Raleigh

memo

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Erin Klinger, AICP, Senior Planner
Department	Planning and Development
Date	September 3, 2025
Subject	City Council agenda item for September 16, 2025 – Z-52-24

On July 1, 2025, City Council authorized the public hearing for the following item:

Z-52-24 Tryon Road, approximately 43.83 acres located at 1600, 1604, and 1610 Tryon Road <imaps>.

The public hearing opened on September 2, 2025, and was held open to September 16, 2025, for additional consideration of the proposed conditions. Signed zoning conditions provided on May 30 specify the following for the portion of the property being requested to rezone to R-10-CU: the boardinghouse will be prohibited, no more than 175 dwelling units will be permitted, and the apartment building type will be prohibited. The following for the RX-4-CU portion: boardinghouse; dormitory, fraternity, sorority; and Emergency Shelter Type B uses will be prohibited; no more than 400 dwelling units will be permitted; buildings within 100' of 1605, 1607, 1609, 1613, or 1621 Bruce Circle shall not exceed 3 stories or 50' in height; if more than 100 units are developed, the developer will install a traffic signal at the intersection of Tryon Road and Fairway Drive, if so permitted by NCDOT; a stub for future cross-access will be provided for the property at 1526 Tryon Road; and two percent of the dwelling units will be affordable for households earning 60% area median income (AMI). Revised conditions submitted September 5, 2025, propose a minimum 10'-wide buffer adjacent to the shared property line with 1526 Tryon Road and limits the number of units on the portion of the property being rezoned R-10 to 125.

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

Requested zoning: Residential-10-Conditional Use with Special Residential Parking Overlay District and Residential Mixed-Use-4 stories-Conditional Use with Special Residential Parking Overlay District (R-10-CU w/ SRPOD and RX-4-CU w/ SRPOD)

The request is **consistent** with the 2030 Comprehensive Plan
The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (8-0)

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13408

CASE INFORMATION: Z-52-24 TRYON ROAD

Location	South Raleigh, west of the intersection of Tryon Road and S. Wilmington Street. Address: 1600, 1604, and 1610 Tryon Road PIN: 1702058722, 0792940241, and 0792945214 Link to iMaps
Current Zoning	R-4 w/ SRPOD (1600 & 1604 Tryon Road) & R-4 and R-10 w/ SRPOD (1610 Tryon Road)
Requested Zoning	R-10-CU w/ SRPOD (1600 Tryon Road) & RX-4-CU w/ SRPOD (1604 & 1610 Tryon Road)
Area of Request	43.83 acres
Corporate Limits	The site is within Raleigh city limits.
Property Owner	Raleigh Golf Association, Inc.
Applicant	Toby Coleman, Smith Anderson on behalf of Raleigh Leased Housing Associates I, LLLP
Council District	D
PC Recommendation Deadline	July 26, 2025

SUMMARY OF PROPOSED CONDITIONS

For portion of property being rezoned RX-:

1. Uses that are currently permitted in the RX- District shall be prohibited: boardinghouse; dormitory, fraternity, sorority; Emergency Shelter type B.
2. No more than 400 dwelling units.
3. Any portion of a building within 100’ of 1605, 1607, 1609, 1613, or 1621 Bruce Circle shall not exceed three stories and 50’ in height.
4. If more than 100 units are developed, the developer will install a traffic signal at the intersection of Tryon Road and Fairway Drive if permitted by NCDOT.
5. A stub for future cross-access will be provided for the property at 1526 Tryon Road.
6. Two percent (2%) of the dwelling units will be affordable for households earning 60% area median income (AMI).

For portion of property being rezoned R-10:

1. Uses that are currently permitted in R-10 shall be prohibited: Boardinghouse.
2. No more than 175 dwelling units.
3. Apartment building type prohibited.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low-Scale Residential & Private Open Space	
Urban Form	The site is partially within a Frequent Transit Area.	
Consistent Policies *Key policies are marked with a dot (●)* *Area Specific Guidance policies are marked with a square (☐)*	●	LU 1.3 – Conditional Use District Consistency
	●	LU 5.1 – Reinforcing the Urban Pattern
	●	LU 7.6 – Pedestrian-Friendly Development
	●	LU 8.1 – Housing Variety
	●	EP 1.1 – Greenhouse Gas Reduction
	●	H 1.8 – Zoning for Housing
Inconsistent Policies ● *Key Policy* ☐ *Area Specific Guidance*	●	LU 1.2 – Future Land Use Map & Zoning Consistency
	●	LU 2.6 – Zoning & Infrastructure Impacts

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
11/18/2024 23 attendees	4/22/2025 37 attendees 5/5/2025 12 attendees	5/27/2025, 6/10/2025, 6/24/2025	7/1/2025

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
53	0	0	0
Summary of Comments:			

PLANNING COMMISSION RECOMMENDATION

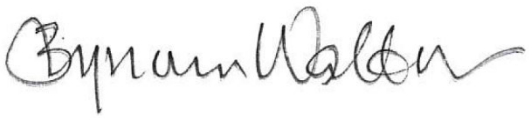
The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would increase the amount and types of housing that could be built on site, and the properties are nearby major transportation corridors and a mixed-use development with employment and shopping opportunities.
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 Low-Scale Residential and Private Open Space to Medium Scale Residential.
Recommendation	Approval
Motion and Vote	Motion: Fox; Second: O'Haver; In Favor: Fox, O'Haver, Otwell, Bennett, Neptune, Cochrane, Shelburne, Miller
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. 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: 6/24/2025
Planning and Development Assistant Director

Staff Coordinator: Erin Klinger, erin.klinger@raleighnc.gov

REZONING STAFF REPORT – Z-52-24

Conditional Use District

OVERVIEW

This request is to rezone approximately 43.83 acres from Residential-4 (R-4) and Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD) to Residential-10-Conditional Use (R-10-CU) and Residential Mixed-Use-4 stories-Conditional Use (RX-4-CU) with SRPOD. This amended request is different from the original rezoning request, which requested to change all subject properties from R-4 and R-10 with SRPOD to RX-4-CU with SRPOD.

The proposed zoning conditions would prohibit some uses normally allowed in RX-, such as boardinghouses; dormitories, fraternities, and sororities; and emergency shelters type B. The conditions would also limit the total number of dwelling units to 600 and the number of townhouses to a maximum of 350.

The request involves three parcels of land on Tryon Road between Fairway Drive and Par Drive. The properties are currently occupied by a golf course. It is adjacent to areas designated moderate and low-scale residential on the Future Land Use Map. The Renaissance Park neighborhood is directly to the property's east, and the Greens at Tryon apartment complex is located within the boundaries of the three parcels associated with this rezoning request. The property is also adjacent to the Beta Zeta chapter of the Alpha Sigma Phi fraternity house, and there is a Raleigh Golf Association golf course located across the street. The site has proximity to South Wilmington Street and is approximately two miles away from the interchange of Interstate 40 and South Saunders Street.

The current R-4 and R-10 zoning allows for single-unit living in a detached house, and two-unit living in an attached house or townhouse. In R-10, multi-unit living is also allowed in a townhouse or apartment. On the other hand, the proposed RX-4-CU zoning would allow for limited retail and services in addition to a variety of residential building types and housing options. The retail and service uses would be subject to use standards limiting the size and scale to the ground floor corner unit of an apartment building.

Overall, the request is inconsistent with the Future Land Use Map. The Future Land Use Map for these properties calls for a mixture of Low-Scale Residential and Private Open Space and designates Residential-2 (R-2), Residential-4 (R-4), and Residential-6 (R-6) as the most appropriate zoning districts associated with the Low-Scale Residential land use designation. The Private Open Space designation does not specify any associated zoning districts. The Comprehensive Plan states that the Low-Scale Residential land use category envisions a range of housing types, including duplexes, triplexes, fourplexes, and other small apartment buildings, but at a scale that reflects that of the existing neighborhoods in the area. While the rezoning request would allow for a variety of housing types, it does so at a scale that is more in line with the Medium-Scale Residential designation.

While this request is inconsistent with the Future Land Use Map, it is consistent with the Comprehensive Plan overall as it aligns with several of the plan's vision themes and policies that advocate for a variety of housing types and increased housing supply.

