCOD is no longer worth preserving? I have concerns regarding height and aesthetics.**
   A: There are no protections for an NCOD. It is like a zoning district and if you want it to change you have to go through this process. In this instance, most of the rules of the NCOD will not materially change. The main difference is the height. The reason for the height request is due to the high density forming along Glenwood Avenue. For this project, 20 stories will make for a better design of a building.

8. **Q: My concern is that the city will expand and shrink the NCOD because it is a small area getting to be choked out. I'm not as concerned about the final development. I'm concerned about the rezoning itself.**
   A: I understand. That is the ultimate question as the city weighs whether to grow upward or outward. Our proposal to the city is that it makes sense immediately adjacent to 20 story zoning.

9. **Q: Once that area is rezoned --would it make sense to make nearby areas 20 stories.**
   A: It will have to go through the rezoning process and would be up to those owners.

10. **Q: My concern is that this will continue and the NCOD will go away when it was put in place at another time for a reason.**
    A: As downtown grows the City has to look at where they want density, where density will make sense.

11. **Q: What is the outcome of this meeting?**
    A: We will summarize the meeting and the summary will go to the city and ultimately the Planning Commission and Council will see it.

12. **Q: I believe this development will negatively impact her neighborhood and continue to harm nearby neighborhoods. I don't think this is the right motivation for development. Nothing has been said about how this will benefit nearby neighborhoods and residents.**
    A: The shopfront frontage will benefit the neighborhood by first floor commercial. In addition, we are in a housing crunch and anytime we can build up and not out helps put people near work, home and play.

13. **Q: Growth is not a problem to be solved. I am concerned this train of logic will lead to the removal of the NCOD that was put in place for a reason. To prevent things like this from happening.**
    A: As Raleigh grows, it becomes tricky to know what direction to go. There are competing goals and policies.

14. **Q: I believe that this development really will affect the identity of the neighborhood that we live in. We live in a very old beautiful home. Something I**

believe should be preserved. If you keep building this buildings, eventually I am not going to be able to afford to live here.

15. **Q: I would like development to be about renewable and change. I would challenge developers to develop what makes sense within the framework of the city, in the existing zoning.**
    A: The zoning will bring people here with right uses that are walkable. This is what the maps are showing us. Bring density here rather than elsewhere. These are the benefits to start to impact housing availability and change.

16. **Q: Will there be affordable housing? I would be more enthusiastic about this case if there is some affordable housing.**
    A: Affordable housing can be approached in a few different ways. Supply can go up and prices moderate or fall. There is also an affordable housing fund that helps close the gap between what a private developer can get financed and what is needed which is called gap financing and trying to make that work.

EXHIBIT D - Sign In Sheet

Item F.1

Print Name	Address	Phone and/or Email Address
Samir Babbo	2404-	[redacted]
Katherine Konnick	610 Willard Pl Raleigh, NC	[redacted]
Carter Norfleet	610 willard pl	[redacted]
Gus Frank	610 Willard Pl Apt 2	[redacted]

Motion to Recommend Approval

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment. This recommendation also includes an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-3-26*
Addresses: *617 West Jones Street and 117 Glenwood Avenue*
Applicant: *Molly Stuart, Morningstar Law Group on behalf of 617 West Jones Street, LLC and Tahssili Real Estate Ventures LLC*

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Planning Commission determines that the proposed zoning amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, INCONSISTENT with the Future Land Use Map, and should be APPROVED.

The Planning Commission also recommends an amendment to the Future Land Use Map as to the subject property only, from Central Business District and Office & Residential Mixed Use to Central Business District.

The action taken is reasonable and in the public interest because:

- The proposed rezoning would enable high-density, mixed-use development that provides expanded housing options, employment opportunities, access to essential services, and a pedestrian-friendly environment, supporting both the housing supply and broader economic development.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 2.2 Compact Development
- LU 4.6 Transit-oriented development
- LU 4.7 Capitalizing on Transit Access
- LU 6.2 Complementary Land Uses and Urban Vitality
- LU 7.6 Pedestrian-friendly Development
- ED 1.2 Mixed Use Redevelopment
- ED 5.8 Supporting Retail Infill and Reinvestment
- H 1.8 Zoning for Housing
- UD 1.10 Frontage
- UD 3.4 Enhanced Sidewalks
- UD 5.2 Pedestrian Access to Downtown
- UD 6.1 Encouraging Pedestrian-oriented Uses
- DT 7.3 Streetwalls

Rezoning Request Motion Worksheet

Item F.1

"I move to recommend **approval / denial** of rezoning case Z-_____-_____.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

APPROVE	DENY
"The rezoning request *is* reasonable and in the public interest because it:	"The rezoning request *is not* reasonable and in the public interest because it:
Example statements:	Example statements:
Housing ☐ "Increases the housing supply in the area." ☐ "Allows additional types of housing." ☐ "Guarantees affordable housing."	**Housing** ☐ "Restricts the housing supply in the area." ☐ "Reduces housing choices." ☐ "Does not increase housing affordability."
Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	**Infill & Compatibility** ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
Transportation ☐ "Increases development intensity in an area with high quality transit access." ☐ "Extends the street grid and/or eliminates gaps in the transportation system." ☐ "Creates additional connections to the greenway system."	**Transportation** ☐ "Does not have adequate access to transit." ☐ "Impedes connectivity and/or actively obstructs the Street Plan." ☐ "Does not create a safe environment for pedestrian and/or cyclists."
Environment ☐ "Preserves open space." ☐ "Protects ecologically sensitive areas." ☐ "Controls stormwater above and beyond UDO requirements." ☐ "Includes additional tree protection."	**Environment** ☐ "Does not provide sufficient open space." ☐ "Could harm ecologically sensitive areas." ☐ "Could worsen existing stormwater issues." ☐ "Could result in a loss of valuable mature trees."
Other ☐ *Some other public benefit(s)*	**Other** ☐ *Some other public detriment(s)*

Motion to Recommend Denial

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend denial of the zoning amendment."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-3-26*
Addresses: *617 West Jones Street and 117 Glenwood Avenue*
Applicant: *Molly Stuart, Morningstar Law Group on behalf of 617 West Jones Street, LLC and Tahssili Real Estate Ventures LLC*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, and INCONSISTENT with the Future Land Use Map, and the request should be DENIED.

The action taken is reasonable and in the public interest because:

- The current zoning is sufficient to allow for use and development of the site.

- The requested zoning designation is too intensive for the assigned Future Land Use Category.

Rezoning Request Motion Worksheet

Item F.1

"I move to recommend **approval / denial** of rezoning case Z-_____-_____.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

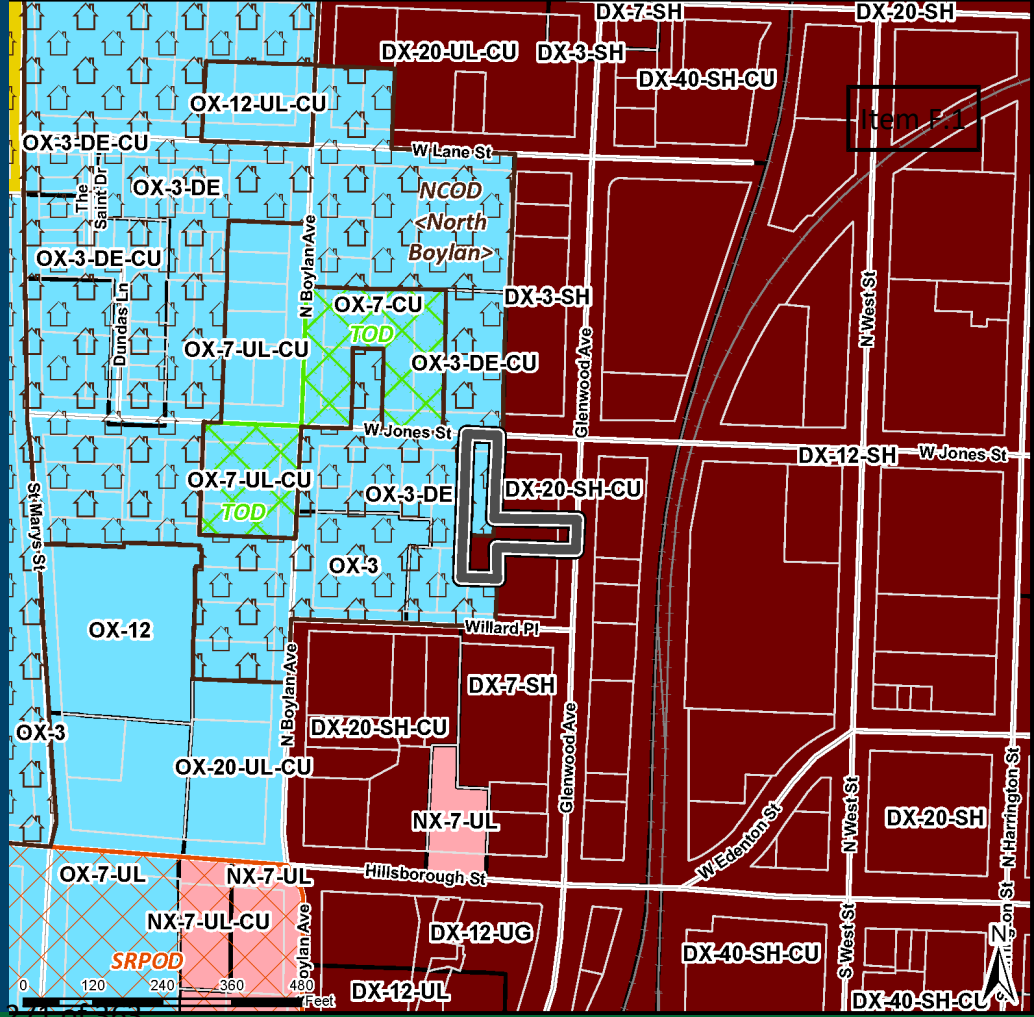
APPROVE	DENY
"The rezoning request *is* reasonable and in the public interest because it:	"The rezoning request *is not* reasonable and in the public interest because it:
Example statements:	Example statements:
Housing ☐ "Increases the housing supply in the area." ☐ "Allows additional types of housing." ☐ "Guarantees affordable housing."	**Housing** ☐ "Restricts the housing supply in the area." ☐ "Reduces housing choices." ☐ "Does not increase housing affordability."
Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	**Infill & Compatibility** ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
Transportation ☐ "Increases development intensity in an area with high quality transit access." ☐ "Extends the street grid and/or eliminates gaps in the transportation system." ☐ "Creates additional connections to the greenway system."	**Transportation** ☐ "Does not have adequate access to transit." ☐ "Impedes connectivity and/or actively obstructs the Street Plan." ☐ "Does not create a safe environment for pedestrian and/or cyclists."
Environment ☐ "Preserves open space." ☐ "Protects ecologically sensitive areas." ☐ "Controls stormwater above and beyond UDO requirements." ☐ "Includes additional tree protection."	**Environment** ☐ "Does not provide sufficient open space." ☐ "Could harm ecologically sensitive areas." ☐ "Could worsen existing stormwater issues." ☐ "Could result in a loss of valuable mature trees."
Other ☐ *Some other public benefit(s)*	**Other** ☐ *Some other public detriment(s)*

