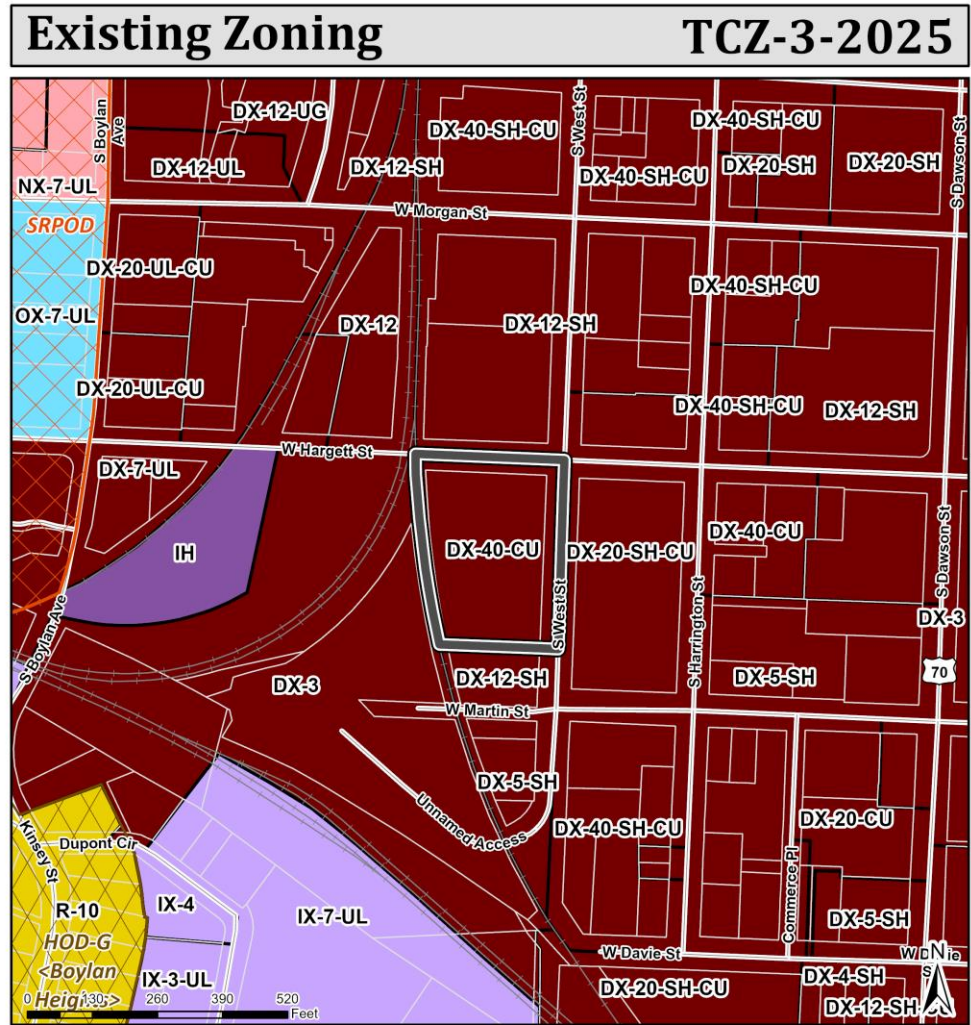


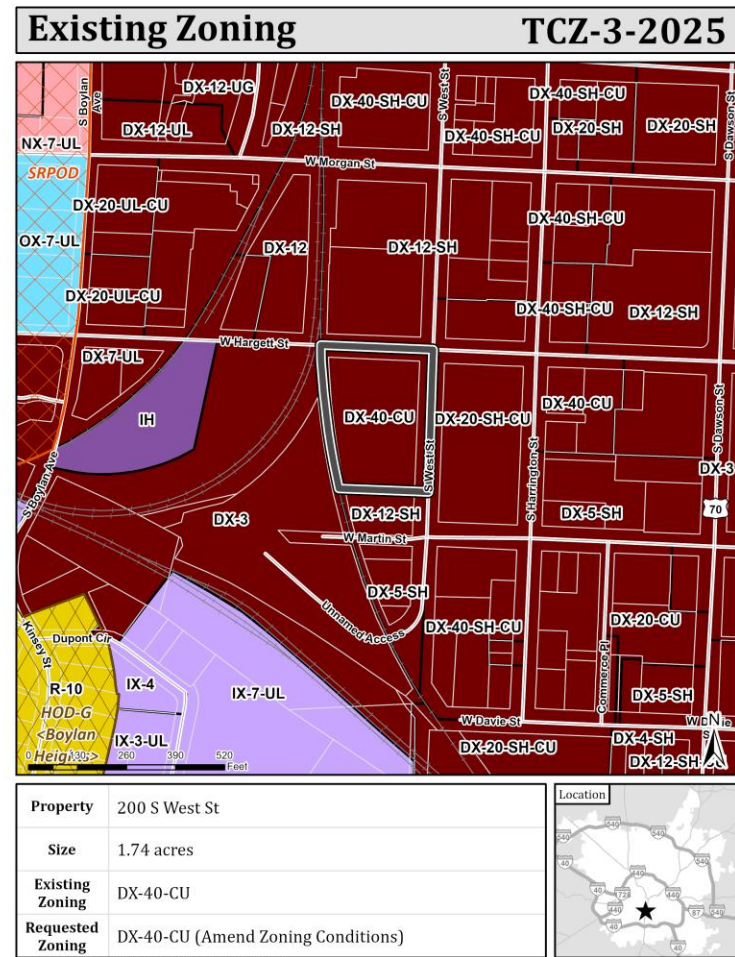
Rezoning TCZ-3-25

Hannah Reckhow



200 S West Street

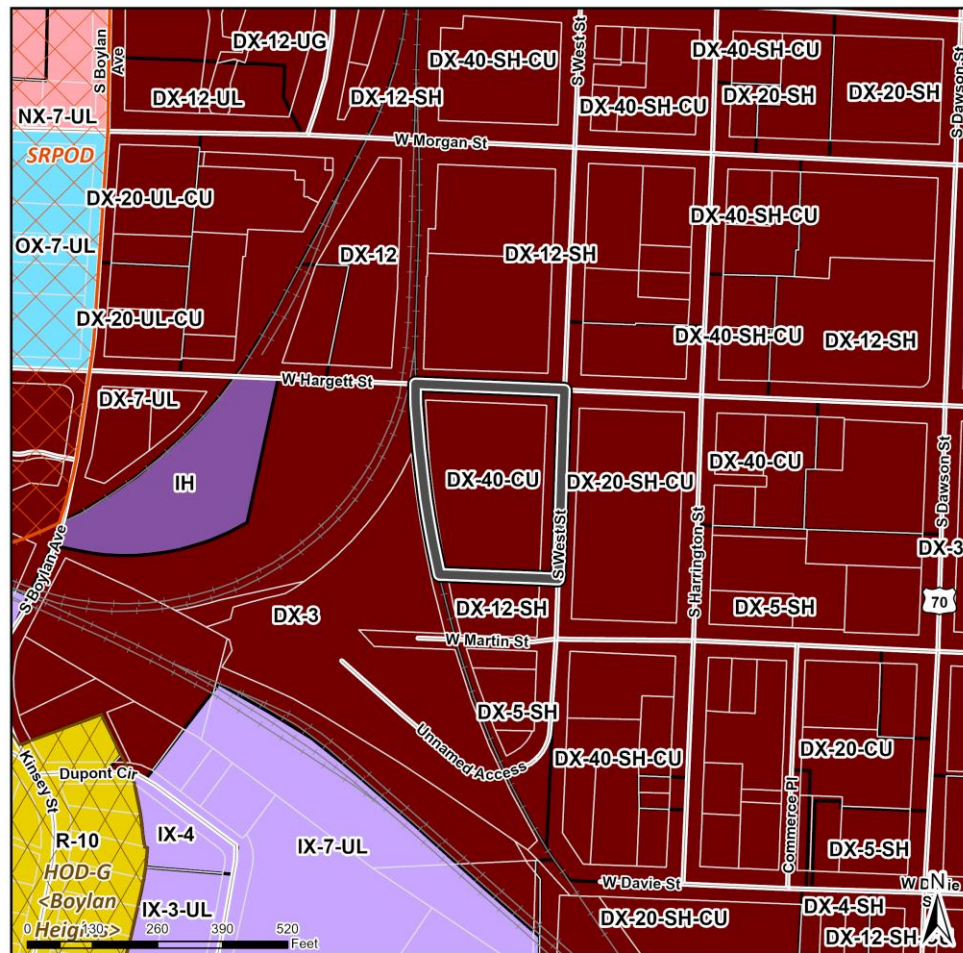
- Request to amend the zoning conditions for 1.74 acres zoned DX-40-CU.
- Planning Commission recommends approval (4-2).



Zoning in the area is
predominantly
Downtown Mixed Use.

Existing Zoning

TCZ-3-2025





HILLSBOROUGH ST

MORGAN ST

HARGETT ST

HARRINGTON ST

WEST ST

MARTIN ST

DAWSON ST

Site



Site



Summary of Proposed Conditions

1. The following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.

Summary of Proposed Conditions

2. If dwelling units are constructed on the property, the property owner will dedicate no less than 20 units or either (i) provide a minimum of 10% of dwelling units, whichever is greater, as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy. The, or (ii) contribute to the City an amount equal to \$40,000 multiplied by a number equal to 10% of the total dwelling units provided on site, with payment due prior to issuance of a certificate of occupancy for any dwelling unit. If option (i) is elected, (a) the rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An, (b) an Affordable Housing Deed Restriction in a form approved by the City 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. Affordable, (c) affordable units offered within this condition shall be constructed concurrently with the project's market rate units. The, and (d) the property owner shall certify to the City compliance with this zoning condition on an annual basis.

Summary of Proposed Conditions

3. Any principal building/structure shall be a mixed-use building type.