Conditions submitted on May 30 address the concerns heard from the Commissioners at the Planning Commission meeting held on May 27. 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; and stipulate that a stub for future cross-access will be provided for the property located at 1526 Tryon Road. A condition submitted June 13, 2024, stipulates that the rental fee for two percent (2%) of the dwelling units on the portion of the property proposed to be rezoned RX- will be affordable for households earning sixty percent (60%) of the area median income (AMI). Proposed conditions for the portion of the property being rezoned R-10 would prohibit the boardinghouse use; limit the number of dwelling units to 175; and prohibit the apartment building type. The request is still consistent with the Comprehensive Plan.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

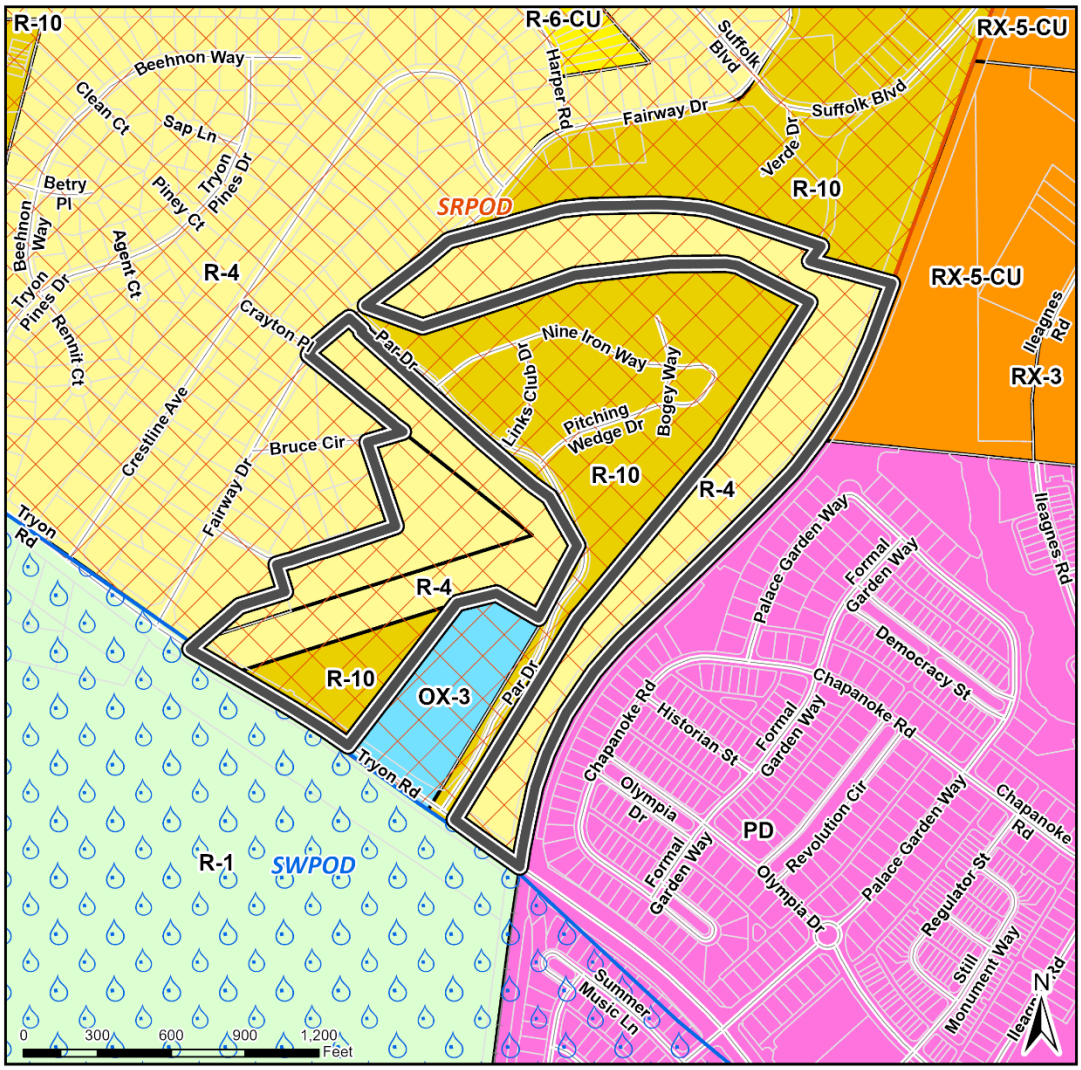
	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4 & R-10 w/ SRPOD	R-10-CU & RX-4-CU w/ SRPOD
Total Acreage	43.83	
Maximum Height	45'	45', 68'
Setbacks: **Front** **Side Lot Line** **Rear Lot Line**	Apartment N/A & 10' N/A & 5' N/A & 20'	Apartment 10', 5' 5', 0' or 6' 20', 0' or 6'
Max. # of Residential Units	290	175, 400
Max. Gross Office SF	N/A	4,000
Max. Gross Retail SF	N/A	4,000
Max. Gross Industrial SF	N/A	N/A

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

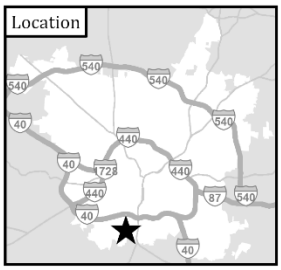
OUTSTANDING ISSUES

Outstanding Issues	N/A	**Suggested Mitigation**	N/A

Existing Zoning Z-52-2024



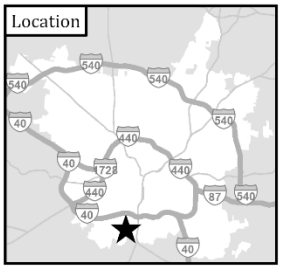
Property	1600, 1604, 1610 Tryon Rd
Size	43.83 acres
Existing Zoning	R-4 w/ SRPOD & R-10 w/ SRPOD
Requested Zoning	RX-4-CU w/ SRPOD



Map by Raleigh Department of Planning and Development (mcgregorm): 1/27/2025

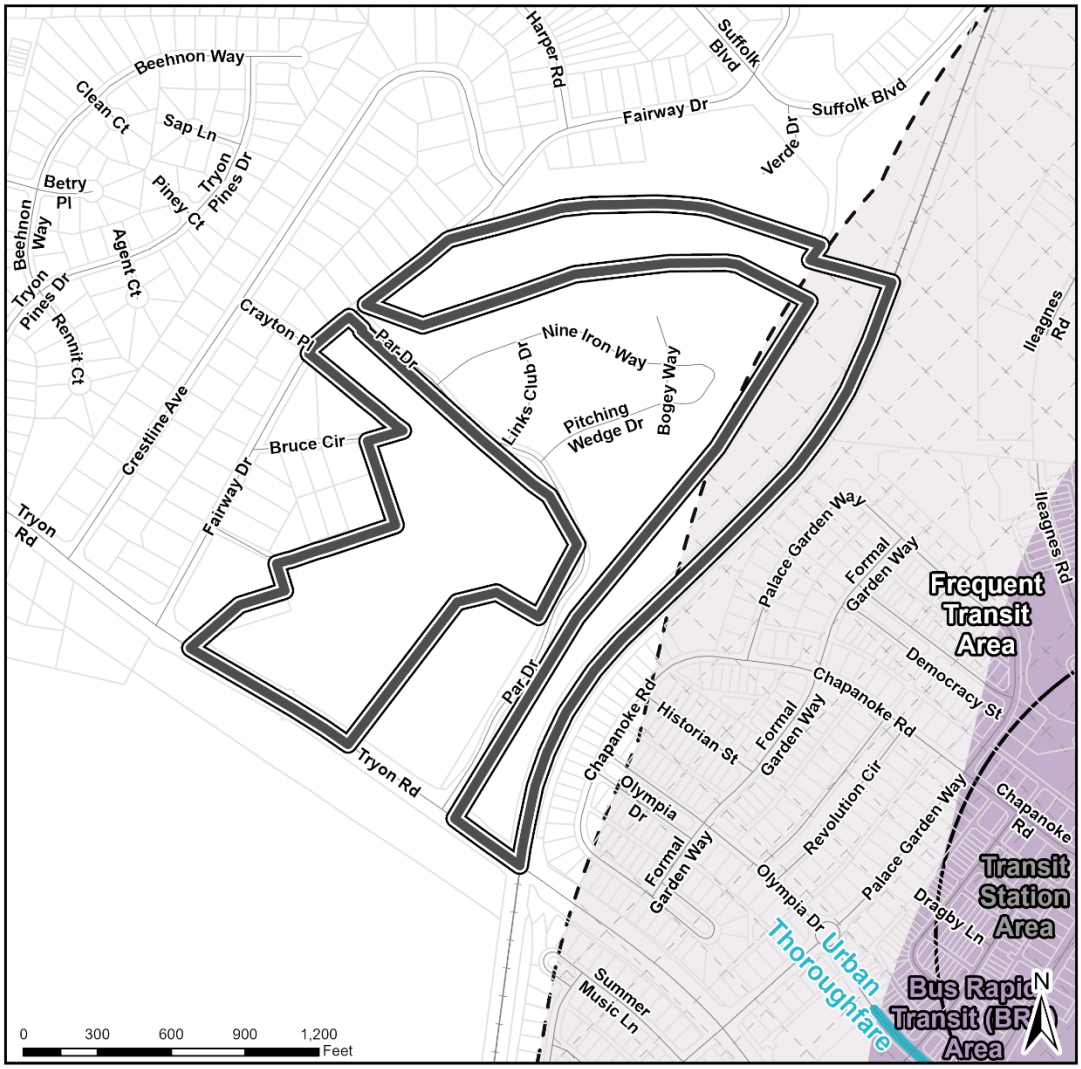
Future Land Use Z-52-2024

Property	1600, 1604, 1610 Tryon Rd
Size	43.83 acres
Existing Zoning	R-4 w/ SRPOD & R-10 w/ SRPOD
Requested Zoning	RX-4-CU w/ SRPOD