Planning & Development

Rezoning Z-3-26

Hiram Marziano

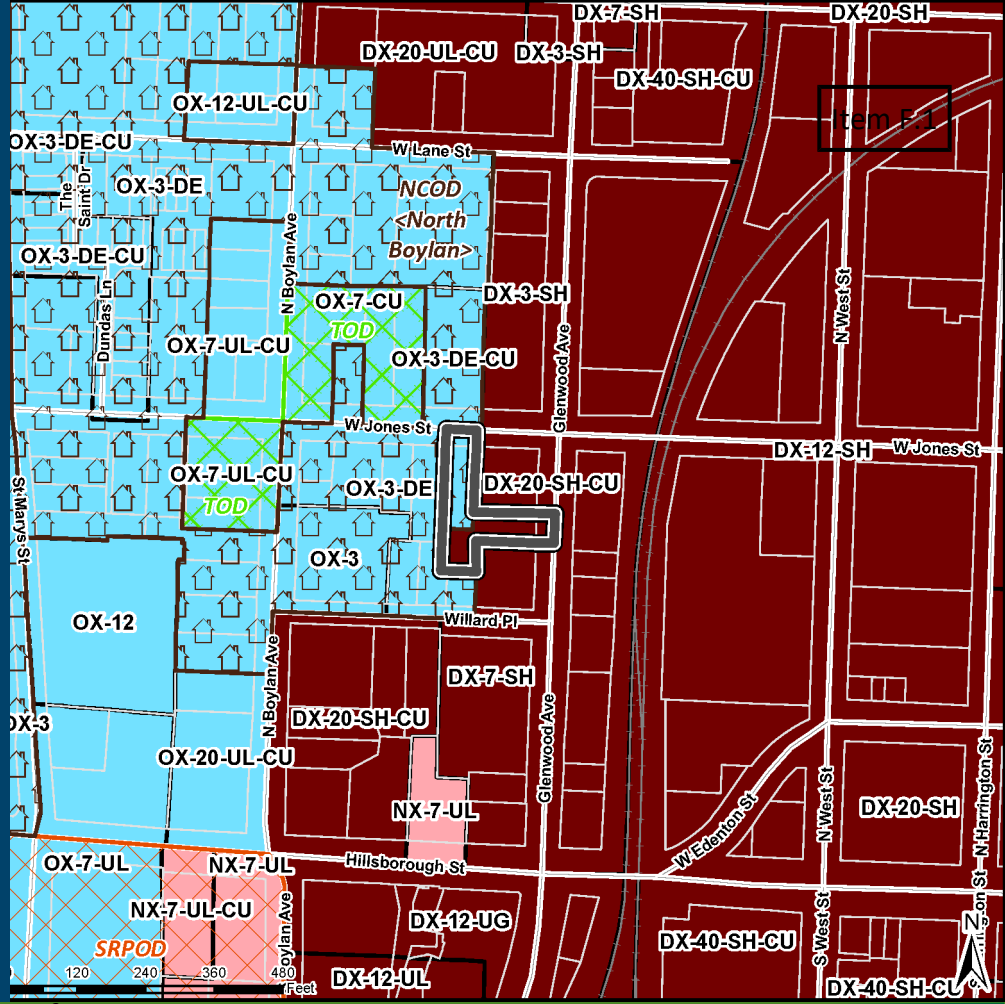
Raleigh



Rezoning Z-3-26

617 W Jones St &
117 Glenwood Ave

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



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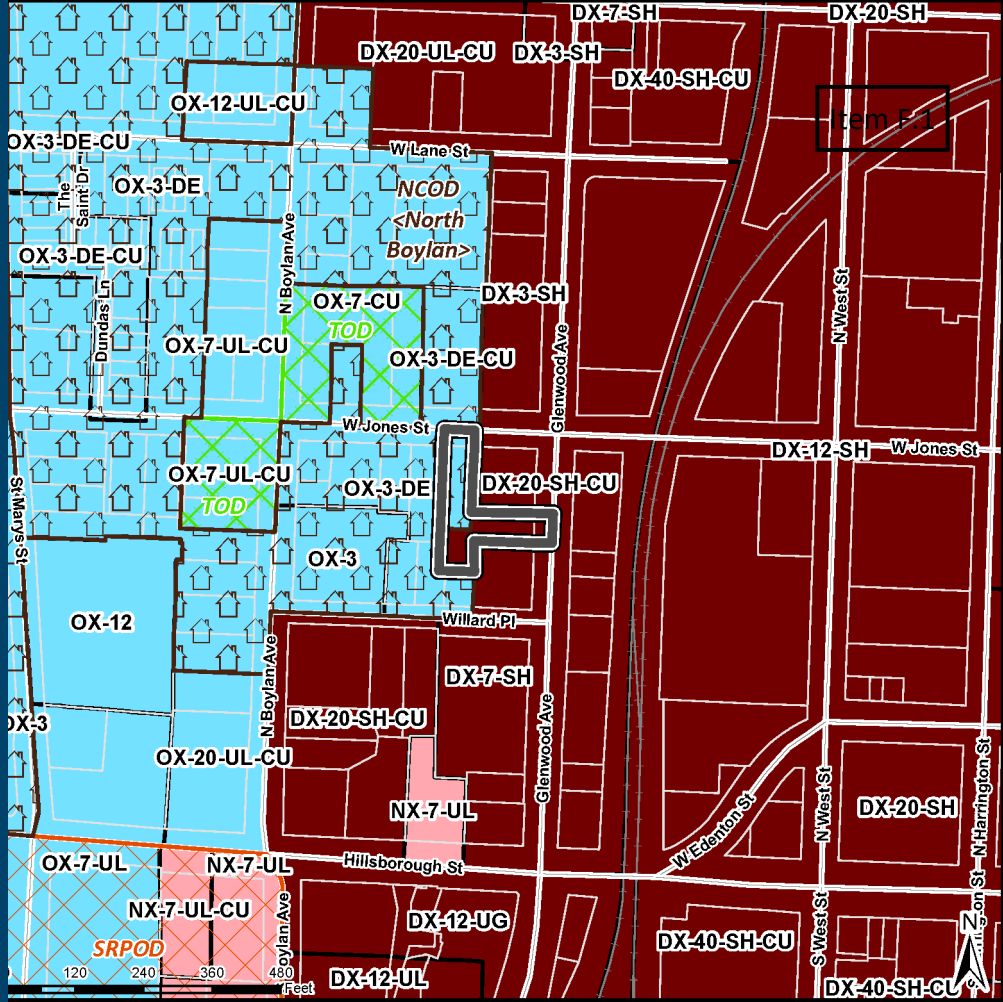
Zoning in the area is predominantly commercial.

Area is a mixture of DX and OX zoning.



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Medium Scale Residential
High Scale Residential
Office
Commercial
Site
St Mary's College
Medium Scale Residential
Office
Office
High Scale Residential
Commercial
College Pl
W Lane
St Marys St
Dundas Ln
N Boylan Ave
W Jones St
Glenwood Ave
N Harrington St
Willard Pl
N West St
W Edenton St
Hillsborough St

Item F.1

Raleigh

Site
1

1
2
Hillsborough St
W Edenton St

Site
2

Existing vs. Proposed Zoning

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

Existing vs. Proposed Zoning

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

Transportation and Energy Analysis

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

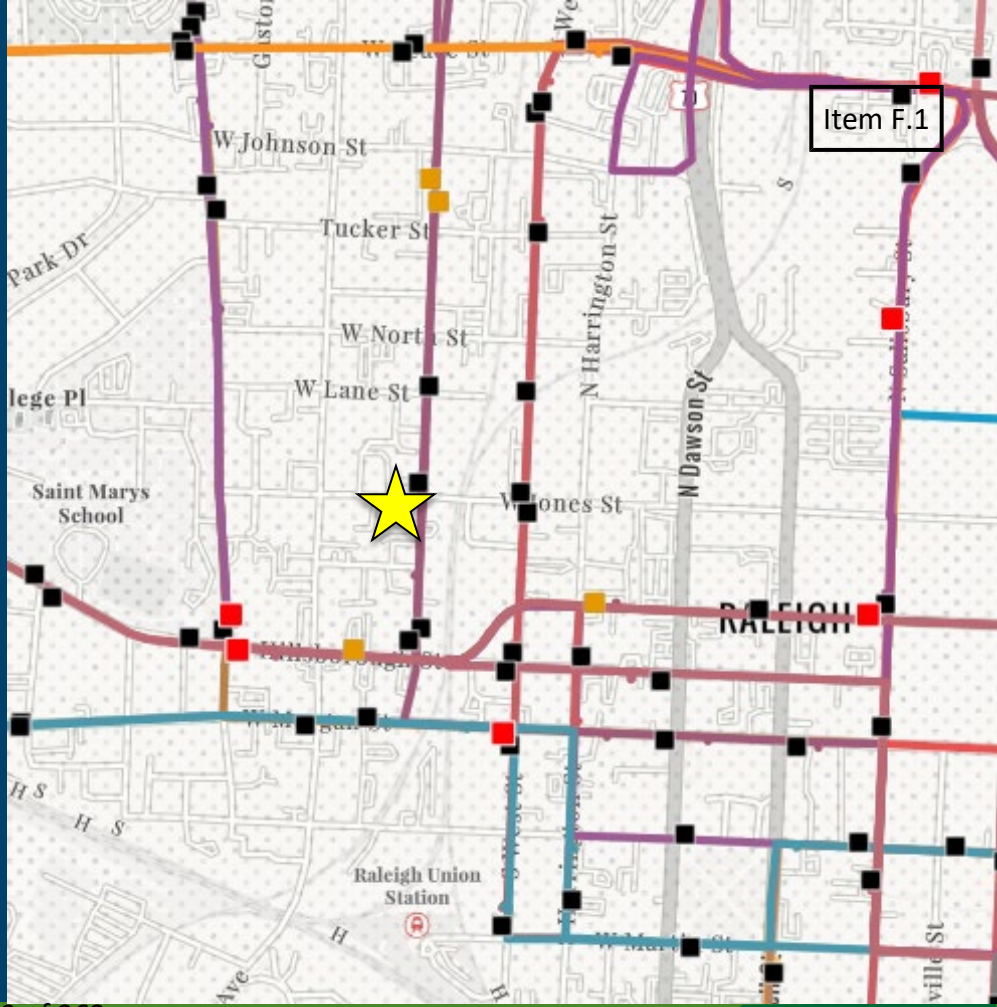
Bus Service

Route 6: Glenwood

Route 4: Rex Hospital

Route 8: Six Forks

RLine Downtown



Raleigh

Affordability Analysis

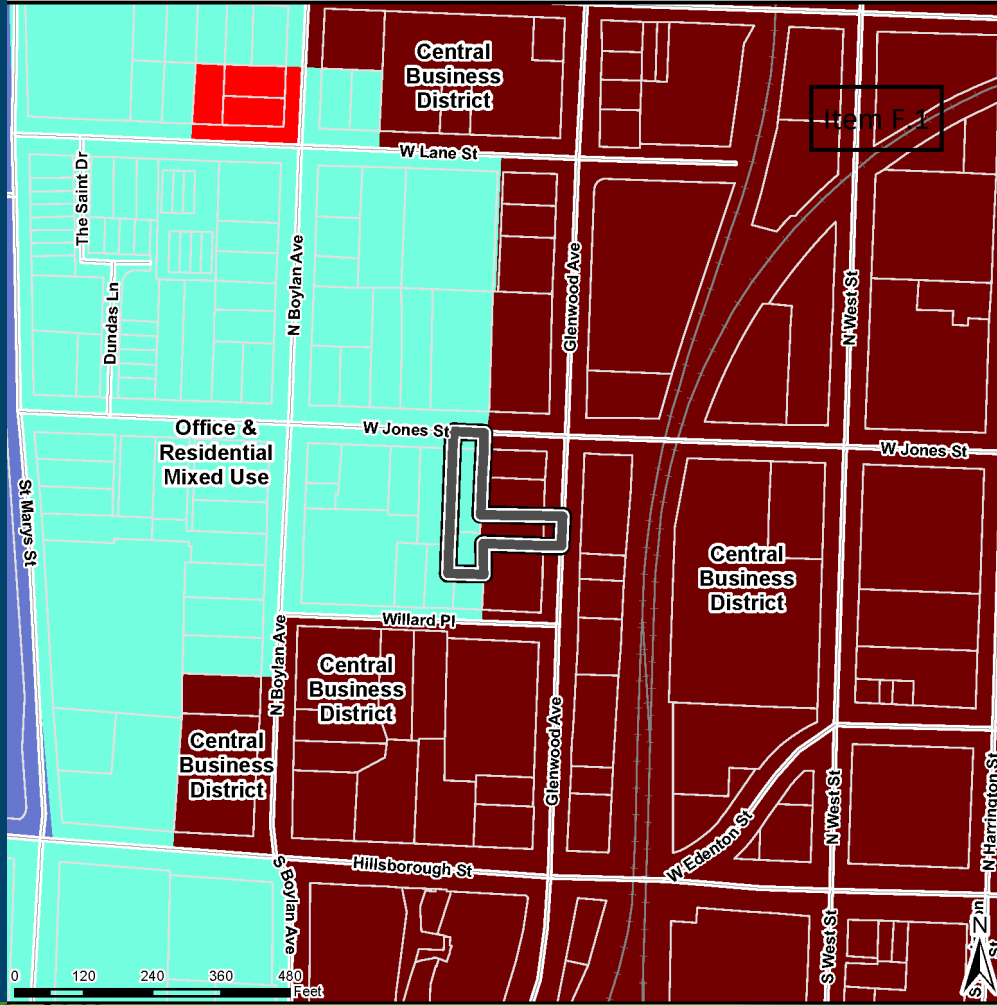
- ✓ Adds to housing supply
- ✗ Does not include subsidized units
- ✗ Does not permit a variety of housing types
- ✓ Smaller units allowed
- ✓ Smaller lots than citywide average
- ✓ Within walking distance of transit

Demographics & Land Use History

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

✓ **Requested DX-20-SH is consistent with Central Business District**

✗ **Requested DX-20-SH is inconsistent with Office & Residential Mixed Use**



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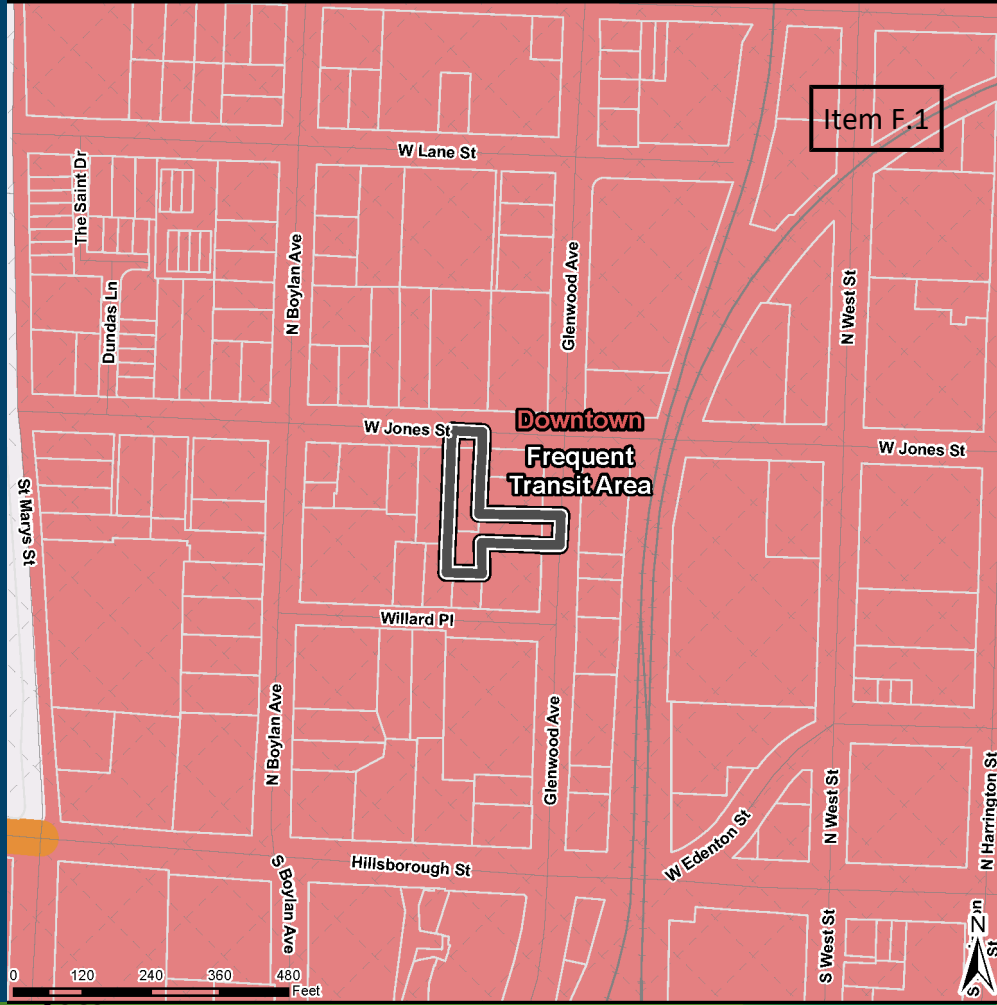
- ✓ -SH frontage is consistent with Frequent Transit Area and Downtown