4. No on-site parking shall be permitted between the building and West Hargett Street, South West Street, or West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.
5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.
6. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
7. Where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps shall not be discernible along the perimeter of any parking structure. Architectural and vegetative screens must be used to articulate the façade, hide parked vehicles, and shield lighting.

Summary of Proposed Conditions

8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.
9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.

Existing vs. Proposed Zoning

	Existing Zoning	Proposed Zoning
Zoning	DX-40-CU	DX-40-CU
Acreage	1.74	
Maximum Units	1,644	1,644
Office (square feet)	860,888	860,888
Retail (square feet)	139,433	139,433

Comprehensive Plan Analysis

✓ Consistent with the Comprehensive Plan

- Consistent with the Future Land Use Map
(Central Business District)
- Consistent with the Urban Form Map
- (Downtown)

Comprehensive Plan Analysis

✓ Consistent Policies

- LU 1.2 Future Land Use Map and Zoning Consistency
- LU 1.3 Conditional Use District Consistency
- LU 2.6 Zoning and Infrastructure Impacts
- LU 2.2 Compact Development
- LU 4.7 Capitalizing on Transit Access
- LU 4.8 Station Area Land Uses
- LU 5.1 Reinforcing the Urban Pattern
- UD 1.10 Frontage

Recommendations

Planning Commission recommends Approval (4-2)

The request is reasonable and in the public interest because development under proposed zoning will contribute to the vibrancy and urban form of downtown.