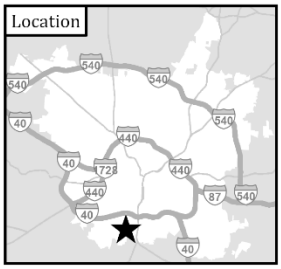


Map by Raleigh Department of Planning and Development (mcgregorm): 1/27/2025

Urban Form Z-52-2024



Property	1600, 1604, 1610 Tryon Rd
Size	43.83 acres
Existing Zoning	R-4 w/ SRPOD & R-10 w/ SRPOD
Requested Zoning	RX-4-CU w/ SRPOD



Map by Raleigh Department of Planning and Development (mcgregorm): 1/27/2025

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 the Comprehensive Plan overall as it aligns with several of the plan's vision themes as well as policies that advocate for a variety of housing types and increased housing supply.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This vision theme has several components: affordable housing, housing variety, and housing supply. While the request does not commit to providing affordable units, it would permit a greater variety of housing types as well as allow for more units than what is allowed under the existing zoning. Furthermore, the types of housing permitted by this request may be more affordable than single-unit detached houses. Increasing the citywide housing supply may support affordability by reducing the current shortage.
Consistent	Growing Successful Neighborhoods and Communities	This vision theme features many elements, including that newly developed areas should create walkable neighborhoods and housing variety with convenient access to open space, community services, retail, and employment. The properties are approximately a mile from a mixed-use development that presents a variety of employment opportunities and places to eat and shop.
Consistent	Coordinating Land Use and Transportation	The properties are nearby major transportation corridors and a mixed-use development with employment and shopping opportunities.

Future Land Use

Future Land Use designation: Low-Scale Residential & Private Open Space

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 proposed rezoning would amend the zoning for these properties from R-4 and R-10 with SRPOD to R-10-CU and RX-4-CU with SRPOD. The Future Land Use Map designation for these properties calls for a mixture of Low-Scale Residential and Private Open Space. The Private Open Space designation reflects open space that is privately owned and maintained, and land designated as this category typically has a limited amount of development potential. While it may be used for agriculture, forestry, or the like, the intent is to protect its undeveloped character. The Comprehensive Plan states that the Low-Scale Residential land use category envisions a range of housing types, including duplexes, triplexes, fourplexes, and other small apartment buildings, but at a scale that reflects that of the existing neighborhoods in the area. Corresponding zoning districts associated with the Low-Scale Residential category would be R-2, R-4, or R-6. While the rezoning request would allow for a variety of housing types, it does so at a scale that is more in line with the Medium-Scale Residential land use designation. If this rezoning request were approved, the Future Land Use Map should be amended to Medium Scale Residential for the subject properties.

Infrastructure

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

> There is sufficient access to city water and sewer, and National Fire Protection Association standards have been met for the site. There is both an 8” water main and an 8” sewer main in Laurelbrook Street.
>
> However, Par Drive is located entirely within a neighboring parcel, meaning that any access onto Par Drive would require the neighboring property owner to grant an access easement. Furthermore, since Tryon Road is a state-maintained facility, access to the site from Tryon Road will be subject to NCDOT approval, and NCDOT staff have voiced that they are not supportive of granting access onto Tryon Road. Access to the site from Fairway Drive and Bruce Circle are alternative options.

Urban Form

Urban Form designation: A small portion of the site is in a Frequent Transit Area.

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

☒ **Other** (no Urban Form designation for a majority of the subject properties)

Public Benefits of the Proposed Rezoning

- The request would increase the amount and types of housing that could be built on site.
- The properties are nearby major transportation corridors and a mixed-use development with employment and shopping opportunities.

Detriments of the Proposed Rezoning

- There are access issues for the subject properties. Par Drive is located entirely within a neighboring parcel, meaning that any access onto Par Drive would require the neighboring property owner to grant an access easement. Furthermore, access to the site from Tryon Road will be subject to NCDOT approval, and NCDOT staff have voiced that they are not supportive of granting access onto Tryon Road.

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 1.3 – Conditional Use District Consistency
	●	LU 5.1 – Reinforcing the Urban Pattern
	●	LU 7.6 – Pedestrian-Friendly Development
	●	LU 8.1 – Housing Variety
	●	EP 1.1 – Greenhouse Gas Reduction
	●	H 1.8 – Zoning for Housing

*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 1.2 – Future Land Use Map & Zoning Consistency**

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

- The Future Land Use designation for this site is Low-Scale Residential and Private Open Space. The requested RX-4 zoning is inconsistent with both of these land use designations. To make this request more consistent, the applicant could consider adding a condition to reserve a portion of the site for open space.

● **LU 2.6 – Zoning & Infrastructure Impacts**

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to the infrastructure capacity resulting from the proposed intensification of development are adequately mitigated or addressed.

- There are access issues for the subject properties. Par Drive is located entirely within a neighboring parcel, meaning that any access onto Par Drive would require the neighboring property owner to grant an access easement. Furthermore, access to the site from Tryon Road will be subject to NCDOT approval, and NCDOT staff have voiced that they are not supportive of granting access onto Tryon Road.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	9, 17, & 10	The average walk score for these parcels is 12, which is significantly lower than the city average, indicating almost all errands require a car.
Transit Score	30	35, 28, & 30	The average transit score of 31 is similar to the city average. The closest bus stop is approximately a mile away, and a small portion of the site is within a Frequent Transit Area.
Bike Score	41	28, 26, & 22	This area is somewhat bikeable. An average bike score of 25 is lower than the citywide average, indicating there is minimal bike infrastructure nearby.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	76	The site has lower transportation costs than 76% of the area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	78	The site has higher access to jobs than 78% of the area.

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	The proposed zoning would increase the maximum density allowed on site.
Is naturally occurring affordable housing present on the site?	No	The site is currently a golf course.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	A variety of housing types would be permitted under the proposed zoning.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	No	The closest bus stop is approximately 1.7 miles away.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index (%)**	46	37
People of Color Population (%)	51.9	46
Low Income Population (%)	40	29
Linguistically Isolated Population (%)	9	3
Population with Less Than High School Education (%)	10.2	8
Population under Age 5 (%)	5.8	6
Population over Age 64 (%)	9.7	11
% change in median gross rent since 2016	20.5	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*?	81.8 (yrs)	A life expectancy of 81.8 is slightly higher than the city and county averages.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	There are no known industrial uses or zoning districts nearby.
Are there hazardous waste facilities located within one kilometer?	No	The closest hazardous waste facility is approximately 2.9 kilometers away from the subject property.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	There is a stream running through the site that will require a local flood study upon development.
Is this area considered a food desert by the USDA?	Yes	This area is considered by the USDA to be both low income and low access.

**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 annexed into the City in 1960, prior to the passage of the Fair Housing Act.
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?*	Yes	The covenants for the subject properties restrict available uses to “golf club and/or social club with such facilities including, but not limited to, dining and entertainment facilities, clubhouse, golf course or courses, pro shop and driving range and other related facilities, tennis courts and other related facilities, swimming pools and other related facilities, fitness facilities and other recreation and leisure facilities”. The surrounding residential properties also place additional restrictions on use.

**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?

   Response: Yes, the proposed rezoning would dramatically increase the number of units that would be permitted on site. The variety of housing types would increase as well.

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?

   Response: Yes. While there is pedestrian infrastructure available on Tryon Road, there is none available on Par Drive and Fairway Drive, which will both likely have traffic from this site. Rent costs in this area have increased during the last several years as well.