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Comprehensive Plan Analysis

✓ Consistent with the Comprehensive Plan

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

Comprehensive Plan Analysis

✓ Consistent Policies (1 of 3)

- LU 2.2 Compact Development

  LU 4.6 Transit-oriented development
- LU 4.7 Capitalizing on Transit Access
- LU 6.2 Complementary Land Uses and Urban Vitality
- LU 7.6 Pedestrian-friendly Development

  ED 1.2 Mixed Use Redevelopment

  ED 5.8 Supporting Retail Infill and Reinvestment

Comprehensive Plan Analysis

✓ Consistent Policies (2 of 3)

- H 1.8 Zoning for Housing
- UD 1.10 Frontage

  UD 3.4 Enhanced Sidewalks

  UD 5.2 Pedestrian Access to Downtown
- UD 6.1 Encouraging Pedestrian-oriented Uses
- P 1.1 Greenhouse Gas Reduction

Comprehensive Plan Analysis

✓ Consistent Policies (3 of 3)

DT 1.3 Underutilized Sites in Downtown

DT 1.6 Supporting Retail Growth

- DT 3.1 Ground-floor Uses on Primary Retail Streets

DT 4.1 Encouraging Downtown Housing

- DT 7.3 Streetwalls

Comprehensive Plan Analysis

Inconsistent Policies

- LU 1.2 Future Land Use Map and Zoning Consistency

  UD 1.1 Protecting Neighborhood Identity
- LU 8.12 Infill Compatibility
- DT 1.14 Downtown Transition Areas

Item F.1

Outstanding Issues

Deadline for Action: June 27, 2026

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

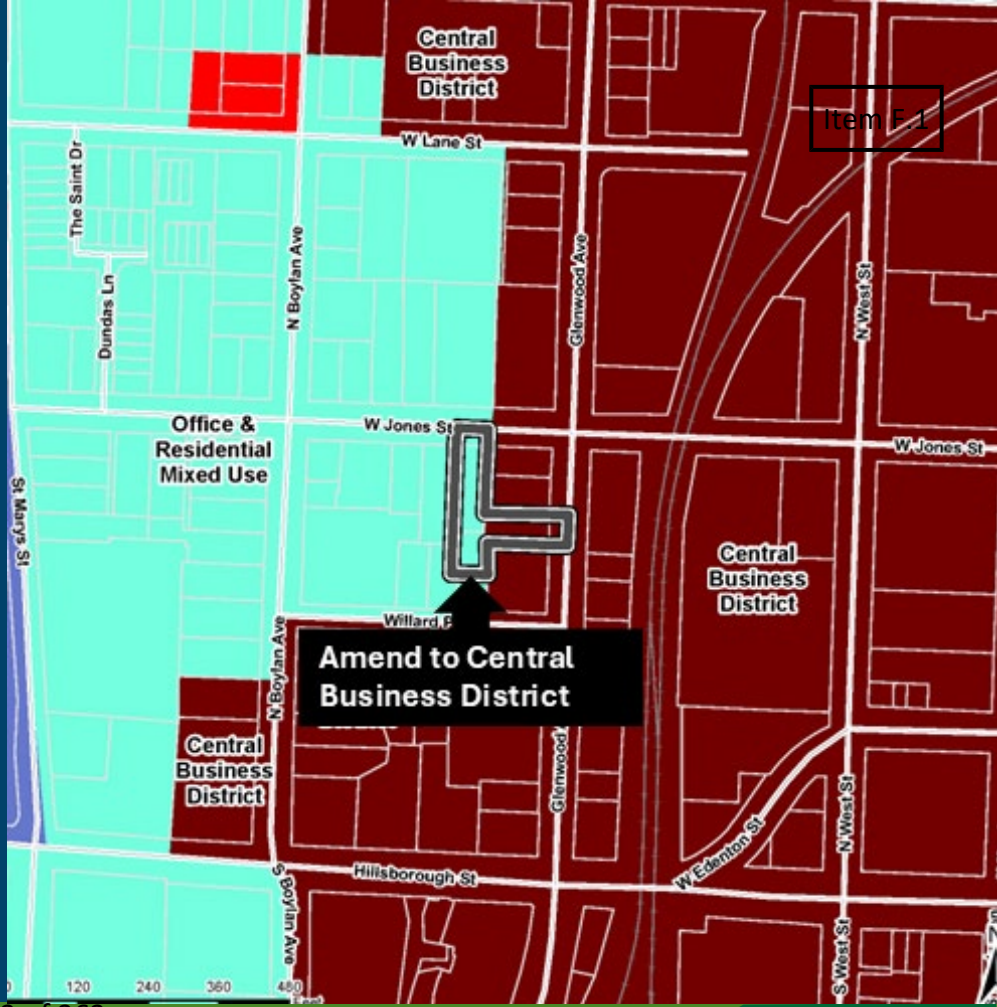
Requires FLUM Amendment

- The request is inconsistent with the Future Land Use Map.
- Approval would amend the map from

  Office and Residential Mixed Use to Central Business

  District.

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



Raleigh

Agenda Item

Item F.2

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Hannah Reckhow, Matthew Klem, Bynum Walter

Agenda Title: Rezoning Z-57-25: 8020 Litchford Road, 0.27 miles south of I-540 (ETJ)

Agenda Item Description:

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.

.

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

Agenda Item Details:

Rezoning Z-57-25: 8020 Litchford Road, being Wake County PIN 1717882715 (ETJ)

.

Current Zoning: Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU).

Proposed Zoning: Residential-6-Conditional Use (R-6-CU).

.

Approximately 20.27 acres of the 22.24-acre site is requested to be rezoned from Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU) to Residential-6-Conditional Use (R-6-CU). Proposed conditions limit density to 8 units per acre, restrict development to the detached house building type, and prohibit certain uses.

.

The request is inconsistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

.

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

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-57-25 8020 LITCHFORD ROAD

Location	Located in northeast Raleigh, 0.27 miles south of I-40 Address: Portion of 8020 Litchford Road PIN: 1717882715 Link to iMaps
Current Zoning	Residential-1 (R-1, Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU)
Requested Zoning	Residential-6-Conditional Use (R-6-CU)
Area of Request	20.27 (Portion of 22.24 acres)
Corporate Limits	The site is not within corporate limits and is within ETJ. The site is split between Council Districts A and B. There is no associated annexation request.
Property Owner	Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust
Applicant	Bronwyn Redus, McAdams Co
Council District	A & B
PC Recommendation Deadline	June 27, 2026

SUMMARY OF PROPOSED CONDITIONS

1. Dwelling units shall be located within the “Detached House” building type.
2. Residential development will not exceed 6 units per acre.
3. The following uses are prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential	
Urban Form	N/A	
Consistent Policies *Key policies are marked with a dot (●)*	●	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

Area Specific Guidance policies are marked with a square (☐)	●	EP 3.12 Mitigating Stormwater Impacts
Inconsistent Policies ● *Key Policy* ☐ *Area Specific Guidance*	●	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

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
12/10/2025 16 attendees	3/24/2026 20 attendees	04/28/2026	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
176	1	0	1

Summary of Comments: Comments expressed concerns over the rezoning and its impact on traffic and the surrounding neighborhood.

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **####** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Zoning conditions
3. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

_____

Bynum Walter Date: Click or tap to enter a date.
Planning and Development Assistant Director

Staff Coordinator: Metra Sheshbaradaran: (919) 996-2638;
metra.sheshbaradaran@raleighnc.gov

Raleigh

REZONING STAFF REPORT – Z-57-25

Conditional Use District

OVERVIEW

The subject 20.27-acre property is northeast Raleigh, approximately .11-miles north of Gresham Lake Road and 0.27-miles south of I-540. The site is bisected by Litchford Road. Approximately 10.06 acres are located on the eastern side of Litchford Road (zoned R-4) and 10.21 acres are on the western side of Litchford Road (zoned R-10-CU). The rezoning request is part of a larger 22.24-acre tract of undeveloped land. The southeastern portion of the site currently zoned Residential-1 (R-1) has an existing detached home. Approximately 1.5 acres of this area will be included with the rezoning request. The existing home and remaining 2 acres of the R-1 area are not included in the request and will remain unchanged. The site is unincorporated and within the city's ETJ. It is contiguous with corporate limits on all sides. Annexation of the site would be required for connection to public utilities. At that time, the site would be split between Council District A (western portion) and Council District B
(eastern portion).

The site is an undeveloped, forested tract of land surrounded by residential uses. The immediate area is comprised of detached home developments zoned R-4 and R-6. North of the eastern portion of the site is an area of civic and commercial uses zoned Office Mixed Use-3 Stories (OX) and Commercial Mixed Use-3 Stories (CX-3). This area features a nursing home (Litchford Falls Health and Rehabilitation Center), the Litchford Village Shopping Center, Circle K gas station, and the Harps Mill Creative School. The Litchford Village Shopping Center, 0.4-miles north of the site, located at the intersection of I-540 and Litchford Road includes several retail shops, restaurants, and a Food Lion. Millbrook Exchange Park is 1.7 miles southwest of the site and the Simms Branch Greenway Trail is 1.4 miles southeast. The nearest transit is 2 miles west of the site along Falls of Neuse Road. The lack of pedestrian facilities in the area makes this inaccessible to the site.

The request is to rezone the site from Residential-4 (R-4), Residential-10-Conditional Use (R-10-CU), and a portion of Residential-1 (R-1) to Residential-6-Conditional Use (R-6-CU). The eastern portion of the site was rezoned in 2017 under Z-23-2017. Existing conditions on this portion of the site prohibit certain uses, limit density to 8 units per acre (approximately 80 units), restrict development to the detached house and townhouse building types, limit building height to 39', require a principal building setback of 50' along the eastern boundary of the site, require certain building materials, limit units to a one car garage, and require each unit be at least 2,000 square feet. The western portion of the site is zoned R-4 without conditions. Development on the site is subject to requirements of the base district and includes the detached, attached, and limited townhouse building types. Approximately 55 units can be developed on this portion of the site. Under current zoning, a total of 135 units can be developed on the entire site. Overall, this request would limit development options on the site and reduce overall entitlement

Proposed conditions would apply to the entire site. The request restricts development to the detached house building type, limits density to 6 units per acre (approximately 121 units), and prohibits certain uses. The rezoning would result in fewer units and limit housing variety on the site.

The request is consistent with the Future Land Use Map (FLUM) designation of Low Scale Residential. This FLUM category supports zoning lower density residential development within the R-2, R-4, and R-6 districts. However, this category would support providing additional housing variety beyond detached homes to increase accessibility to established areas and support mixed-income neighborhoods.

The request is inconsistent with the 2030 Comprehensive Plan. Proposed conditions reduce entitlement on the site and limit development to detached houses. This housing type is generally less affordable and energy efficient than other housing types allowed in these zoning districts. Several policies in the 2030 Plan support increasing housing supply and providing additional variety, particularly in areas characterized by detached homes.

CURRENT VS. PROPOSED ZONING ENTITLEMENTS

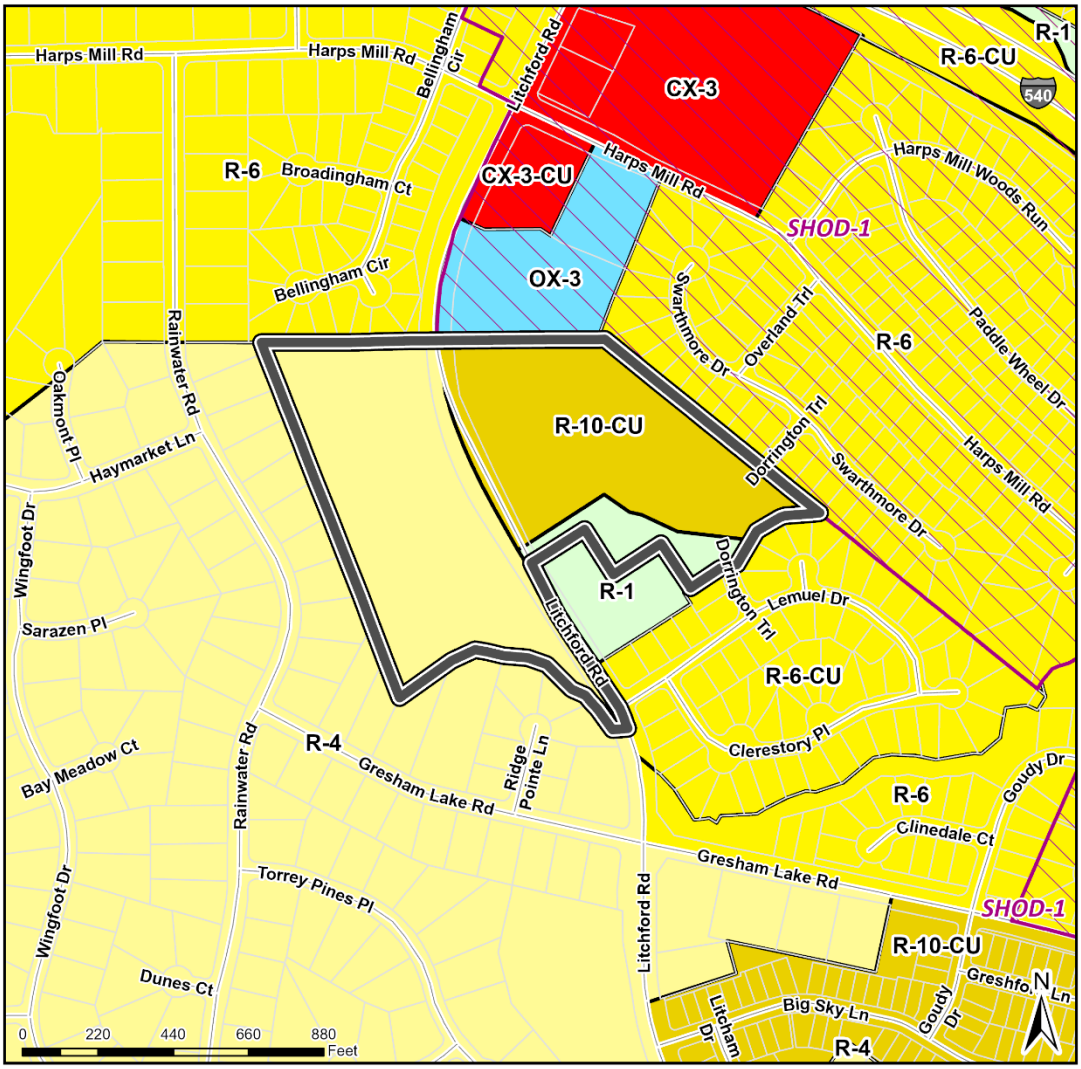
	EXISTING ZONING			PROPOSED ZONING
Zoning	R-1	R-4	R-10-CU	R-6-CU
Total Acreage	20.27			
Maximum Height	3 Stories (40’)	3 Stories (40’)	39’**	3 Stories (40’)
Setbacks:	Detached House	Townhouse	Townhouse	Detached House
Front	20’	20’	10’	10’
Side Street	20’	20’	10’	10’
Side Lot	10’	10’	5’	5’
Rear	30’	30’	50’***	20’
Max. # of Residential Units	1	55	80****	121****
Max. Gross Office SF	--	--	--	--
Max. Gross Retail SF	--	--	--	--
Max. Gross Industrial SF	--	--	--	--

