



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13414

CASE INFORMATION: Z-2-25 BRAGG STREET

Location	Northeast corner of the Bragg Street and South Blount Street intersection Address: 201 Bragg Street PIN: 1703736990 Link to iMaps
Current Zoning	Residential-10-South Park Neighborhood Conservation Overlay District (R-10 w/ NCOD)
Requested Zoning	Neighborhood Mixed Use-3 stories- South Park Neighborhood Conservation Overlay District (NX-3 w/ NCOD)
Area of Request	0.07 acres
Corporate Limits	The property is within the city limits.
Property Owner	Catherine and Arnold Brown
Applicant	Ashley Hum, on behalf of the property owners
Council District	C
PC Recommendation Deadline	August 23, 2025

SUMMARY OF PROPOSED CONDITIONS

1. None.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential
Urban Form	Frequent Transit Area
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 2.6 Zoning and Infrastructure Impacts
	● LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use
	● LU 4.7 Capitalizing on Transit Access
	● LU 7.4 Scale and Design of New Commercial Uses
	● LU 7.6 Pedestrian Friendly Development
	● LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods
	● UD 1.10 Frontage
□ UD 5.7 Neighborhood Commerce	
□ AP-SP 4 Character of South Park Infill	

Inconsistent Policies ● Key Policy □ Area Specific Guidance	●	LU 1.2 Future Land Use and Zoning Consistency
	□	AP-SP 2 South Park Focal Point

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
12/19/2024 2 attendees	5/27/2025 6 attendees	June 24, 2025	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
107	9	0	19

Summary of Comments: There are mix of comments in support and in opposition of the case. Some commenters support the rezoning, noting that the current business is limited and that allowing more flexible commercial uses—such as a coffee shop, deli, or yoga studio—would bring much-needed retail and services to the neighborhood. They see the rezoning as a chance to revitalize a long-standing property and better serve residents. Others are dislike the property's current use as a smoke shop and convenience store.

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	Expanding neighborhood serving commercial uses in an established residential area will provide convenience and improve walkability for the community.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel only from Low Scale Residential to Neighborhood Mixed Use.
Recommendation	Approve
Motion and Vote	Motion: Fox; Second: Neptune; In favor: Bennett, Cochrane, Fox, Miller, Neptune, Omokaiye, Otwell and Shelburne; Opposed: O’Haver
Reason for Opposed Vote(s)	Mr. O’Haver stated that he was not familiar enough with the permitted uses in the Neighborhood Mixed Use District to vote in favor of the request.

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. 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
 Planning and Development Assistant Director

Date: 6/24/2025

Staff Coordinator: Matthew Klem: (919) 996-2676; matthew.klem@raleighnc.gov



REZONING STAFF REPORT – Z-2-25

General Use District

OVERVIEW

This request seeks to rezone the property from Residential-10 with South Park Neighborhood Conservation Overlay District (R-10 w/ NCOD) to Neighborhood Mixed Use-3 stories with South Park Neighborhood Conservation Overlay District (NX-3 w/ NCOD). The change in zoning would permit neighborhood serving uses on the property. While the requested zoning category would otherwise permit 3-story buildings, the request maintains the South Park NCOD which limits building height to 28.7 feet, effectively limiting potential future development to 2-stories. The South Park NCOD also regulates lot size, width, setbacks, building entrance, and on-site parking location.

The 0.07-acre property is located at the northeast corner of the South Blount Street and Bragg Street intersection. The site is currently developed with a 1,160 square foot structure built in 1930. The structure is currently in use as a retail sales establishment called the Bragg Street Smoke Shop. The non-residential use of the property is currently permitted as an existing non-conforming use, as the commercial use of the site predates its residential zoning. The requirements of the non-conforming use restrict the operations of the property to retail sales. Rezoning the site to Neighborhood Mixed Use would make the existing use a conforming use, and expand the permitted uses to include indoor recreation, personal services, hair salon, and eating establishment, in addition to mixed-use developments.

The East Raleigh-South Park National Register Historic District (NRHD) was designated in 1990. The district's historic designation report summary notes that the neighborhood's statewide significance stems from its distinction as "one of the largest and most historic, relatively intact urban black residential and cultural concentrations in North Carolina." The site includes one corner parcel located within the boundaries of the East Raleigh-South Park National Register Historic District (NRHD). The existing building is a ca. 1920 contributing historic resource in the district. The historic district designation report describes the property thusly: "1-bay front-gabled commercial building; brick siding; very intact; plate-glass windows; exposed rafter-ends; awnings; aluminum siding in gable."

The lot is situated at the southern edge of the East Raleigh-South Park NRHD. Although this area of the historic district has experienced high levels of demolition and redevelopment since its designation in 1990 – particularly along S. Blount St. – the sites immediately adjacent to the subject property along its eastern and northern boundary remain contributing historic resources in the district.