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

   Response: Housing costs for this area have increased by approximately 20 percent in the last few years, which is slightly less than the city average.

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?

   Response: No historical incidences of racial or ethnic discrimination were found. However, this site was annexed into the city prior to the adoption of the Civil Rights Act.

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?

   Response: No. The life expectancy for this site is higher than the citywide average, and the nearest hazardous waste site is approximately 2.9 kilometers away.

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

Streams through site draining greater than 25 acres will require a local flood study upon development

Z-52-24 Tryon Road	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	Cart paths
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	
Watershed Overlay	No	
Drainage Basin	Walnut	

Transportation & Transit Review

Site and Location Context

Location

The site is located in south Raleigh.

Area Plans

The site is adjacent to the Swift Creek Area Plan. The intent of this area plan is to maintain water quality and protect the Swift Creek Watershed. The site is also adjacent to the Southern Gateway Area Plan, which emphasizes Wilmington Street and South Saunders as a multimodal corridor with separated bicycle and transit facilities and recommends targeted

investments in four key focus areas: South Saunders, Cargill, South Wilmington/Rush Street, and Tryon Center.

Other Projects in the Area

The Wake Bus Rapid Transit (BRT): Southern Corridor project is approximately a mile east of the site. This project will construct dedicated transit lanes between the GoRaleigh Station and Purser Drive in Garner. The project is currently in the design phase.

Existing and Planned Infrastructure

Streets

Tryon Road is a state-maintained facility that is designated as a divided 6-lane avenue in the Raleigh Street Plan. Tryon Road currently operates as a 4-lane divided avenue. Development of the site through a tier three site plan or subdivision would require right-of-way dedication and streetscape improvements as outlined in UDO 8.5.6.C.

Fairway Drive and Par Drive are both city-maintained streets that are not included in the Raleigh Street Plan. It is important to note that Par Drive is located entirely within a neighboring parcel, meaning that the site does not have access to this public street. Any access onto Par Drive would require the neighboring property owner to grant an access easement.

Pedestrian Facilities

There is currently sidewalk along the site's Tryon Road frontage, with a High Intensity Activated Crosswalk (HAWK) Beacon connecting pedestrians to the south side of Tryon Road. There are currently no sidewalks on Fairway Drive or Par Drive.

Bicycle Facilities

While there are currently no protected bike lanes on Tryon Road, there are sharrows on the shoulder of the travel lanes on either side of Tryon Road. Development of the site through a tier three site plan or subdivision would require the provision of a 5' bike lane above the curb and behind a 3.5' buffer (UDO 8.5.6.C).

There are no bicycle facilities on Fairway Drive or Par Drive.

Transit

There are currently no GoRaleigh transit lines directly serving the site. A mile east of the site, there are several bus stops on Wilmington Street. These stops are served by GoRaleigh Route 7 South Saunders, which runs every 15 minutes from 7 AM to 6 PM, connecting Purser Drive in Garner to the GoRaleigh Station in downtown.

Access

Because Tryon Road is a state-maintained facility, access to the site from Tryon Road will be subject to NCDOT approval. While a driveway connection on Tryon Road will be essential for providing adequate access to the site and avoiding long dead-end streets that are not compliant with UDO standards, NCDOT staff have voiced that they are not supportive of granting access onto Tryon Road.

In addition, the Raleigh Street Design Manual requires 3 access points for developments with more than 300 units (SDM 9.2). Obtaining a third access point without access to Par Drive will be difficult, especially because of NCDOT's opposition to a driveway onto Tryon Road.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-52-24 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 $-4 & R-10 w/ SRPOD to RX-4-CU w/ SRPOD is projected to generate 72 new trips in the AM peak hour and 102 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.

Z-52-24 Existing Land Use Golf Course	Daily	AM	PM
	0	0	0
Z-52-24 Current Zoning Entitlements Moderate Scale Residential	**Daily**	**AM**	**PM**
	2,152	131	152
Z-52-24 Proposed Zoning Maximums Residential Mixed Use	**Daily**	**AM**	**PM**
	3,335	203	255
Z-52-24 Trip Volume Change (Proposed Maximums minus Current Entitlements)	**Daily**	**AM**	**PM**
	1,184	**72**	**102**

COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-52-24

OVERVIEW

Approval of this request would result in an amendment to the Future Land Use Map to a designation that recommends the range of land uses and building heights permitted in the requested district. The Future Land Use Map presently identifies the subject properties as a mixture of Low Scale Residential and Private Open Space. If approved, the site would be updated to Medium Scale Residential on the Future Land Use Map. Of the Medium Scale Residential designation, the 2030 Comprehensive Plan states:

"This category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multifamily housing. RX zoning with a three- or four-story height limit is appropriate for these areas. In some instances, small-scale commercial uses allowed in RX districts may be appropriate. Comprehensive Plan Land Use Section policies should be consulted for additional guidance".

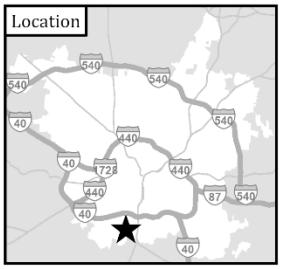
LIST OF AMENDMENTS

1. Change the Future Land Use Map designation for the subject properties from Low Scale Residential and Private Open Space to Medium Scale Residential.

AMENDED MAPS

Future Land Use Z-52-2024

Property	1600, 1604, 1610 Tryon Rd
Size	43.83 acres
Existing Zoning	R-4 w/ SRPOD & R-10 w/ SRPOD
Requested Zoning	RX-4-CU w/ SRPOD



Map by Raleigh Department of Planning and Development (francist): 5/19/2025

IMPACT ANALYSIS

The subject properties are requested to be rezoned from Residential-4 (R-4) and Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD) to Residential-10-Conditional Use (R-10-CU) and Residential Mixed-Use-4-Conditional Use (RX-4-CU) with SRPOD. The current land use category of Low Scale Residential does envision a range of housing types, but at a scale that reflects that of the existing neighborhoods in the area, and the intent of the Private Open Space designation is to protect the area's undeveloped character. The Medium Scale Residential future land use designation is more appropriate to reflect the entitlement granted by the rezoning request. The Future Land Use Map will be made more reflective of the proposed zoning entitlements of the subject properties. The long-range vision for this general area will become more suburban in nature.

Conditional Use District Zoning Conditions		
Zoning case #: Z-52-2024	Date submitted: 6/13/25	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4-CU and R-10-CU w/ SRPOD	

Narrative of Zoning Conditions Offered

Conditions for portion of Property being rezoned RX-

1. For that portion of the Property being rezoned RX-, the following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- District shall be prohibited: Boardinghouse; Dormitory, fraternity, sorority; Emergency Shelter type B.

2. There shall be no more than 400 primary dwelling units on the portion of the Property being rezoned RX-.

3. Any portion of a building that is within 100' of any of the following properties on Bruce Circle shall not exceed three stories and 50' in height: 1605 Bruce Circle (PIN 0792941592, Book 18077, Page 1390 Wake County registry); 1607 and 1609 Bruce Circle (PINs 0792942578 and 0792943651, Lots 14A and 14B, Book of Maps 1971, Page 409, Wake County registry); 1613 and 1621 Bruce Circle (PINs 0792944664 and 0792944801; Lots 12 and 13, Book of Maps 1945, Page 20, Wake County registry).

4. If more than 100 primary dwelling units are developed on the portion of the Property being rezoned RX-, the developer of that portion of the Property shall install a traffic signal at the intersection of Tryon Road and Fairway Drive if the traffic signal is permitted by the North Carolina Department of Transportation.

5. A stub for future cross-access shall be provided as close as possible to the common property line with the property located at 1526 Tryon Road (PIN 0792937871, Book 2248, Page 227, Wake County registry).

6. The Rental fees for two percent (2%) of the dwelling units on the portions of the Property zoned RX- shall be affordable for households earning sixty percent (60%) of the area median income or less for a period of no less than thirty (30) years from the date of issuance of a certificate of occupancy on the property. Affordable housing units will be subject to rent and income limits determined annually by the US Department of Housing and Urban Development. A declaration of restrictive covenants for affordable housing in a form approved by the North Carolina Housing Finance Agency shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

RECEIVED
JUN 20 2025
BY:

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: Signed by: Mark Fleming 1A3013F8A1F74C7...