**These are estimates presented to provide context for analysis.*
***Building height limit from Existing Conditions*
****Increased setbacks from Existing Conditions*
*****Residential density cap from Existing and Proposed Conditions*

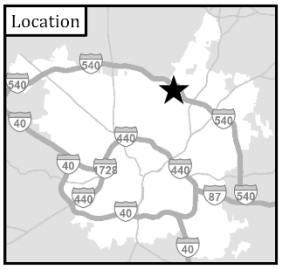
OUTSTANDING ISSUES

Outstanding Issues	1. None.	**Suggested Mitigation**	1. N/A

Existing Zoning Z-57-2025

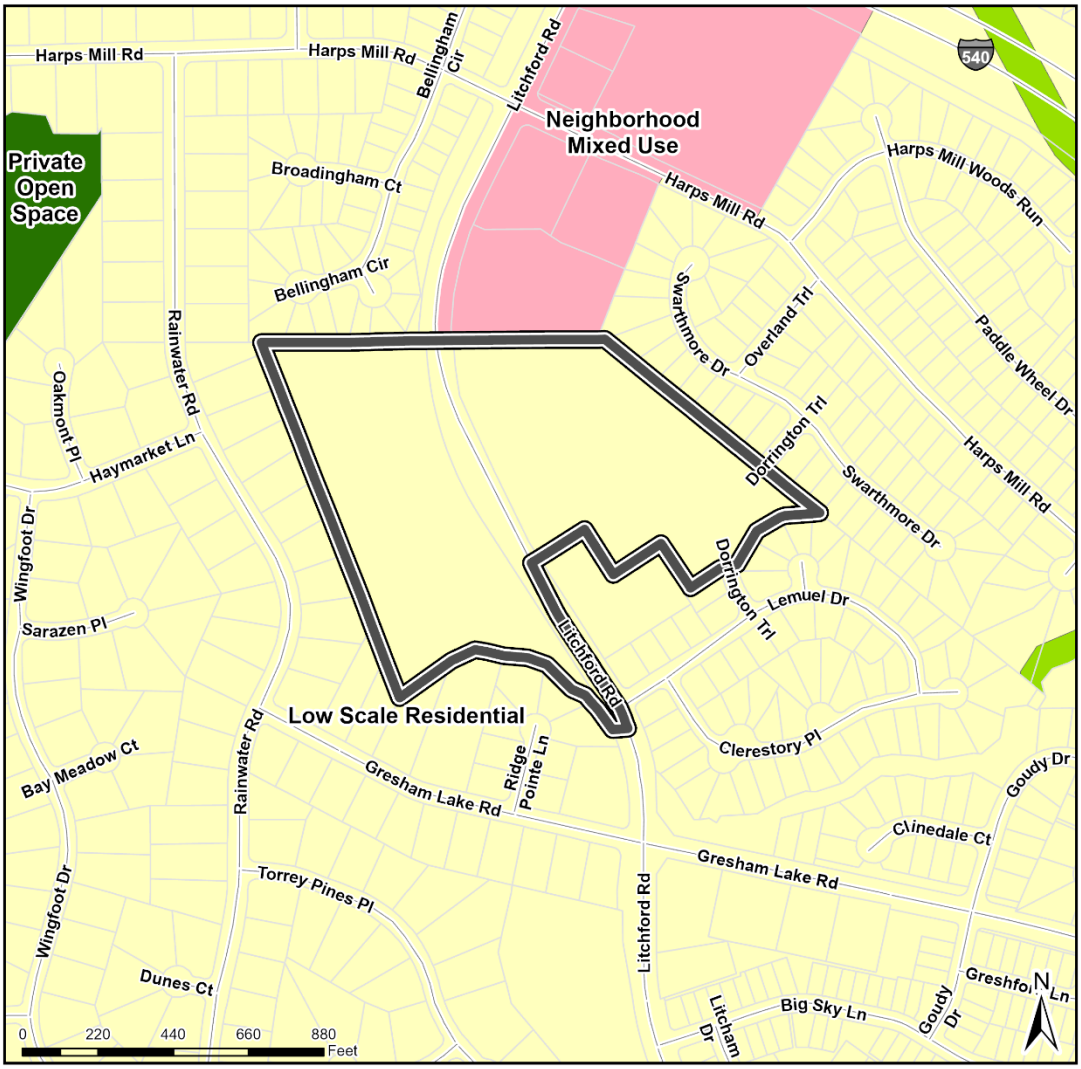


Property	8020 Litchford Rd (Partial)
Size	22.24 acres
Existing Zoning	R-1, R-4 & R-10-CU
Requested Zoning	R-6-CU

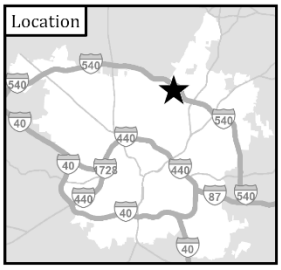


Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

Future Land Use Z-57-2025

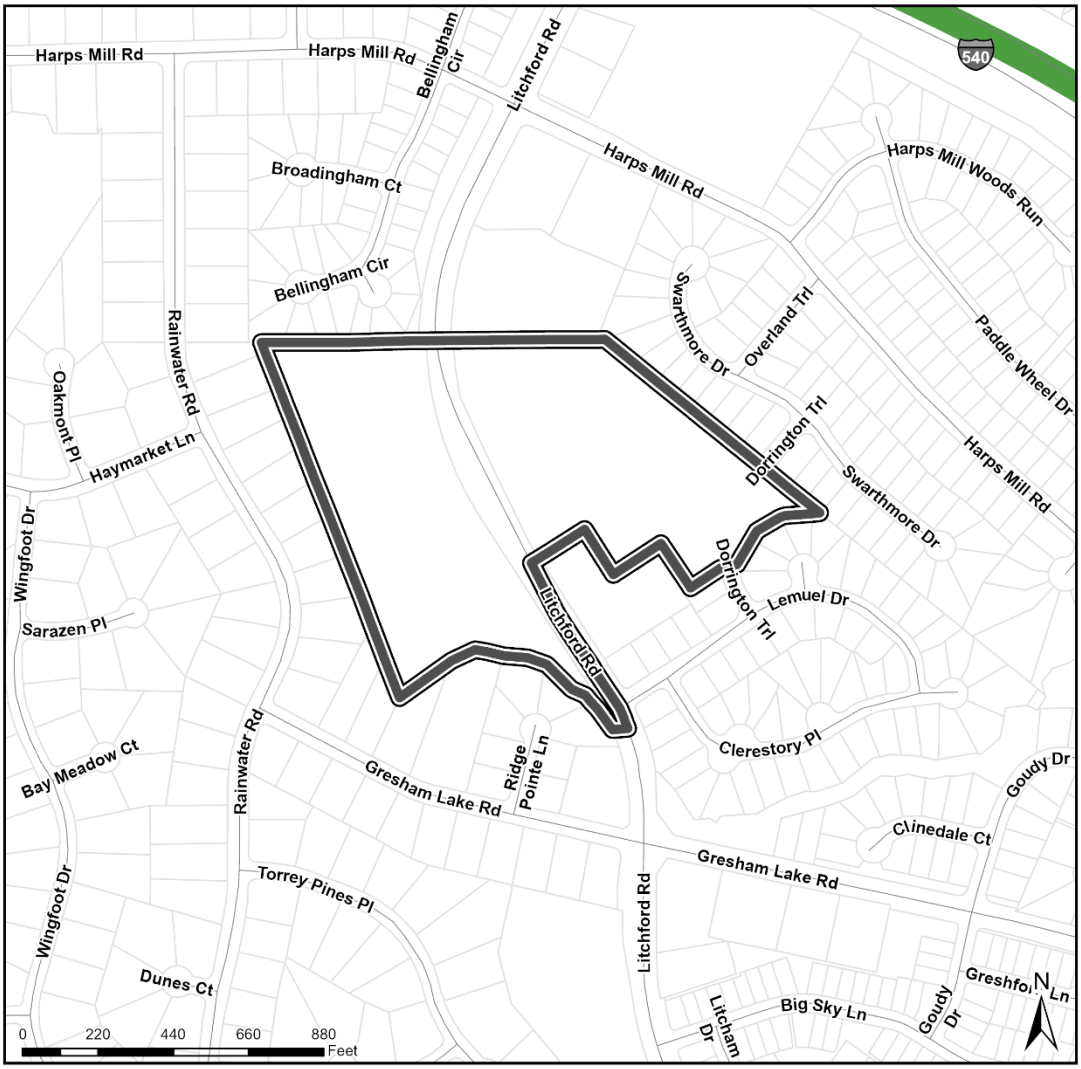


Property	8020 Litchford Rd (Partial)
Size	22.24 acres
Existing Zoning	R-1, R-4 & R-10-CU
Requested Zoning	R-6-CU

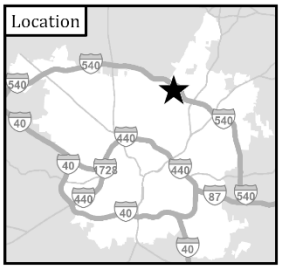


Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

Urban Form Z-57-2025



Property	8020 Litchford Rd (Partial)
Size	22.24 acres
Existing Zoning	R-1, R-4 & R-10-CU
Requested Zoning	R-6-CU



Map by Raleigh Department of Planning and Development (mcgregorm): 1/28/2026

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 inconsistent with several key policies in the 2030 Comprehensive Plan. Current development potential on the site would permit additional housing variety and greater potential supply than the proposed zoning request. Although the site is in an area intended for lower scale residential development, policy would support the provision of additional housing supply and options in this area.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Inconsistent	Expanding Housing Choices	This Vision Theme has three main components – affordable housing, housing variety, and housing supply. This request does not include dedicated subsidized affordable housing. The rezoning request would decrease entitlement opportunity and housing variety on the site. Currently, the site could be developed with the detached, attached, or townhouse building type. The eastern portion of the site (currently R-10-CU) has conditions that limit density to 8 units per acre and development to the detached and townhouse building type. Proposed conditions would limit development to the detached house building type only and reduce allowed density to 6 units per acre. As a result, the request would limit the entitlement opportunity and variety of the site.

Consistency	Vision Theme	Analysis
Inconsistent	Growing Successful Neighborhoods and Communities	This Vision Theme has several components that encourage new development to support mixed-income and walkable neighborhoods with convenient access to open space, community services, retail, and employment. Proposed conditions would limit housing supply and variety on the site. Although the site has limited access to transit and multi-modal infrastructure, future residents of the site would benefit from the nearby commercial center and public amenities.

Future Land Use

Future Land Use designation: Low Scale Residential

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

The requested zoning district of Residential-6-Conditional Use (R-6-CU) is consistent with the Future Land Use Map designation of Low Scale Residential. This designation envisions providing additional housing variety and supply in established neighborhoods at scale similar to the surrounding area. The request will result in the vacant site being developed at a scale comparable to the area while increasing the available housing supply.

Infrastructure

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

The site is not currently within Raleigh's corporate limits. A separate petition for annexation will be required for public utility connection and future development of the site. There are nearby water and sewer mains near the site, but extension of lines would be required for future connection. Specifically, there is a 12" water main directly available in Litchford Road but full extension of the waterline will be required during the development plan process along the property's frontage. There is an available 8" sewer main directly available to the site in Dorrington Trail.

The site does not meet the NFPA standard response time (8 minutes) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident. The site is surrounded by primary city limits and future development of the site would not expand the ETJ or area of concern.

The site is subject to local flood study requirements and may be subject to a NRCS Soil Survey. On the western site, there is one USGS Blue Line Stream identified on

the southwestern corner and is likely subject to Neuse Buffer requirements. On the eastern site, the streams are not identified by USGS but may still be subject to Neuse Buffer requirements. These requirements will be determined during site plan review and development.

Urban Form

Urban Form designation: N/A

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

☒ **Other** There is no Urban Form designation for this location.

