

Agenda Title: Rezoning Z-43-25 6309: Litchford Road, west side of Litchford Road, 800 feet north of intersection with Atlantic Avenue (District A)
Meeting Date: May 5, 2026
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development - Long Range
Sponsor: Bynum Walter, Matthew Klem, Hannah Reckhow

Agenda Item Description:

Matthew Klem, Planning and Development
Dwight Otwell, Planning Commission

This is a conditional use request to allow for increased residential entitlement. Proposed conditions include prohibiting boardinghouses and apartment building types on the property; require the property owner to document the existing house prior to demolition or salvage and to provide that documentation to the City of Raleigh's Historic Preservation staff and the State Historic Preservation Office; limits principal dwelling units to 54; and requires super silt fencing for development.

The Planning Commission recommends denial (8-1).

Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of June 2, 2026.

Agenda Item Details:

Rezoning Z-43-25 6309 Litchford Road, being Wake County PIN 1717807399.

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Current Zoning: Residential-4 (R-4)

Proposed Zoning: Residential-10 Conditional Use (R-10-CU)

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The request would rezone approximately 3.79 acres of land from Residential-4 (R-4) to Residential-10 Conditional Use (R-10-CU), increasing residential entitlement. The proposed conditions prevent certain residential uses by prohibiting boardinghouses and apartment building types on the property; require the property owner to document the

existing house prior to demolition or salvage and to provide that documentation to the City of Raleigh's Historic Preservation staff and the State Historic Preservation Office; limits principal dwelling units to 54; and requires super silt fencing for development

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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The Planning Commission recommends denial (8-1).