Printed Name: Mark Fleming

Conditional Use District Zoning Conditions		
Zoning case #: Z-52-2024	Date submitted: 6/13/25	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4-CU and R-10-CU w/ SRPOD	

Narrative of Zoning Conditions Offered

Conditions for portion of the Property being rezoned R-10

7. For that portion of the Property being rezoned R-10, the following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the R-10 District shall be prohibited: Boardinghouse.

8. There shall be no more than 175 primary dwelling units on the portion of the Property being rezoned R-10.

9. The apartment building type shall be prohibited on the portion of the Property being rezoned R-10.

RECEIVED
JUN 20 2025
BY:

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.

Signed by:
Property Owner(s) Signature: Mark Fleming
1A3813F0A1F74C7...

Printed Name: Mark Fleming

Conditional Use District Zoning Conditions		
Zoning case #: Z-52-2024	Date submitted: 6/13/25	**OFFICE USE ONLY** Rezoning case #
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4-CU and R-10-CU w/ SRPOD	_____

Narrative of Zoning Conditions Offered

Conditions for portion of Property being rezoned RX-

1. For that portion of the Property being rezoned RX-, the following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- District shall be prohibited: Boardinghouse; Dormitory, fraternity, sorority; Emergency Shelter type B.

2. There shall be no more than 400 primary dwelling units on the portion of the Property being rezoned RX-.

3. Any portion of a building that is within 100' of any of the following properties on Bruce Circle shall not exceed three stories and 50' in height: 1605 Bruce Circle (PIN 0792941592, Book 18077, Page 1390 Wake County registry); 1607 and 1609 Bruce Circle (PINs 0792942578 and 0792943651, Lots 14A and 14B, Book of Maps 1971, Page 409, Wake County registry); 1613 and 1621 Bruce Circle (PINs 0792944664 and 0792944801; Lots 12 and 13, Book of Maps 1945, Page 20, Wake County registry).

4. If more than 100 primary dwelling units are developed on the portion of the Property being rezoned RX-, the developer of that portion of the Property shall install a traffic signal at the intersection of Tryon Road and Fairway Drive if the traffic signal is permitted by the North Carolina Department of Transportation.

5. A stub for future cross-access shall be provided as close as possible to the common property line with the property located at 1526 Tryon Road (PIN 0792937871, Book 2248, Page 227, Wake County registry).

6. The Rental fees for two percent (2%) of the dwelling units on the portions of the Property zoned RX- shall be affordable for households earning sixty percent (60%) of the area median income or less for a period of no less than thirty (30) years from the date of issuance of a certificate of occupancy on the property. Affordable housing units will be subject to rent and income limits determined annually by the US Department of Housing and Urban Development. A declaration of restrictive covenants for affordable housing in a form approved by the North Carolina Housing Finance Agency shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

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: _____

Conditional Use District Zoning Conditions		
Zoning case #: Z-52-2024	Date submitted: 6/13/25	**OFFICE USE ONLY** Rezoning case # _____
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4-CU and R-10-CU w/ SRPOD	

Narrative of Zoning Conditions Offered

Conditions for portion of the Property being rezoned R-10

7. For that portion of the Property being rezoned R-10, the following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the R-10 District shall be prohibited: Boardinghouse.

8. There shall be no more than 175 primary dwelling units on the portion of the Property being rezoned R-10.

9. The apartment building type shall be prohibited on the portion of the Property being rezoned R-10.

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 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: R-4 & R-10	Height:	Frontage:	Overlay(s): SRPOD	
Proposed zoning base district: RX	Height: 4	Frontage:	Overlay(s): SRPOD	
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:	Date amended (1):	Date amended (2):
Property address: 1600, 1604, 1610 Tryon Road		
Property PIN: 1702058722, 0792940241, 0792945214		
Deed reference (book/page): Book 8438, Page 1987; Book 2509, Page 496		
Nearest intersection: Tryon Road & Par Drive	Property size (acres): 43.83	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Golf Association Inc., 1527 Tryon Rd, Raleigh,NC 27603		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, Smith Anderson, on behalf of Raleigh Leased Housing Associates I, LLLP		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): Signed by: 1A3013F8A1F74C7...		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	**OFFICE USE ONLY** Rezoning case #
Existing zoning: R-4 and R-10 w/ SRPOD	Proposed zoning: RX-4 -CU w/ SRPOD	_____

Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- District shall be prohibited: Boardinghouse; Dormitory, fraternity, sorority; Emergency Shelter type B.

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.

Signed by:
1A3013F8A1F74C7...

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.

1. All but a half-acre of the 43.83-acre property is designated Private Open Space on the Future Land Use Map because the property is currently a private golf course. The proposed rezoning of the property to an RX zoning district is consistent with the Moderate Scale Residential and Mediuam Scale Residential designation of adjoining property, including the apartment developments located in the middle of the property and to the north of the property, as well as the adjacent Renaissance Park neighborhood to the east.

2. The Urban Form Map shows that a portion of the subject site is located in a Frequent Transit Area because the site is about 1/2 mile from a planned transit station on the southern BRT line. The Comprehensive Plan provides that heights of 4 stories are appropriate in areas designated Moderate Scale Residential that are served by high levels of transit.

3. The property is adjacent to the area addressed in the Southern Gateway Corridor Plan. The rezoning facilitates residential uses adjacent to established neighborhoods consistent with the Corridor Plan.

4. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 (Conditional Use District COnsistency); LU 2.5 (Healthy Communities); LU 2.6 (Zoning and Infrastructure Impacts); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-use); LU 4.5 (Connectivity); LU 4.6 (Transit-oriented Development); LU 4.7 (Capitalizing on Transit Access); LU 4.19 (Missing Middle Housing); LU 5.1 (Reinforcing the Urban Pattern); LU 6.2 (Complimentary Land Uses and Urban Vitality); LU 8.1 (Housing Variety); LU 8.17 (Zoning for Housing Opportunity and Choice); EP 1.1 (Greenhouse Gas Reduction; and H 1.8 (Zoning for Housing).

Public Benefits

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

1. The requested rezoning would allow increased land use intensity in an area with good access to existing and planned transit and employment options.

2. The requested rezoning would expand the housing supply in an area close to existing public transit and future service improvements, including a planned BRT station.

3. Residential development in this area of the City will allow for more people to live with reduced automobile reliance, likely reducing per capita carbon emissions for residents of any duture development on the site, thus advancing the City's goals of addressing climate change.

4. The requested rezoning would permit the conversion of a golf course into much-needed housing, which will achieve an expansion of the housing supply without displacing current City residents or businesses.

5. The requested rezoning would allow for a variety of housing types, including apartments and townhomes, and greater unit density for residential uses.

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.

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).	☐	✔	☐	☐	☐

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SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

November 7, 2024

Re: Notice of neighborhood meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road (PINs: 1702058722, 0792940241, 0792945214)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road, Raleigh, North Carolina (PINs: 1702058722, 0792940241, 0792945214) (the "Property"). The neighborhood meeting will be held on November 18, 2024, at 7:00 p.m. in the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, North Carolina 27603.

The Property is currently zoned Residential-4 with Special Residential Parking Overlay (R-4 with SRPOD) and Residential-10 with Special Residential Parking Overlay (R-10 with SRPOD), and the applicant proposes rezoning the Property to Residential Mixed Use with 4 stories (RX-4). The enclosed maps show the location of the Property and the current zoning of the neighborhood. At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting. 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