Public Benefits of the Proposed Rezoning

- The request will support the development of a vacant site, increasing the housing supply overall.
- Future residents will benefit from the site's proximity to nearby commercial centers and public amenities.

Detriments of the Proposed Rezoning

- Proposed zoning conditions do not permit a variety of housing types on the site. Housing types like duplexes and townhouses are generally more affordable and can support mixed-income neighborhoods.

Policy Guidance

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

Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*		
	●	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

*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 (☐).

● **Policy LU 1.3 Conditional Use District Consistency**
All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

● **Policy LU 8.1 Housing Variety**
Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

Policy LU 8.17 Zoning for Housing Opportunity and Choice
All residential zoning categories should accommodate a range of housing types, such as duplexes, fourplexes, and other small apartments, and townhouses. Scale, not density, should be the regulating principle. These types, which on average are much less costly than detached houses, will moderate the cost of housing, reduce residential segregation, and allow more people to access high-opportunity areas, accommodate residents in all phases of life, and reduce per capita carbon emission.

● **EP 1.1 Greenhouse Gas Reduction**
Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in those locations is a critical climate change strategy, because vehicle trips are shorter and less likely in those locations, bringing down per-capita carbon emissions.

● **Policy H 1.8 Zoning for Housing**
Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable

housing. In areas characterized by detached houses, accommodations can be made for additional housing types while maintaining a form and scale similar to existing housing.

- Proposed zoning conditions restrict residential development to the detached house building type. This conflicts with the identified policies' goals of promoting a variety of housing options and expanding supply throughout the city, especially in existing neighborhoods.

- **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.

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.

- The site does not meet the NFPA standard response time (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident. The site is surrounded by primary city limits and future development of the site would not expand the ETJ or expand the area of concern.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	45	The site is more walkable than the city overall. Residents in this area have access to limited pedestrian facilities but a car is still required for most trips.
Transit Score	30	16	This site is not directly served by transit. The nearest routes are over 2 miles from the site and there are limited pedestrian facilities in this area.
Bike Score	37	37	The site has a similar bike score to the city's average. There is limited bicycle infrastructure in this area.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	53 & 82	The site is split between two census tracts. The western portion of the site has a score in the 53rd percentile. This means residents in this census tract have similar transportation costs to the citywide average. The eastern portion of the site has a score in the 82nd percentile. This means residents in this census tract are less burdened by transportation costs.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	62 & 68	This site is split between two census tracts. The western portion of the site has a score in the 62nd percentile and the eastern portion has a score in the 68th percentile. These scores mean residents in these census tracts have better access to jobs than average.

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	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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	The site is currently vacant. Future development of the site will add to the overall housing supply. However, proposed conditions reduce the number of units that could be added under the existing zoning.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is currently vacant.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	Proposed conditions restrict development to the detached house building type.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	
Is it within walking distance of transit?	No	This site is not served by transit.

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

Demographic Indicators from EJSCREEN (*) (****)

Indicator	Site Area	Raleigh
Demographic Index (%)**	21	37
People of Color Population (%)	30	46
Low Income Population (%)	11	29
Linguistically Isolated Population (%)	5	3
Population with Less Than High School Education (%)	14	8
Population under Age 5 (%)	8	6
Population over Age 64 (%)	18	11
% change in median gross rent since 2016	21	25.5
% change in median gross rent since 2019	32.5	42.82

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

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

****The site is located between two census tracts. The percentages for "Site Area" represent the average value for both tracts.*

Health and Environmental Analysis**

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	81 (yrs)	Life expectancy in this area is similar to the citywide average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Maybe	There is a dry cleaner business in The Litchford Village Shopping Center, 0.4 miles north of the site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Maybe	There are no designated flood-prone areas on the site but there are stream features on the property. These may be subject to local flood study requirements, Neuse Buffer requirements, and an NRCS Soil Survey.
Is this area considered a food desert by the USDA?	No	

**Raleigh average = 79.9; Wake County average = 80.3*
*** The site is located between two census tracts. The percentages for the site represent the average value for both tracts.*

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent? *	N/A	The site is not annexed and is undeveloped.
Has the area around the site ever been the subject of an urban renewal program? *	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups? *	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires? *	No	

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

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 limit housing supply and variety on the site. Under current zoning, a variety of housing types (detached, attached, and townhouses) are permitted. Although existing conditions on the eastern portion of the site prohibit the apartment building type (normally permitted in R-10) and limit density to 8 units per acre, current entitlement is still greater compared to the request. Proposed conditions limit development on the site to the detached house building type, which is generally less affordable and energy efficient than other building types.

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?

   Residents in this area would benefit from increased housing options and variety. Median gross rents in this area have increased similarly to rent increases citywide. Additionally, this area has a higher population of children under the age of 5 and residents over the age of 64. As a result, there may be a need for diverse housing options and affordability to serve young families and the elderly. The request will benefit existing residents by adding to the housing supply. However, proposed conditions do not provide housing options that are generally more affordable than detached homes.

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

   Yes, housing costs in this area have increased. The median gross rent for the area has increased by 21%. This is slightly behind the citywide average increase of 25.5% during the same period.

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?

   The site is undeveloped and not within city limits. Staff have not identified any instances of racial or ethnic discrimination specific to this area.

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?

No. Residents in this area have a life expectancy of 81 years old. This is slightly higher than the citywide average of 79.9 years old. Additionally, the area is not exposed to significant environmental toxins or hazards. There are stream features on the site which may be subject to Neuse Buffer requirements and require a local flood study. This could impact future development on the site.

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 potential negative impacts specific to this request:

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

Stormwater Information

Z-57-25 8020 LITCHFORD ROAD	YES/NO	NOTES
Floodzone	Yes	Local flood study requirements.
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	Yes	One documented case of yard flooding
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS Soil Survey
Existing Impervious	Yes	Existing SFD and accessory structures
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	N/A	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Perry	

Impact Identified:

Potential Mitigation:

Transportation & Transit Review

Site and Location Context

Location

The site is located in north Raleigh, just south of the I-540 Triangle Expressway.

Area Plans

The site is not located within an adopted small area plan.

Other Projects in the Area

There are no active NCDOT or City of Raleigh projects near the site.

Existing and Planned Infrastructure

Streets

Litchford Road is a state-maintained facility that is designated as a 4-lane divided avenue in the Raleigh Street Plan (**UDO 8.5.6.B**). Litchford Road currently operates as a three-lane facility, with a center turn lane. Development of the site through a subdivision or tier three site plan would require roadway improvements as outlined in UDO 8.5.

Pedestrian Facilities

There are currently no pedestrian facilities along the site's frontage. Development of the site through a subdivision or tier three site plan would require the installation of 6' sidewalk along the site's frontage.

The Litchford Village shopping center is located just a third of a mile north of the site, at the intersection of Litchford Road and Harps Mill Road. There is currently sidewalk to connect to on the eastern side of Litchford Road, but not on the west. Without a pedestrian crossing, residents on the west side of Litchford Road would be unable to access the shopping center.

Bicycle Facilities

There are currently no pedestrian facilities on Litchford Road. Development of the site through a subdivision or tier three site plan would require the installation of a 5' bike lane, behind the curb, along the site's Litchford Road frontage (**UDO 8.5.6.B**).

Transit

The nearest GoRaleigh transit stops are nearly 2 miles from the site and are inaccessible due to the lack of sidewalks on Litchford Road.

Access

Because Litchford Road is a state-maintained facility, access onto Litchford Road will be subject to NCDOT permitting and approval.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-57-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-1, R-4, R-10-CU to R-6-CU is projected to generate 4 new trips in the AM peak hour and 5 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

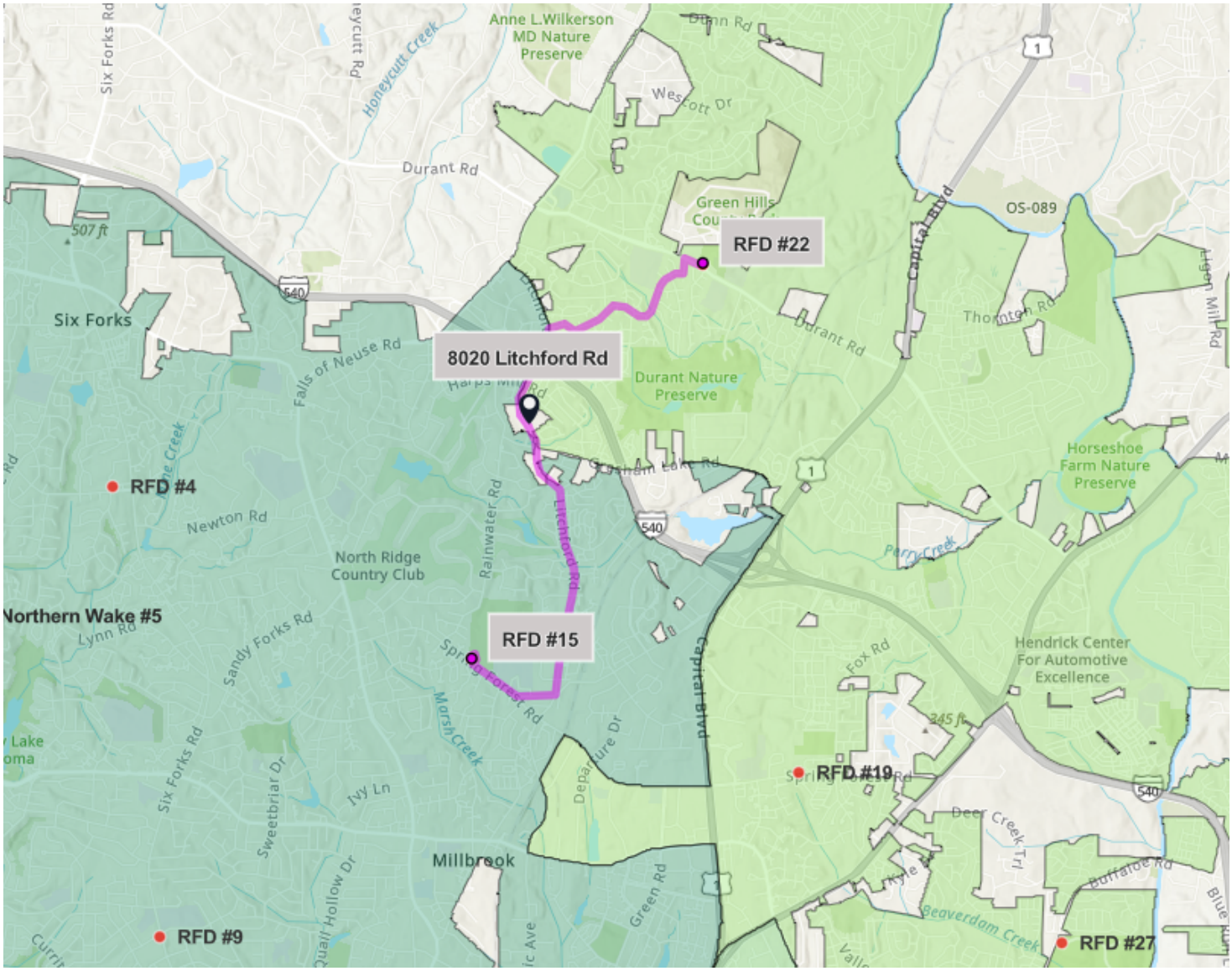
Z-57-25 Existing Land Use Single Family Residential	Daily	AM	PM
	9	1	1
Z-57-25 Current Zoning Entitlements Low Scale Residential	**Daily**	**AM**	**PM**
	1,095	86	115
Z-57-25 Proposed Zoning Maximums Low Scale Residential	**Daily**	**AM**	**PM**
	1,142	90	120
Z-57-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	**Daily**	**AM**	**PM**
	47	**4**	**5**

RFD Service Review

Case Number: Z-57-25
Box Response: 8020 Litchford Rd
Council District: District B
Date: 02/19/2026

1st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 22 (10050 Durant Rd)	5	2.0
Ladder 22 (10050 Durant Rd)	5	2.0
Engine 15 (1815 Spring Forest Rd)	5	2.5
Ladder 15 (1815 Spring Forest Rd)	5	2.5
Engine 19 (4209 Spring Forest Rd)	8	3.8
Engine 25 (2740 Wakefield Crossing Dr)	9	5.1
Mutual Aid Unit		
Wake Forest Station 5 (11908 Falls of Neuse Rd)	7	3.8
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		
Nearest hydrant approximately 500 ft away on Litchford Rd.		
Additional Comments		

Ladder Travel Distance



Rezoning Application and Checklist

Raleigh

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	☐ General use	☑ Conditional use	☐ Master plan	OFFICE USE ONLY Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: R-1, R-4, R-10-CU	Height: -	Frontage: -	Overlay(s): None	
Proposed zoning base district: R-6-CU	Height: -	Frontage: -	Overlay(s): None	
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-23-2017				

General Information		
Date: 12/19/2025	Date amended (1):	Date amended (2):
Property address: 8020 Litchford Rd. (portion of)		
Property PIN: 1717882715 (portion of)		
Deed reference (book/page): 015652 / 00595		
Nearest intersection: Litchford Rd & Gresham Lake Rd	Property size (acres): 22.24 (portion of)	
For planned development applications only:	Total units: -	Total square footage: -
	Total parcels: -	Total buildings: -
Property owner name and address: Lynn Hawthorne, Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette [redacted] Trust, The [redacted]		
Property owner email: [redacted]		
[redacted]		
Applicant name and address: McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603		
[redacted]		
[redacted]		
Applicant signature(s): Lynn Hawthorne, TRUSTEE — Lynn Hawthorne		
[redacted]		

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Rezoning Application and Checklist

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Raleigh

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Rezoning Request				
Rezoning Type	☐ General use	☑ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: R-1, R-4, R-10-CU	Height: -	Frontage: -	Overlay(s): None	
Proposed zoning base district: R-6-CU	Height: -	Frontage: -	Overlay(s): None	
Helpful Tip: 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-23-2017				

General Information		
Date: 12/19/2025	Date amended (1):	Date amended (2):
Property address: 8020 Litchford Rd. (portion of)		
Property PIN: 1717882715 (portion of)		
Deed reference (book/page): 015652 / 00595		
Nearest intersection: Litchford Rd & Gresham Lake Rd	Property size (acres): 22.24 (portion of)	
For planned development applications only:	Total units: -	Total square footage: -
	Total parcels: -	Total buildings: -
Property owner name and address: **Anne Jones Weathersbee**, Trustee of The Anne Jones Weathersbee Revocable Trust 8020 Litchford Rd, Raleigh NC 27615-4227		
[redacted]		
[redacted]		
Applicant name and address: McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603		
[redacted]		
[redacted]		
Applicant signature(s): Anne Jones Weathersbee		Anne Jones Weathersbee
[redacted]		

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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1, R-4, R-10-CU	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

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. The following principal uses listed In UDO section 6.1.4. "Allowed Principal Use Table" shall be prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

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: Lynn Hawthorne, Trustee

Printed Name: Lynn Hawthorne,
Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette Hawthorne Supplemental Needs Trust, and The Anthony Todd Hawthorne Irrevocable Family Trust

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Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	**OFFICE USE ONLY** Rezoning case #
Existing zoning: R-1, R-4, R-10-CU	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

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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: Anne Jones Weathersbee

Printed Name: Anne Jones Weathersbee,
Trustee of The Anne Jones Weathersbee Revocable Trust

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Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

Rezoning Application Addendum #1

Comprehensive Plan Analysis	**OFFICE USE ONLY** Rezoning case # _____
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.	

