

Agenda Title: Rezoning Z-52-25: 3470 Blue Ridge Road, 170 ft west of the intersection of Blue Ridge Road and Morningside Drive (District E)
Meeting Date: May 5, 2026
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development - Long Range
Sponsor: Matthew Klem, Bynum Walter

Agenda Item Description:

Matthew Klem, Planning & Development

The request would permit additional density on the site and increase building height.

Planning Commission recommends approval (9-0).

Recommended Action: Conduct the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternatively, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.

Agenda Item Details:

Rezoning Z-52-25: 3470 Blue Ridge Road, being Wake County PIN 0795152818

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Current Zoning: Residential-4 (R-4)

Proposed Zoning: Residential Mixed Use- 3 Stories- Conditional Use (RX-3-CU)

The request would rezone approximately 1.61 acres of land from Residential-4 (R-4) to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU). Proposed conditions would limit residential development to 20 units, prohibit retail uses on the site, and prohibit the apartment building type.

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The request is consistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Future Land Use Map.

The request is inconsistent with the Urban Form Map.

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Planning Commission recommends approval (9-0).