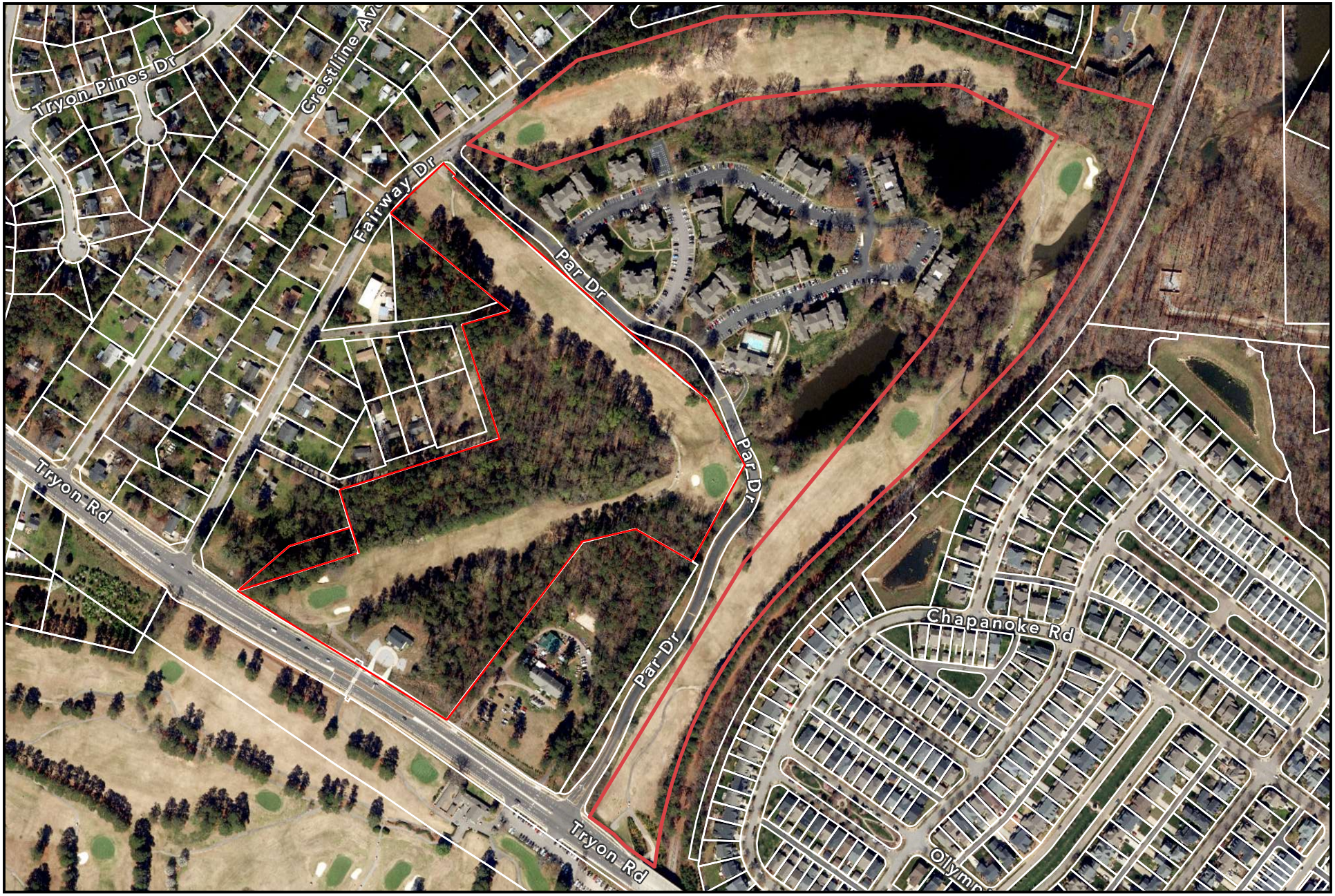
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

Toby R. Coleman

enclosures

#12732172v1



1600, 1604, 1610 Tryon Road

N

0 200 400 800 ft

1 inch equals 400 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.*

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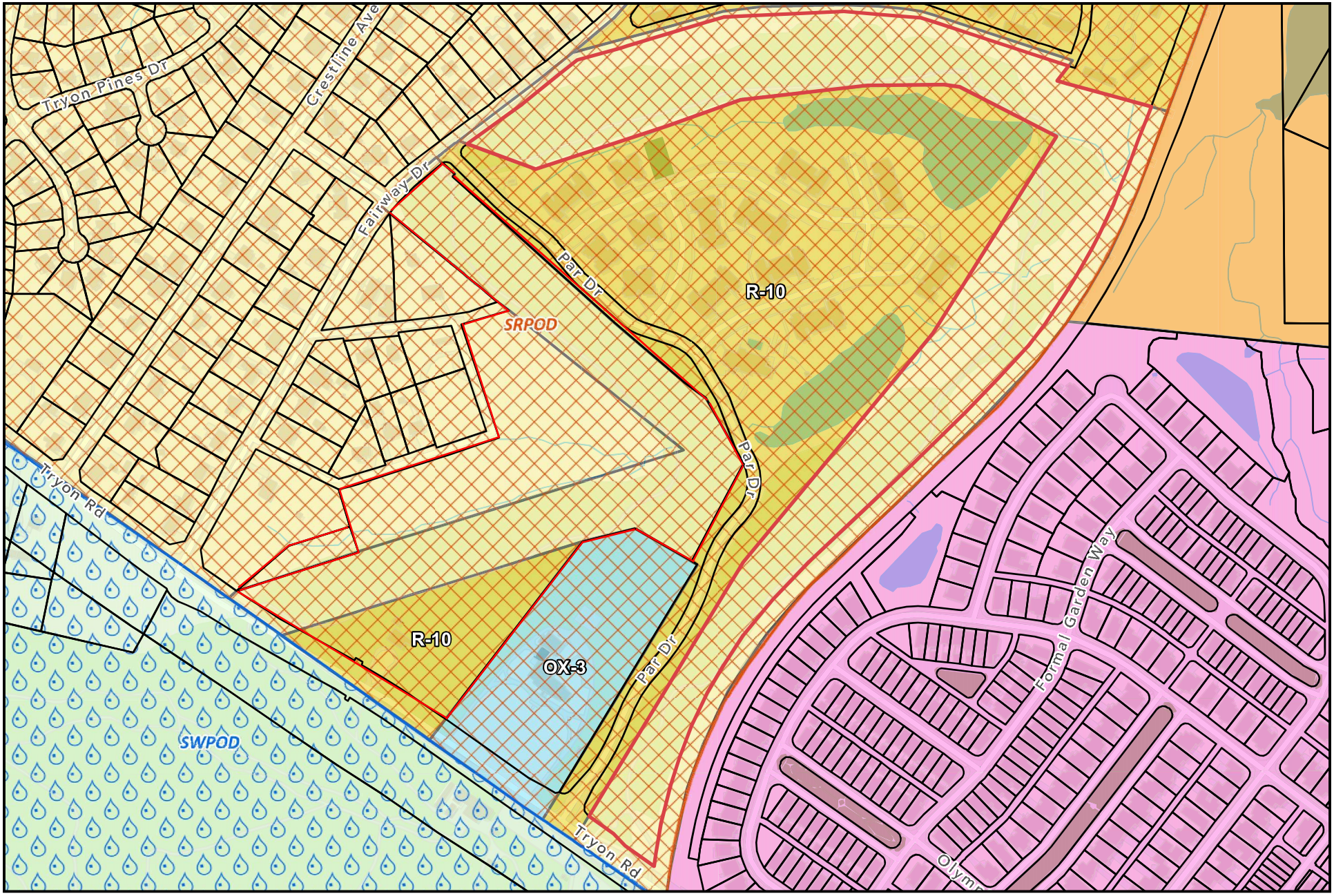

1600, 1604, 1610 Tryon Road

N

0 200 400 800 ft

1 inch equals 400 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.*

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Docusign Envelope ID: 94EF8AA3-BE2C-4A7F-A0DD-B61B46BFAF55

SUMMARY OF ISSUES

A neighborhood meeting was held on 11/18/24 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Rd. (property address). The neighborhood meeting was held at Carolina Pines Community Center (location). There were approximately 23 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concerns about crime.
Property value impact of new development on surrounding properties.
Perception that there is too much affordable housing in area.
Lack of sidewalks and lack of street maintenance on Fairway Drive.
Desirability of multifamily development.
Traffic.
Concerns about homeless people.
Pedestrian safety on Fairway Drive, including need for sidewalks.

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SUMMARY OF ISSUES

A neighborhood meeting was held on 11/18/24 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Rd. (property address). The neighborhood meeting was held at Carolina Pines Community Center (location). There were approximately 23 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Litter on Fairway Drive.
Preference for owner occupied homes over rental units.
Stormwater impacts of new development.
How multifamily development would be managed by ownership.
Landscaped buffers between new development and adjoining single-family homes.
Need for new development to have adequate parking that is not located in a manner that negatively impacts neighboring homes.

Docusign Envelope ID: 94EF8AA3-BE2C-4A7F-A0DD-B61B46BFAF55

ATTENDANCE ROSTER

NAME	ADDRESS
Richard & Peggy Brown	
Amy Harris	2901 Fairway Dr
Bobby Norris	2901 Fairway Dr
Gray Creech	2528 Wake Dr
Stephen Horney	RGA
Mark Fleming	RGA
Bob Edgerton	1919 Tryon Rd
Clint Moser	2606 Fairway Dr
Robert Miles	1028 Chapanoke Rd.
Emma Spearman Gillespie	2811 Fairway Drive
Bryan Thornton	2408 Fairway Dr., Rd
Dennis Corbin	2801 Crestline Ave.
Mark Truelove	3840 Olympia Drive
Fred Tsaver	2501 Crestline Ave
Douglas Walls	2704 Fairway Drive
Kay Crowder	2800 Crestline Ave
Williams Gerald Cordato	1616 Brunel Cr.
James McConnell	1614 B. Bruce Circle

REVISION 11.08.24

raleighnc.gov

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ATTENDANCE ROSTER	
NAME	ADDRESS
CHRIS FAIRWEATHER	2610 FAIRWAY DR.