Statement of Consistency

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.

The site is designated Low Scale Residential on the Future Land Use Map. This category includes the city's existing single family detached neighborhoods and envisions a range of housing types for future development. The site is surrounded by existing single-family detached neighborhoods. The proposed rezoning will facilitate infill development at a density and scale that matches the surrounding neighborhoods. The Comprehensive Plan states that R-2, R-4, and R-6 zoning districts are appropriate for this category. The requested R-6-CU is consistent with the Future Land Use Map.

There is no urban form designation for the site or abutting streets.

Consistent Policies: LU 1.2 Future Land Use Map and Zoning Consistency, LU 1.3 Conditional Use District Consistency, LU 3.2 Location of Growth, LU 3.4 Infrastructure Concurrency, LU 5.1 Reinforcing the Urban Pattern, LU 5.4 Density Transitions, LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods, LU 8.5 Neighborhood-scale Housing, LU 8.10 Infill Development, LU 8.12 Infill Compatibility

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The rezoning request will allow for appropriate infill development on this site, which will gently increase density and provide more housing supply in the area. Increasing the housing supply could improve affordability in the City of Raleigh overall. Although not yet annexed, the site is surrounded by city corporate limits already served by emergency and municipal services and will not cause a significant increase in demand on the city.

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

Rezoning Application Addendum #2	
Impact on Historic Resources	**OFFICE USE ONLY** Rezoning case # _____
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.	

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.

The existing house (constructed 1920) on the site was included in a Wake County Historic Survey but is only listed as "Surveyed Only." The house was not given a name on the survey but is identified as WA1469. The rezoning request will not impact the potential historic resource. The existing house and surrounding land (as shown on the attached metes and bounds exhibit) is not included in this rezoning request and will remain zoned R-1. No future development of this site is planned at this time.

Proposed Mitigation

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

The house and surrounding land (as shown on the attached metes and bounds exhibit) is not included in the rezoning request and will not be negatively impacted.

Urban Design Guidelines		Item F.2
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:	Click here to view the Urban Form Map.	
1	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. **Response:** -	
2	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. **Response:** -	
3	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. **Response:** -	
4	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. **Response:** -	
5	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. **Response:** -	
6	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. **Response:** -	

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

7	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. **Response:** -
8	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. **Response:** -
9	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. **Response:** -
10	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. **Response:** -
11	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. **Response:** -
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. **Response:** -
13	New public spaces should provide seating opportunities. **Response:** -

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. **Response:** -
15	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. **Response:** -
16	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 cane make a significant improvement. **Response:** -
17	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. **Response:** -
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. **Response:** -
19	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. **Response:** -
20	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. **Response:** -

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

21	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. **Response:** -
22	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. **Response:** -
23	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. **Response:** -
24	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. **Response:** -
25	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. **Response:** -
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. **Response:** -

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☑	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☑	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☑	☐	☐	☐
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.	☑	☐	☐	☐	☐
9. Trip generation study	☐	☑	☐	☐	☐
10. Traffic impact analysis	☐	☑	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☑	☐	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☐	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☑	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☑	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☑	☐	☐	☐

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

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.	☐	☑	☐	☐	☐
2. Total number of units and square feet	☐	☑	☐	☐	☐
3. 12 sets of plans	☐	☑	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☑	☐	☐	☐
5. Vicinity Map	☐	☑	☐	☐	☐
6. Existing Conditions Map	☐	☑	☐	☐	☐
7. Street and Block Layout Plan	☐	☑	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☑	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☑	☐	☐	☐
10. Development Plan (location of building types)	☐	☑	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☑	☐	☐	☐
12. Parking Plan	☐	☑	☐	☐	☐
13. Open Space Plan	☐	☑	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☑	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☑	☐	☐	☐
16. Generalized Stormwater Plan	☐	☑	☐	☐	☐
17. Phasing Plan	☐	☑	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☑	☐	☐	☐
19. Common Signage Plan	☐	☑	☐	☐	☐

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

MCADAMS

2905 Meridian Parkway
Durham, NC 27713
919. 361. 5000

Date: November 26, 2025

Re: Potential Rezoning of 8020 Litchford Road

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on **Wednesday December 10, 2025, at 6:00 pm**. The meeting will be held at **Abbotts Creek Community Center, in the Multipurpose Room at 9950 Durant Rd, Raleigh NC 27614** and will begin at **6:00 pm**. The purpose of this meeting is to discuss a potential rezoning of the property located at 8020 Litchford Rd, near the intersection of Litchford Rd and Gresham Lake Rd. This site is currently zoned Residential-1 (R-1), Residential-4 (R-4), and Residential-10, Conditional Use (R-10-CU) and is proposed to be rezoned to Residential-6, Conditional Use (R-6-CU). Proposed zoning conditions limit housing types to single family detached houses, limit density to a maximum of 6 units per acre and prohibit the following uses which are otherwise allowed in the R-6 district: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning, I can be reached at:

McAdams c/o Bronwyn Redus
[redacted]
[redacted]

621 Hillsborough St, Suite 500
Raleigh NC, 27603

Sincerely,

McAdams

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

ATTENDANCE ROSTER

NAME	ADDRESS
Katherine Mackintosh	[redacted]
Susan Enns	
Joel Dodson	
Scott Qualls	
Patrick Tate	
Denise Kirkland	
Trish & Dave Keyser	
Charles Malhotsky	
David Ulmer	
Tim Avent	
~~Jason~~ L Amen Hefep	
David Light	
LISA JONES	
Caroline Robbins	
Steven Fiers	

Docusign Envelope ID: A138BA9D-0034-4DFB-878D-7433728525A0

SUMMARY OF ISSUES

A neighborhood meeting was held on December 10, 2025 (date) to discuss a potential rezoning located at 8020 Litchford Rd, Raleigh NC 27615 (property address). The neighborhood meeting was held at Abbotts Creek Community Center, Multipurpose Room (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendees asked several questions about the homes they can expect from the developer, spanning topics such as elevations, starting price, square footage, fencing, and foundation type. Fischer Homes was present and the meeting and answered all of these inquiries.
Attendees asked questions about the density cap proposed through zoning conditions and why the requested zoning district is an R-6 vs. an R-4 or R-1. The project team described the desire to maintain the approximate existing density entitlement across the site, while providing consistent development standards across the site. The developers do not intend to realize a the full entitled density.
Attendees asked for clarification on zoning conditions and what exactly is proposed. The project team described the impact of zoning conditions becoming ordinance which applies to the property regardless of the owner and reviewed the proposed conditioins again.
An attendee requested the developer complete an off-site sidewalk connection on Litchford Rd to connect to the intersection with Gresham Lake Rd. The project team expressed interest in this idea, but concern over acquiring the land to complete the connection.
Questions were asked about required rear setbacks and buffer areas.
Questions were asked about the impacts to stormwater and sewer utilities. Concerns were expressed that the new development would increase flooding on surrounding properties. The project team described state and city stormwater requirements to capture and treat runoff. The site will connect to the public sewer system.
Concern was expressed over construction traffic. The project team explained that the construction traffic would access the site via Litchford Rd. A traffic light will not be warranted at the neighborhood entrance on Litchford Rd.
The group discussed the required extension of the Dorrington Place stub streets and the parking requirements for each new house.

REZONING DESCRIPTION

EASTERN PARCEL

Beginning at an iron pipe on the eastern right of way of Litchford Road, point also having NC Grid Coordinates N:779,114.38, E:2,117,761.42, being the **Point of Beginning**, thence leaving said right of way North 89°05'11" East a distance of 438.63 feet to an iron pipe; thence South 50°48'40" East a distance of 807.69 feet to an iron pipe; thence South 85°30'32" West a distance of 22.13 feet to an iron pipe; thence South 85°52'22" West a distance of 80.59 feet to an iron pipe; thence South 72°33'48" West a distance of 15.00 feet to an iron pipe; thence South 59°00'20" West a distance of 79.41 feet to an iron pipe; thence South 30°41'48" West a distance of 29.85 feet to an iron pipe; thence South 33°16'16" West a distance of 82.36 feet to an iron pipe; thence South 74°22'04" West a distance of 48.90 feet to an iron pipe; thence South 56°29'49" West a distance of 99.83 feet to a point; thence North 33°27'06" West a distance of 150.76 feet to a point; thence South 56°35'20" West a distance of 167.12 feet to a point; thence North 32°16'49" West a distance of 157.67 feet to a point; thence South 57°32'29" West a distance of 156.66 feet to a point on the eastern right of way of Litchford Road; thence with said right of way North 32°48'11" West a distance of 57.16 feet to a point; thence North 26°38'30" West a distance of 23.54 feet to a point; thence North 25°52'36" West a distance of 201.12 feet to a point; thence North 25°03'37" West a distance of 149.35 feet to a point; thence North 23°45'57" West a distance of 97.01 feet to a point; thence with a curve to the right with a radius of 913.37 feet, with an arc length of 163.25 feet, with a chord bearing of North 06°27'53" West, with a chord length of 163.03 feet to the **Point of Beginning**, containing 438,309 square feet, or 10.06 acres.

WESTERN PARCEL

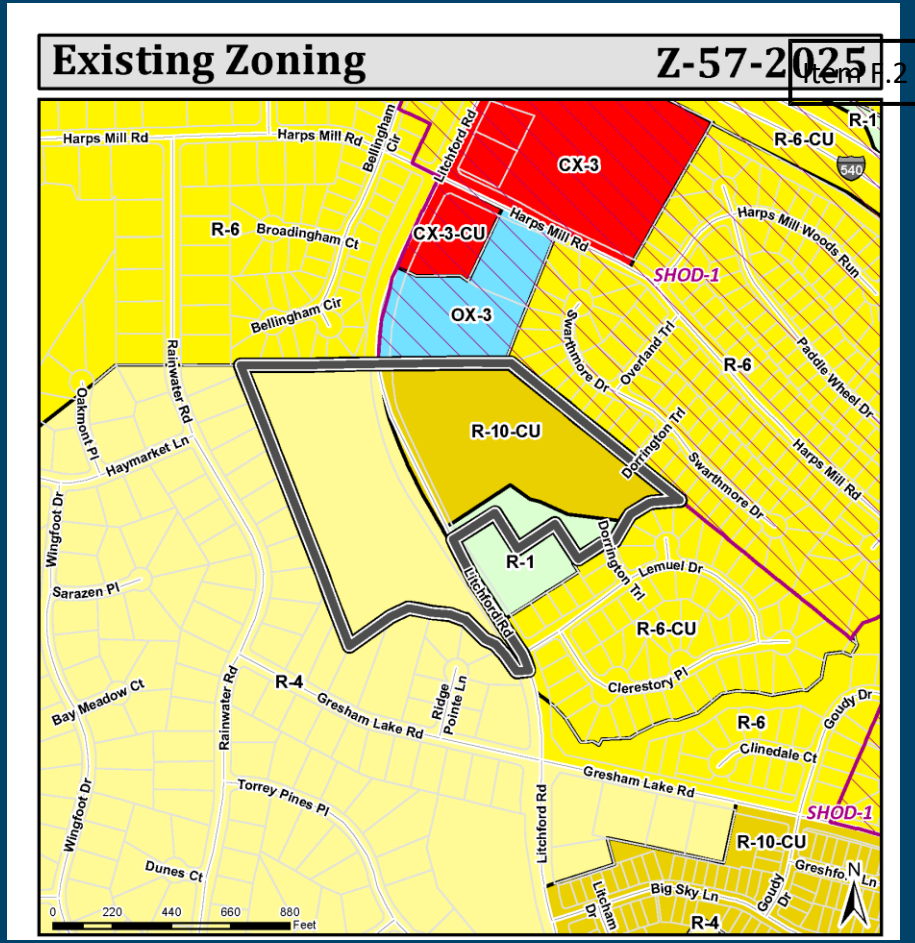
Beginning at a point on the western right of way of Litchford Road, point also having NC Grid Coordinates N:777,985.47, E:2,118,221.72, being the **Point of Beginning,** thence leaving said right of way North 57°09'33" West a distance of 14.89 feet to a point; thence North 27°44'27" West a distance of 27.35 feet to a point; thence North 35°23'11" West a distance of 37.89 feet to a point; thence North 32°16'28" West a distance of 19.59 feet to a point; thence North 46°55'27" West a distance of 20.61 feet to a point; thence South 75°25'50" West a distance of 13.98 feet to a point; thence North 42°50'19" West a distance of 24.29 feet to a point; thence North 53°49'44" West a distance of 30.39 feet to a point; thence North 60°04'46" West a distance of 14.73 feet to a point; thence North 55°10'41" West a distance of 16.25 feet to a point; thence North 31°31'32" West a distance of 12.42 feet to a point; thence North 67°24'47" West a distance of 13.73 feet to a point; thence North 36°26'00" West a distance of 27.44 feet to a point; thence North 60°09'12" West a distance of 11.37 feet to a point; thence North 47°22'32" West a distance of 32.05 feet to a point; thence South 81°54'13" West a distance of 24.93 feet to a point; thence South 73°01'19" West a distance of 18.96 feet to a point; thence North 72°49'58" West a distance of 10.80 feet to a point; thence North 37°00'41" West a distance of 8.54 feet to a point; thence South 58°29'22" West a distance of 7.20 feet to a point; thence North 52°23'19" West a distance of 17.19 feet to a point; thence North 63°33'01" West a distance of 10.77 feet to a point; thence South 54°48'50" West a distance of 13.81 feet to a point; thence South 84°33'43" West a distance of 15.15 feet to

