

Title: Rezoning Z-52-24, 1600, 1604, and 1610 Tryon Road
Meeting Date: July 1, 2025
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development - Planning (Long Range)
Sponsor: Bynum Walter

Agenda Content:

Rezoning Z-52-24, 1600, 1604, and 1610 Tryon Road being Wake County PINs 1702058722, 0792940241, and 0492945214

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Current Zoning: Residential-4 (R-4) and Residential-10 (R-10) w/ Special Residential Parking Overlay District (SRPOD)

Requested Zoning: Residential-10-Conditional Use (R-10-CU) and Residential Mixed-Use-4 stories-Conditional Use (RX-4-CU) w/ SRPOD

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Approximately 43.83 acres are requested to be rezoned by Toby Coleman of Smith Anderson on behalf of Raleigh Leased Housing Associates I, LLLP. The site is within Raleigh city limits. Proposed conditions for the portion of the property being rezoned RX- would prohibit uses that are currently permitted in the RX- district, such as boardinghouse, dormitory, fraternity, sorority, and Emergency Shelter type B; limit the number of dwelling units to 400; limit the height for buildings within 100' of 1605, 1607, 1609, 1613, and 1621 Bruce Circle to three stories or 50'; state that if more than 100 dwelling units are developed, the developer will install a traffic signal at the intersection of Tryon Road and Fairway Drive if permitted by NCDOT; state that a stub for future cross-access will be provided for the property located at 1526 Tryon Road; and stipulate that two percent (2%) of the dwelling units will be affordable for households earning sixty percent (60%) of the area median income (AMI).

The Planning Commissions recommends approval (9-0).

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The request is inconsistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Recommended Action: The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.