Docusign Envelope ID: 94EF8AA3-BE2C-4A7F-A0DD-B61B46BFAF55

ATTENDANCE ROSTER	
NAME	**ADDRESS**
Matthew Ward	2812 Crestline Ave.
Denise Tarantino	2500 Crestline Ave
Leslie Wolcott	2704 Fairway Drive

SUMMARY OF ISSUES

A neighborhood meeting was held on April 22, 2025 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Road (property address). The neighborhood meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road (location). There were approximately 37 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concern about number of apartments in general area.
Desire for retail/commercial uses that are walkable from surrounding neighborhoods.
For portion of property developed as income-restricted affordable apartments, questions about who would qualify.
Discussed quality of design and product and value of potential development.
Discussed number of units and number of potential new residents..
Discussion of police response time in area and capacity of nearby Wake County schools.
Desire for traffic light at intersection of Tryon Road and Fairway Drive if permitted by NCDOT.
Discussed where access drives would be located for development and how those access drives may impact existing residents in Fairway Drive area.

SUMMARY OF ISSUES

A neighborhood meeting was held on April 22, 2025 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Road (property address). The neighborhood meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road (location). There were approximately 37 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Desire for landscaped buffer between development on 1604 and 1610 Tryon Road parcels and Bruce Circle residences.
Discussed stormwater impacts of development.
Concerns about increased traffic resulting from development of properties.
Concern about impact of development on home value.
Concern about littering on Fairway Drive and trash collection in development.
Interest in bus route on Tryon Road.
Desire to preserve open space.

4/22

ATTENDANCE ROSTER

NAME	ADDRESS
Dawn Eason	2901 Crestline Ave. Ral.
Robert Miles	1028 Chapanoke Rd.
BRYAN THORNTON	2408 FAIRWAY DR
Pamela James	1103 Suffolk Blvd.
Emma Speckman	2811 Fairway Drive
SEAN GILLESPIE	2811 FAIRWAY DR.
Brenda + Dennis Corbett	2801 Crestline Ave.
CHRIS FAIRWEATHER	2610 FAIRWAY DR.
ANTHONY McLEOD	1329 PALACE GARDEN WAY
Cameron Griffin	1012 Chapanoke Rd
ALAN STEINBECK	STP VENTURES/CITY OF RALEIGH
Crowell Bowers	2900 Piney Ct, Raleigh, NC
Brian Thomas	1121 Harper Road
Allen James	1526 Tryon Rd

REVISION 11.08.24

4/22

ATTENDANCE ROSTER

NAME	ADDRESS
Richard & Peggy Brown	2718 Crestline Ave Rd
WIN STEPHENS	2524 CRESTLINE AVE 27603
Duane Williams	1625 Bruce Circle
GENE B COBB	2025 NANCY ANN DR
DAN & DENISE ROEDER	2716 TRYON PINES DR
Haley Ward	2812 Crestline Ave.
Denise Tarantino	2500 Crestline Ave.
LaurieBeth Hull	1016 Chapanoke Road
MARK HUFFER	1217 CHAPANOKE RD
FRED TERVER	2501 Crestline Ave
JAMES MCDONNELL	1609 BRUCE CIRCLE
Dan Green	1000 CHAPANOKE RD
Ron Boyd	3813 Olympia Drive
Rachel Tarantino	2500 Crestline Ave

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

April 11, 2025

Re: Notice of neighborhood meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road (PINs: 1702058722, 0792940241, 0792945214), Rezoning Case # Z-52-24

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road, Raleigh, North Carolina (PINs: 1702058722, 0792940241, 0792945214) (the "Property"). The proposed rezoning is rezoning case Z-52-24. The neighborhood meeting will be held on April 22nd, 2025, at 6:00 p.m. in the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, North Carolina 27603.

The Property is currently zoned Residential-4 with Special Residential Parking Overlay (R-4 with SRPOD) and Residential-10 with Special Residential Parking Overlay (R-10 with SRPOD), and the applicant proposes rezoning the Property to Residential Mixed Use with 4 stories (RX-4). The enclosed maps show the location of the Property and the current zoning of the neighborhood. At the Neighborhood Meeting, we will provide updates on the the proposed rezoning, including the potential zoning conditions for the development of the Property and changes to the rezoning since the first neighborhood meeting.

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 further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Erin Klinger
Raleigh Planning & Development
erin.klinger@raleighnc.gov
or Metra Sheshbaradaran at 919-996-2638

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

Toby R. Coleman

enclosures

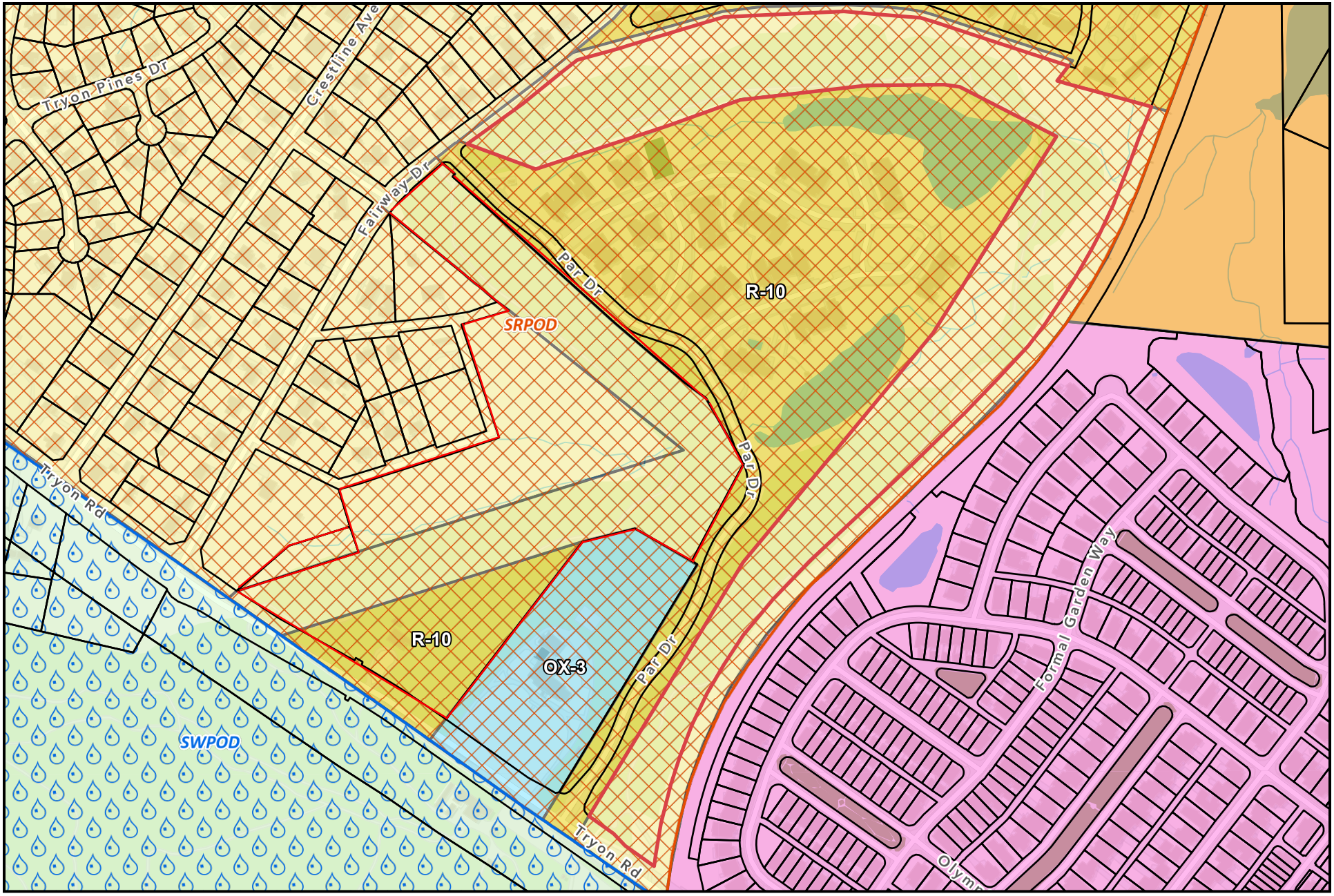
1600, 1604, 1610 Tryon Road

N

0 200 400 800 ft

1 inch equals 400 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.*



1600, 1604, 1610 Tryon Road

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SUMMARY OF ISSUES

A neighborhood meeting was held on April 22, 2025 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Road (property address). The neighborhood meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road (location). There were approximately 37 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Concern about number of apartments in general area.
Desire for retail/commercial uses that are walkable from surrounding neighborhoods.
For portion of property developed as income-restricted affordable apartments, questions about who would qualify.
Discussed quality of design and product and value of potential development.
Discussed number of units and number of potential new residents..
Discussion of police response time in area and capacity of nearby Wake County schools.
Desire for traffic light at intersection of Tryon Road and Fairway Drive if permitted by NCDOT.
Discussed where access drives would be located for development and how those access drives may impact existing residents in Fairway Drive area.