a point; thence North 54°30'04" West a distance of 31.59 feet to a point; thence North 76°33'34" West a distance of 22.69 feet to a point; thence North 87°37'05" West a distance of 22.79 feet to a point; thence North 53°21'37" West a distance of 10.47 feet to a point; thence South 85°43'16" West a distance of 16.91 feet to a point; thence South 15°07'38" West a distance of 14.02 feet to a point; thence South 35°58'55" West a distance of 18.37 feet to a point; thence South 23°44'50" West a distance of 1.68 feet to a point; thence South 54°01'54" West a distance of 25.08 feet to an iron pipe; thence South 54°23'37" West a distance of 187.26 feet to an iron pipe; thence North 21°27'23" West a distance of 1,110.22 feet to an iron pipe; thence North 89°06'09" East a distance of 454.97 feet to an iron pipe; thence North 89°12'43" East a distance of 12.63 feet to a point; thence North 89°12'43" East a distance of 16.65 feet to a point on the western right of way of Litchford Road; thence with said right of way a curve to the left with a radius of 484.24 feet, with an arc length of 34.31 feet, with a chord bearing of South 04°50'50" East, with a chord length of 34.30 feet to a point; thence with a curve to the left with a radius of 995.97 feet, with an arc length of 513.11 feet, with a chord bearing of South 17°59'12" East, with a chord length of 507.45 feet to a point; thence South 32°44'44" East a distance of 541.74 feet to a point; thence South 32°44'44" East a distance of 61.75 feet to a point; thence with a curve to the right with a radius of 675.63 feet, with an arc length of 117.53 feet, with a chord bearing of South 28°20'37" East, with a chord length of 117.38 feet to the **Point of Beginning**, containing 444,553 square feet, or 10.21 acres.

Planning & Development

Rezoning Z-57-25

Metra Sheshbaradaran

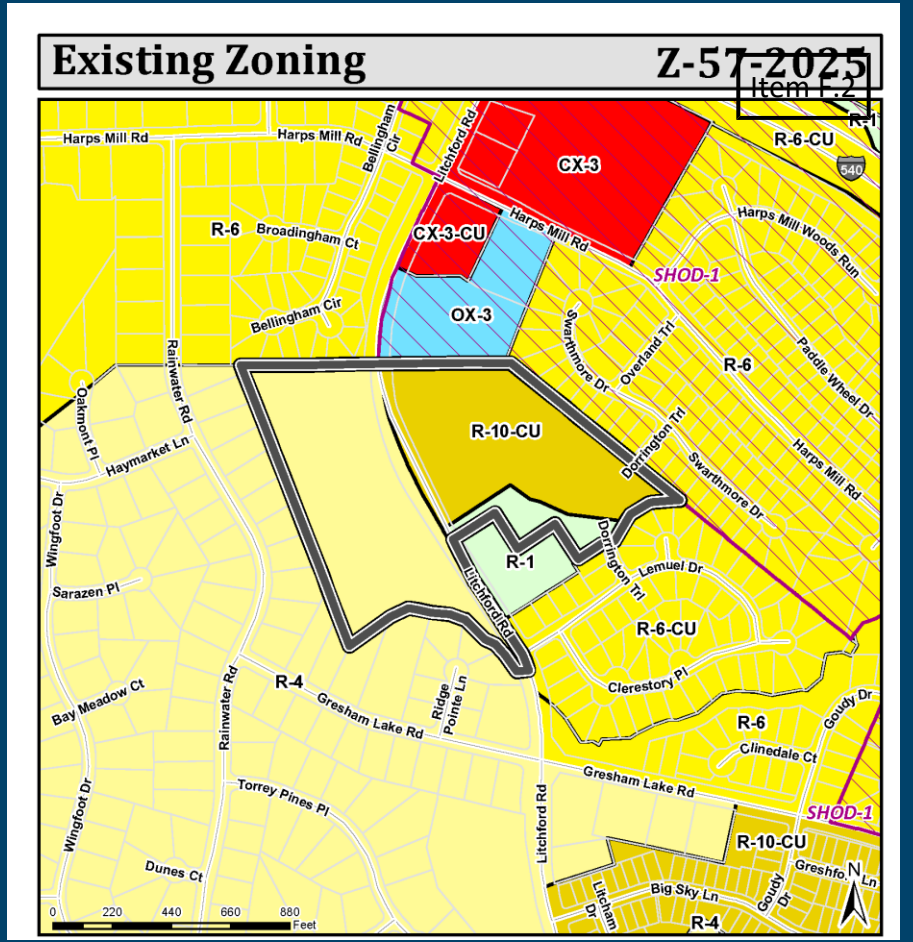


Raleigh

Rezoning Z-57-25

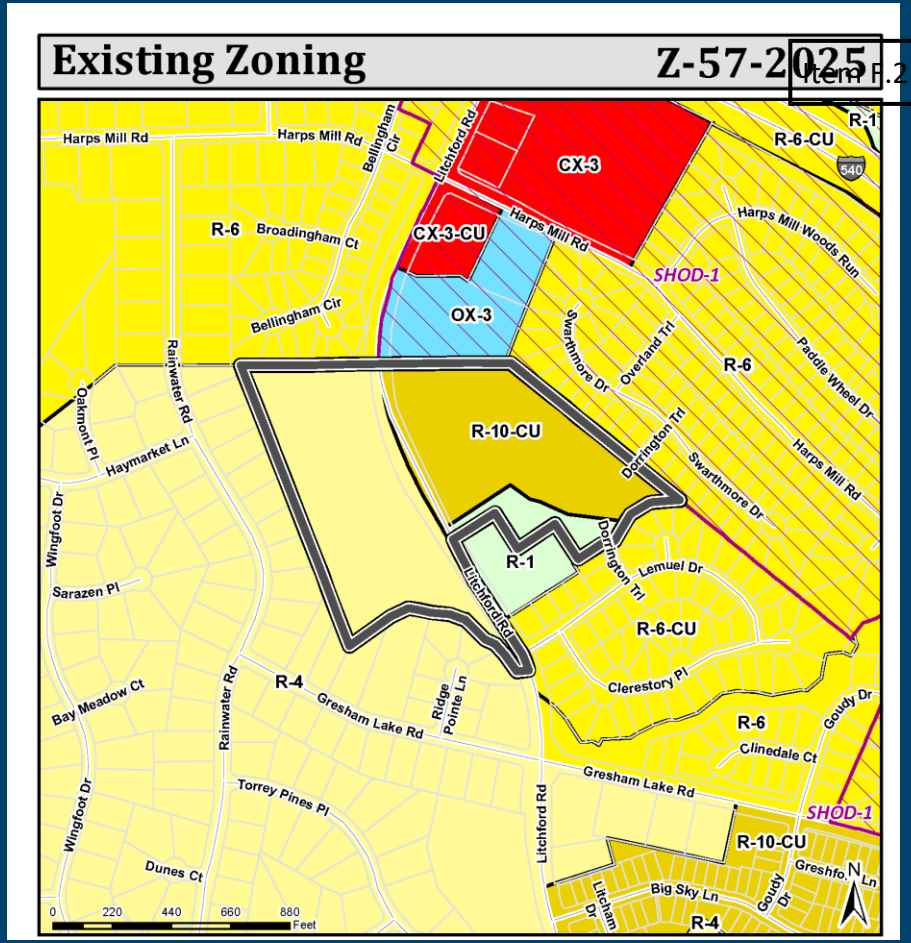
8020 Litchford Rd

- 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.



Raleigh

Zoning in the area is predominantly Residential with nearby Commercial.



Raleigh

Low Scale Residential
Item F.2
Commercial
Environmental, Parks, Open Space
SITE
Environmental, Parks, Open Space
Low Scale Residential
Moderate Scale Residential
Low Scale Residential
LITCHFORD RD
Greshams Lake Rd
540

Item F.2
SITE
Litchford Rd
Swarthmore Dr
Lemuel Dr
Oakmont Pl
Sarazen Pl
Rainwater Rd
Glenestone Pl

Raleigh

Item F.2

Raleigh

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 Side (street / yard) Sum of Side Rear	 20' 20' 10' 30'	 20’ 20’ 10’ 30’	 10’ 10’ 5’ 50’**	 10’ 10’ 5’ 20’

* Required by Existing Conditions.

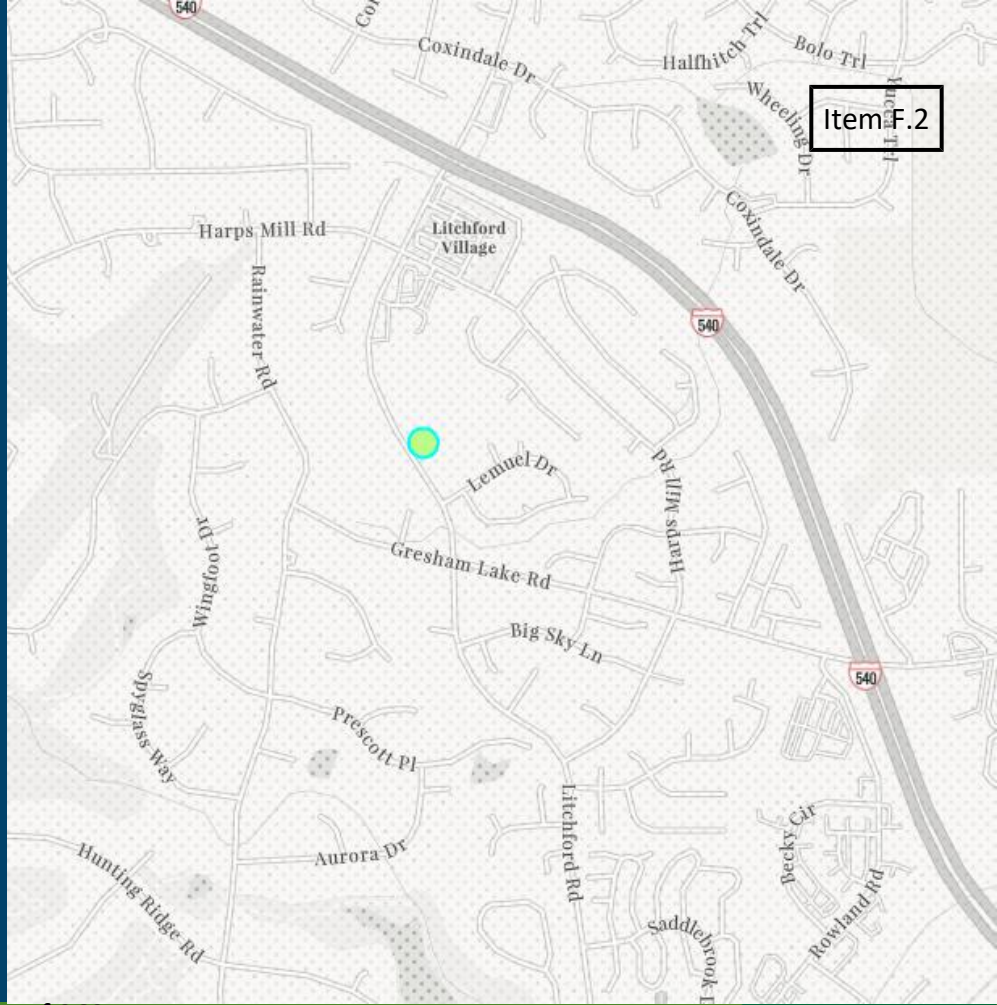
** Required by Proposed Conditions.

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.