The subject property is adjacent to residential uses to the west, north, and east with corresponding R-10 zoning and the South Park NCOD. Directly across the street to the south is the recently rezoned (2019) and currently developing [South Blount Street Planned Development](#) that covers the full 3.5-acre block. The South Blount Street PD permits a maximum of 100 dwelling units and 10,000 square feet of commercial space. The base

zoning standards for the South Blount Street PD is the Neighborhood Mixed Use (NX-) district with a 5-story maximum building height. The PD provides additional regulation of uses and built form. Beyond the South Blount Street PD to the south and west, are several hundred acres zoned for industrial mixed use and heavy industrial uses that follow the Hammond Drive and South Wilmington Street corridors.

The Future Land Use Map identifies the subject site within a Low Scale Residential area. The rezoning site is located within the Bus Rapid Transit Area and a few feet outside of a Transit Station Area associated with the Southern Bus Rapid Transit corridor. Together, these policies would support zoning of Residential Mixed Use (RX-).

More generally, the subject property is located south of Downtown Raleigh and is roughly a 20-minute walk or 5-minute bike ride from the downtown city center.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-10 w/ South Park NCOD	NX-3 w/ South Park NCOD
Total Acreage	0.07	
Maximum Height	28.7 feet ¹	28.7 feet ¹
Setbacks: Front	Front yard setback: Within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet. ¹	Front yard setback: Within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet. ¹
Side	5'	0' to 6'
Rear	15'	0' to 6'
Build-to's:		
Primary street	8' to 30' ¹	8' to 30' ¹
Side street	-	5' minimum
Max. # of Residential Units	3	6
Max. Gross Office SF	-	1,647
Max. Gross Retail SF	1,160 ²	1,647
Max. Gross Industrial SF	-	-

*These are estimates presented to provide context for analysis.

¹ South Park NCOD Standards

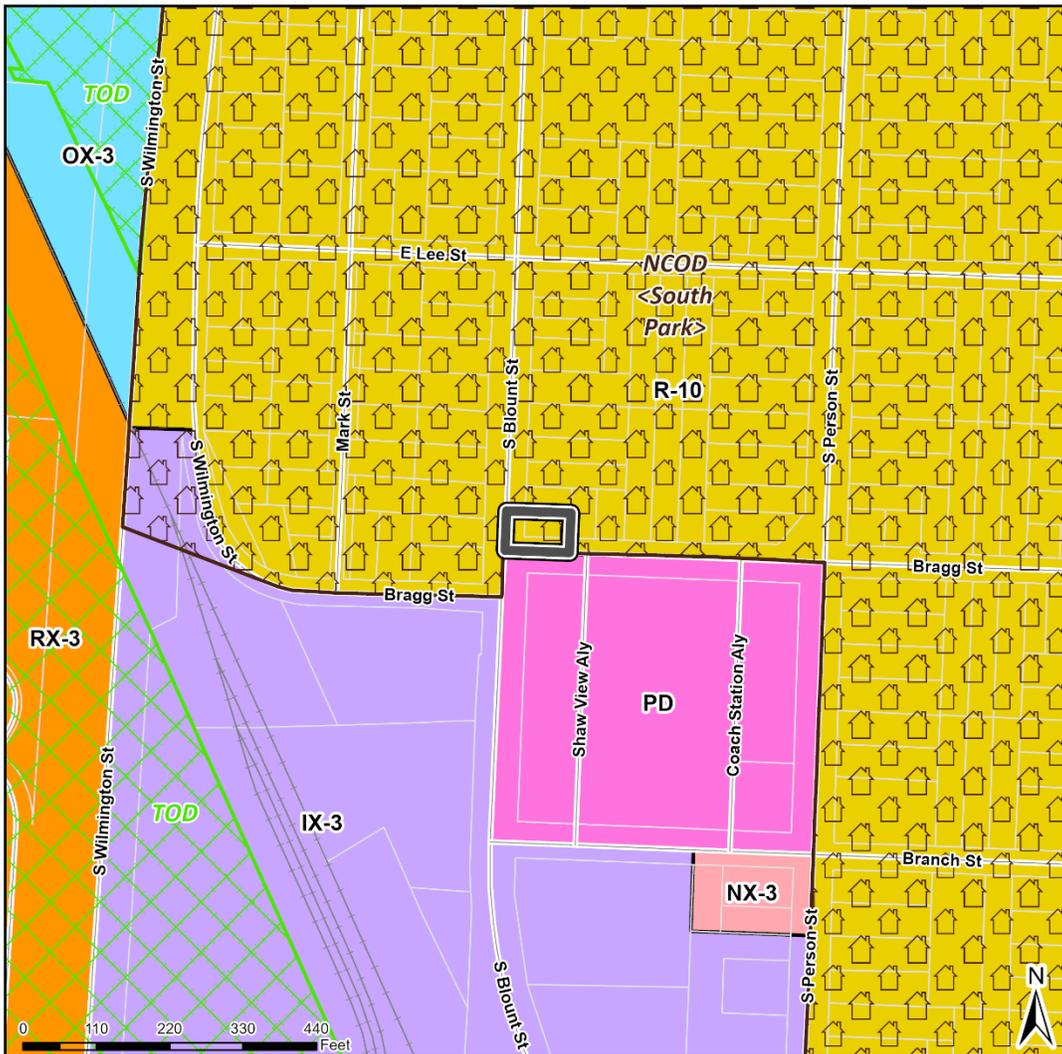
² Retail square footage permitted as an existing nonconforming use.