SUMMARY OF ISSUES

A neighborhood meeting was held on April 22, 2025 (date) to discuss a potential rezoning located at 1600, 1604 and 1610 Tryon Road (property address). The neighborhood meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road (location). There were approximately 37 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Desire for landscaped buffer between development on 1604 and 1610 Tryon Road parcels and Bruce Circle residences.
Discussed stormwater impacts of development.
Concerns about increased traffic resulting from development of properties.
Concern about impact of development on home value.
Concern about littering on Fairway Drive and trash collection in development.
Interest in bus route on Tryon Road.
Desire to preserve open space.

ATTENDANCE ROSTER	
NAME	ADDRESS
GENE B COBB	2025 NANCY ANN DR., RALEIGH, N.C.
Felecia / Franklin D	816 Suffolk Blvd, Raleigh NC
WIN STEPHENS	2524 CRESTLINE AVE, RAL, NC
Erin Klinger	4208 Prelude St, Raleigh, NC
Banks Family	1024 Chaparoke Rd Raleigh, NC
Gary A. Zuttle	677 Democracy Raleigh
Bill Toalson	2812 Fairway Dr, Raleigh
Stephen Brown	2615 Tryon Pines dr.
Leslie Walcoff	2704 Fairway Dr.
FRED HELD	2719 CRESTLINE AVE

SMITH, ANDERSON, BLOUNT,
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27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

April 25, 2025

Re: Notice of neighborhood meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road (PINs: 1702058722, 0792940241, 0792945214), Rezoning Case # Z-52-24

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1600, 1604, and 1610 Tryon Road, Raleigh, North Carolina (PINs: 1702058722, 0792940241, 0792945214) (the "Property"). The proposed rezoning is rezoning case Z-52-24. The neighborhood meeting will be held on May 5th, 2025, at 6:00 p.m. in the Peach Road Community Center located at 911 Ileagnes Road, Raleigh, North Carolina 27603.

NOTE THAT THIS MAY 5 NEIGHBORHOOD MEETING IS HAPPENING LESS THAN TWO WEEKS AFTER THE APRIL 22 NEIGHBORHOOD MEETING ON THIS REZONING. THE MAY 5 NEIGHBORHOOD MEETING IS BEING NOTICED AND HELD TO ENSURE THAT THE CITY'S NOTIFICATION CRITERIA FOR THE SECOND NEIGHBORHOOD MEETING ARE MET.

The Property is currently zoned Residential-4 with Special Residential Parking Overlay (R-4 with SRPOD) and Residential-10 with Special Residential Parking Overlay (R-10 with SRPOD), and the applicant proposes rezoning the Property to Residential Mixed Use with 4 stories (RX-4). The enclosed maps show the location of the Property and the current zoning of the neighborhood. At the Neighborhood Meeting, we will provide updates on the proposed rezoning, including the potential zoning conditions for the development of the Property and changes to the rezoning since the first two neighborhood meetings.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants 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 further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Erin Klinger
Raleigh Planning & Development
erin.klinger@raleighnc.gov
or Metra Sheshbaradaran at 919-996-2638

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

Toby R. Coleman

enclosures

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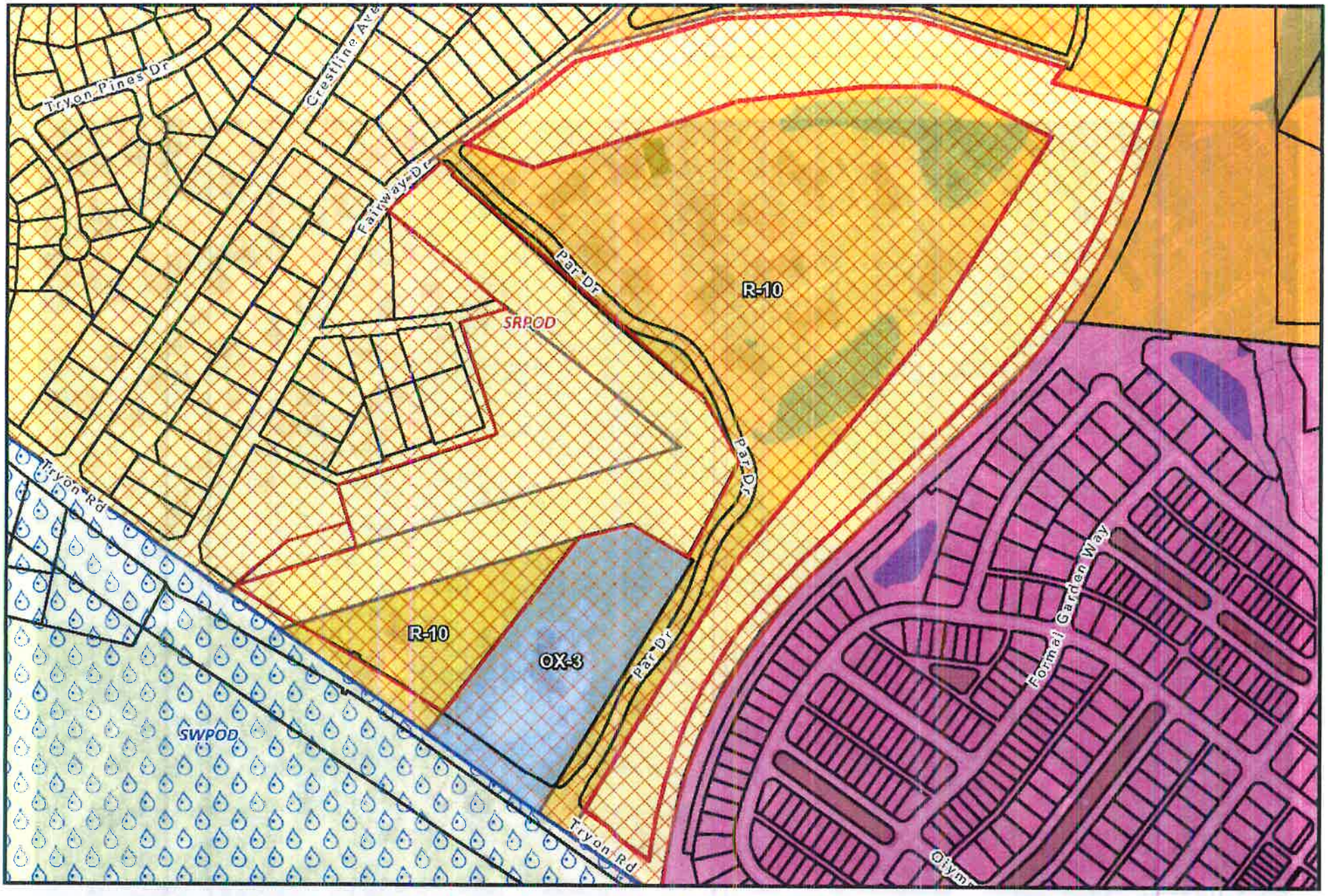
Tryon Rd
Tryon Rd



1600, 1604, 1610 Tryon Road

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1600, 1604, 1610 Tryon Rd (Z-52-24)

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
53	0	0	0

What is your ZIP code?

No data to display...

What is your age?

No data to display...

What is your gender identity?

No data to display...

What is your ethnic identification?

No data to display...

What is your racial identity? (Please select all that apply.)

No data to display...

What is your marital status?

No data to display...

Do you identify as person with a disability?

No data to display...

What is your highest formal education level?

No data to display...

What is your current employment status? Please select all that apply.

No data to display...

What is your approximate household income?

No data to display...

Do you rent or own your home?

No data to display...

I speak English as my first language.

No data to display...

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