Raleigh

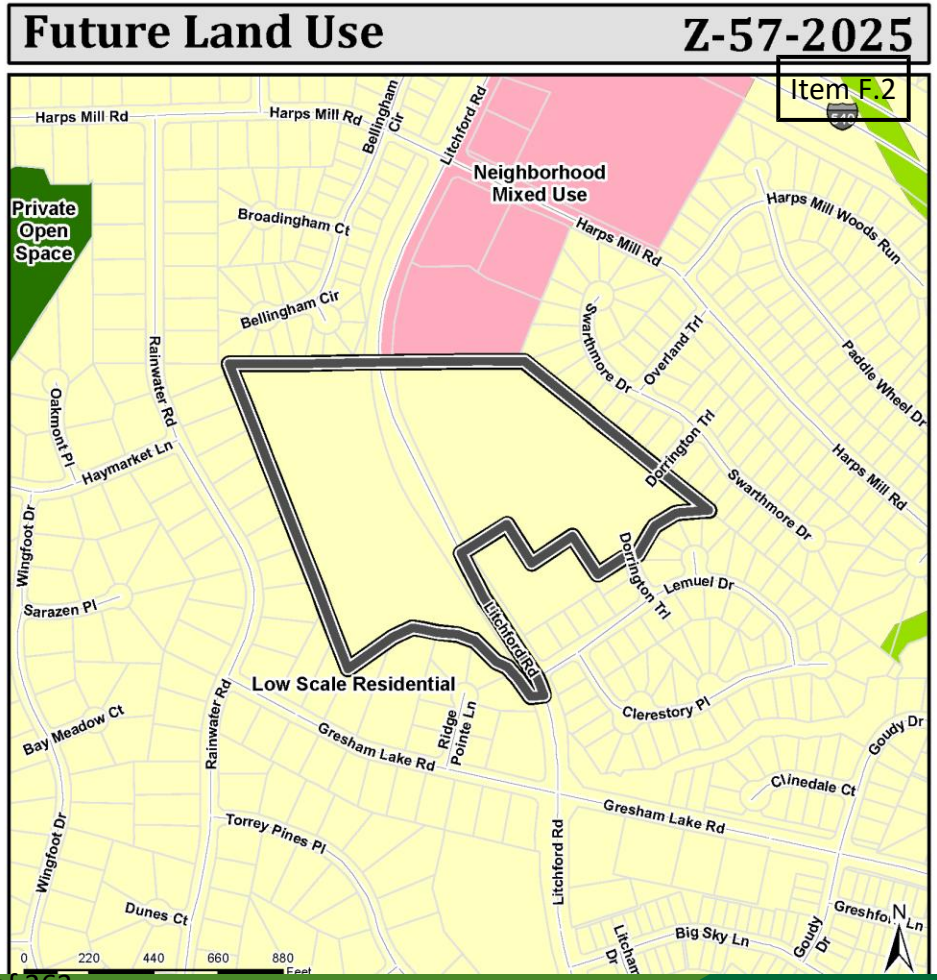
Affordability Analysis

- ✓ 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

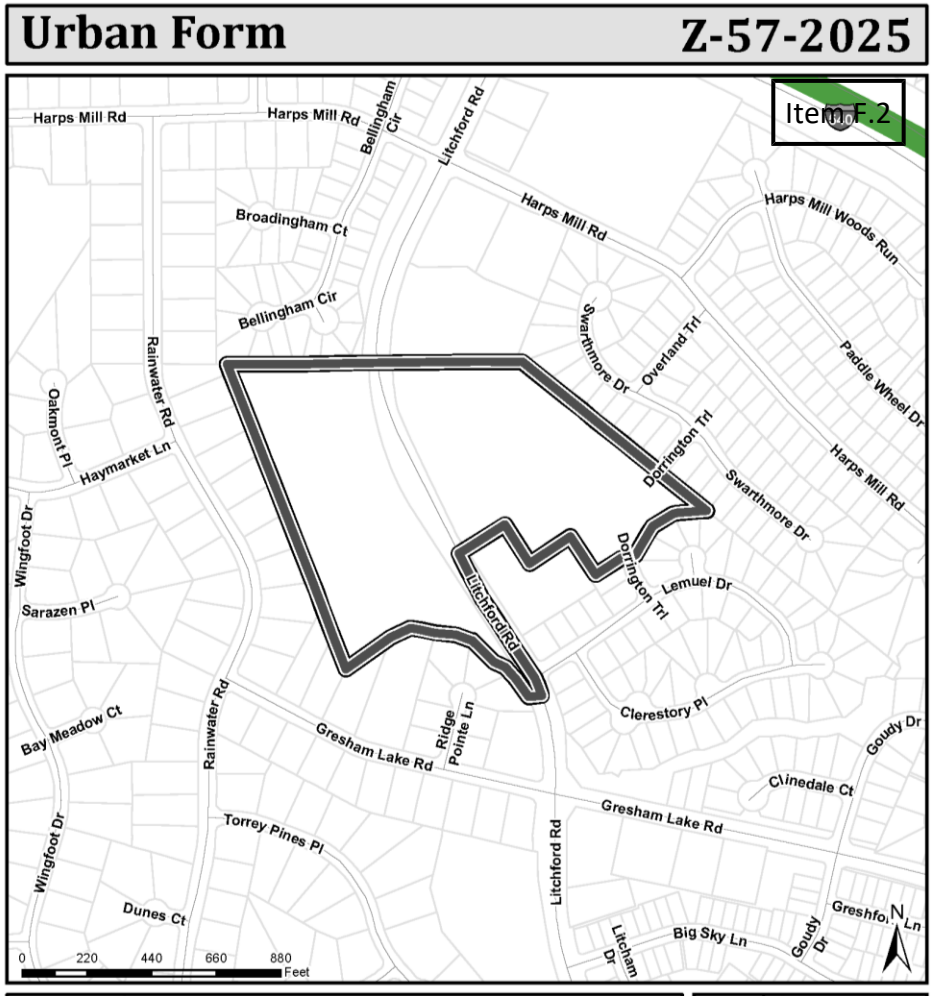
- Lower percentage of People of Color live in this Census Tract (21%) than Raleigh's average (37%)
- Lower percentage of low-income individuals live in this area compared to Raleigh's average (11% vs 29%)
- Median gross rent in this area has increased less than the city average since 2016 (21% vs 25.5%)

- ✓ **Requested is consistent with Future Land Use Map.**



Raleigh

No Urban Form Map guidance.



Raleigh

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

Item F.2

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

Motion to Recommend Approval

(*Approving zoning amendment*)

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-57-25*
Address: *8020 Litchford Road*
Applicant: *Bronwyn Redus, McAdams Co, on behalf of Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust*

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Planning Commission determines that the proposed zoning amendment is INCONSISTENT with the Comprehensive Plan and other adopted plans, CONSISTENT with the Future Land Use Map, and should be APPROVED.

The action taken is reasonable and in the public interest because:

- The request will support the development of a vacant site, increasing housing supply overall.
- Future residents will benefit from the site's proximity to nearby commercial centers and public amenities.

The request has been found to be inconsistent with the following Comprehensive Plan policies:

- LU 2.6 Zoning and Infrastructure
- 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

The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community are:

- The request will support the provision of housing that is at a similar scale to the surrounding area.

Rezoning Request Motion Worksheet

Item F.2

"I move to recommend approval / denial of rezoning case Z-_____-_____.

The rezoning case is consistent / inconsistent with the Future Land Use Map and consistent / inconsistent with the 2030 Comprehensive Plan."

APPROVE	DENY
"The rezoning request ***is*** reasonable and in the public interest because it:	"The rezoning request ***is not*** reasonable and in the public interest because it:
Example statements:	**Example statements:**
Housing ☐ "Increases the housing supply in the area." ☐ "Allows additional types of housing." ☐ "Guarantees affordable housing."	Housing ☐ "Restricts the housing supply in the area." ☐ "Reduces housing choices." ☐ "Does not increase housing affordability."
Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	Infill & Compatibility ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
Transportation ☐ "Increases development intensity in an area with high quality transit access." ☐ "Extends the street grid and/or eliminates gaps in the transportation system." ☐ "Creates additional connections to the greenway system."	Transportation ☐ "Does not have adequate access to transit." ☐ "Impedes connectivity and/or actively obstructs the Street Plan." ☐ "Does not create a safe environment for pedestrian and/or cyclists."
Environment ☐ "Preserves open space." ☐ "Protects ecologically sensitive areas." ☐ "Controls stormwater above and beyond UDO requirements." ☐ "Includes additional tree protection."	Environment ☐ "Does not provide sufficient open space." ☐ "Could harm ecologically sensitive areas." ☐ "Could worsen existing stormwater issues." ☐ "Could result in a loss of valuable mature trees."
Other ☐ *Some other public benefit(s)*	Other ☐ *Some other public detriment(s)*

Motion to Recommend Denial

"I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend denial of the zoning amendment."

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. *Z-57-25*
Address: *8020 Litchford Road*
Applicant: *Bronwyn Redus, McAdams Co, on behalf of Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is INCONSISTENT with the Comprehensive Plan and other adopted plans, and CONSISTENT with the Future Land Use Map, and the request should be DENIED.

The action taken is reasonable and in the public interest because:

- The request would result in development that is not in the public interest.

Rezoning Request Motion Worksheet

Item F.2

"I move to recommend [approval / denial] of rezoning case Z-_____-_____.

The rezoning case is [consistent / inconsistent] with the Future Land Use Map and [consistent / inconsistent] with the 2030 Comprehensive Plan."

APPROVE	**DENY**
"The rezoning request ***is*** reasonable and in the public interest because it:	"The rezoning request ***is not*** reasonable and in the public interest because it:
Example statements:	**Example statements:**
Housing ☐ "Increases the housing supply in the area." ☐ "Allows additional types of housing." ☐ "Guarantees affordable housing."	Housing ☐ "Restricts the housing supply in the area." ☐ "Reduces housing choices." ☐ "Does not increase housing affordability."
Infill & Compatibility ☐ "Is compatible with the surrounding area." ☐ "Includes conditions that will mitigate the impact on adjacent properties." ☐ "Enables development of a constrained/ underutilized site." ☐ "Reduces or removes impacts on historic resources."	Infill & Compatibility ☐ "Is not compatible with the surrounding area." ☐ "Does not include appropriate transition requirements." ☐ "Damages or destroys historic resources."
Transportation ☐ "Increases development intensity in an area with high quality transit access." ☐ "Extends the street grid and/or eliminates gaps in the transportation system." ☐ "Creates additional connections to the greenway system."	Transportation ☐ "Does not have adequate access to transit." ☐ "Impedes connectivity and/or actively obstructs the Street Plan." ☐ "Does not create a safe environment for pedestrian and/or cyclists."
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Other ☐ *Some other public benefit(s)*	Other ☐ *Some other public detriment(s)*

Raleigh

Agenda Item

Item G.3.a

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Matthew Klem, Hannah Reckhow, Bynum Walter

Agenda Title: Report of the Assistant Director

Agenda Item Description:

Receive as information.

Agenda Item Details:

Add the additional details here that allow the item description to be brief. This section appears in backup content only.

Report of the Assistant Planning Director

April 28, 2026

This document is the Report of the Assistant Planning Director. Prior to each Planning Commission meeting, this document is updated with relevant information related to land use items either pending before or anticipated for delivery to the Planning Commission. This document will also be used to communicate items of import to the Planning Commission to enhance the experience of service.

Updates and Information

Attendance

If you are not able to attend a meeting, please email Planning.Commission@raleighnc.gov before the meeting. This ensures that other members, the Chairperson, and staff have information about attendance in advance.

During the April 21 City Council meeting, Commissioner Otwell was appointed to a third term of service on the Planning Commission. Please join staff in congratulating him on his reappointment. Thank you, Commissioner Otwell for continuing to serve.

Commissioners Fox and O'Haver are each approaching the end of their third term of service (June 30 and June 9 respectively) and not eligible for reappointment due to length of service. Per City Code, both will continue to serve until replaced.

Tables of Action Items and Pending Items

Three tables are included: Table 1: Projected Discussion Items, Table 2: Subcommittees, and Table 3: City Council Action Items. This information is updated every two weeks with the publication of the Planning Commission agenda. Given the dynamic nature of the workload, more up-to-date information can be found on the city webpage.

Table 1: Projected Discussion Items

This includes a general projection of upcoming items anticipated for delivery to the Planning Commission. This does not represent all pending items. A full list of pending land use items can be found on this webpage https://raleighnc.gov/planning/rezoning-cases.

Item	Anticipated Delivery	Notes
Z-11-26 3901 Stratford Ct	5/12/26	New Business
Z-46-25 523 S West St	5/12/26	New Business
Z-50-24 2245, 2303, 2307, 2311 Garner Rd	5/12/26	New Business
Z-51-25 4804 & 4808 Spring Forest Rd	5/26/26	New Business
Z-54-25 12301 & 7652 Leesville Rd & 3321 Shady Grove Rd	5/26/26	New Business
Z-08-26 5525 & 5605 Rock Quarry Rd	5/26/26	New Business

Table2: Subcommittees

This includes the subcommittee meeting information, including a list of pending items in each subcommittee. Agendas are published online the Thursday prior to the upcoming meeting. For example, agendas for a Tuesday Planning Commission meeting are published by end of the day the Thursday prior.

Committee of the Whole: May 28, 2026 at 4:00 pm RMB, Room 305 Chairperson: Cochran Members: All		
Item	**Status**	**Last Discussed**
Text Change Committee: Next Meeting May 20, 2026 4:00pm RMB, Room 305 Chairperson: Neptune		
	Status	**Last Discussed**
TC-1-26 School Lot Area Amendment	Public Comment	March 18

Table 3: City Council Action Items

Item	Council Action	Planning Commission	Notes
Z-15-25 7800 Battle Bridge Rd	Public Hearing 5/19/26	Recommends approval	Report of PC 4/21/26
Z-35-25 7929 Ligon Mill Rd	Public Hearing 5/19/26	Recommends approval	Report of PC 4/21/26
Z-36-25 3621 & 3703 Page Rd	Approved 4/21/26	Recommends approval	Public Hearing 3/17/26
Z-37-25 Avent Ferry Rd Assemblage	Special Item 5/5/26	Recommends approval	Report of PC 3/4/26, Special Item 3/17/26, Public Hearing 4/21/26

Z-38-25 1017, 1000, & 1100 Trailwood Dr	Public Hearing 5/5/26	Recommends approval	Special Item 4/21/26
Z-39-25 319 Heck St	Public Hearing 5/19/26	Recommends approval	Report of PC 4/21/26
Z-43-25 6309 Litchford Rd	Report of PC 5/5/26	Recommends denial	
Z-44-25 Jones Ridge Trail Assemblage	Report of PC 5/5/26	Recommends approval	
Z-47-25 1523 Crest Rd	Approved 4/21/26	Recommends approval	Report of PC 3/17/26
Z-52-25 3470 Blue Ridge Rd	Public Hearing 5/5/26	Recommends approval	
Z-53-25 5601 Six Forks Rd	Public Hearing 5/19/26	Recommends	Report of PC 4/21/26
Z-01-26 307 W Martin St, 311 Commerce Pl, 322 W Davie St	Public Hearing 5/5/26	Recommends approval	
TCZ-02-26 4601 Creedmoor Rd	Report of PC 5/5/26	Recommends approval	