OUTSTANDING ISSUES

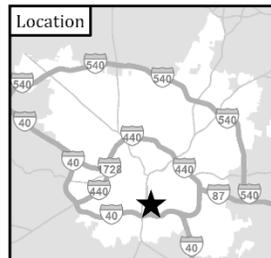
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-2-2025



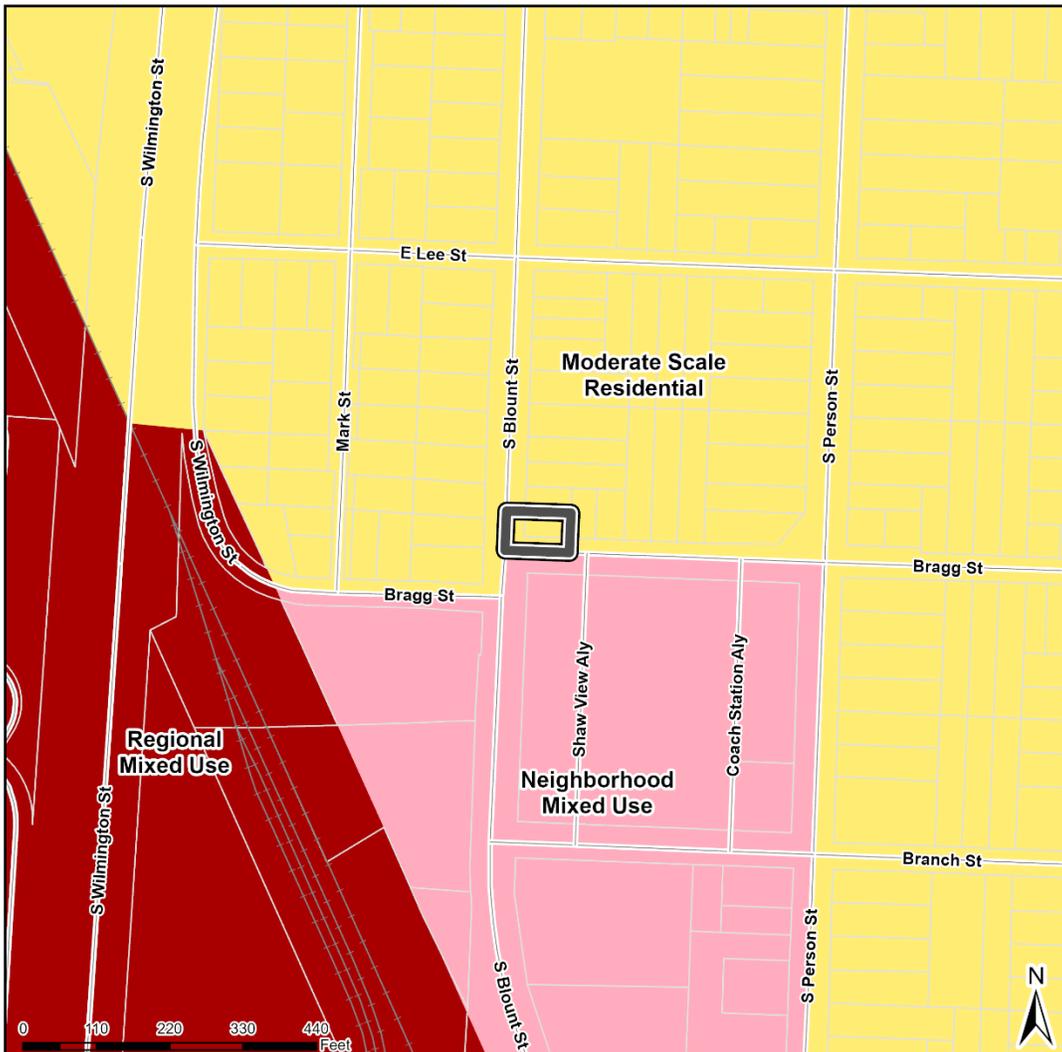
Property	201 Bragg St
Size	0.07 acres
Existing Zoning	R-10 w/ NCOD
Requested Zoning	NX-3 w/ NCOD



Map by Raleigh Department of Planning and Development (mcgrogom): 3/11/2025

Future Land Use

Z-2-2025



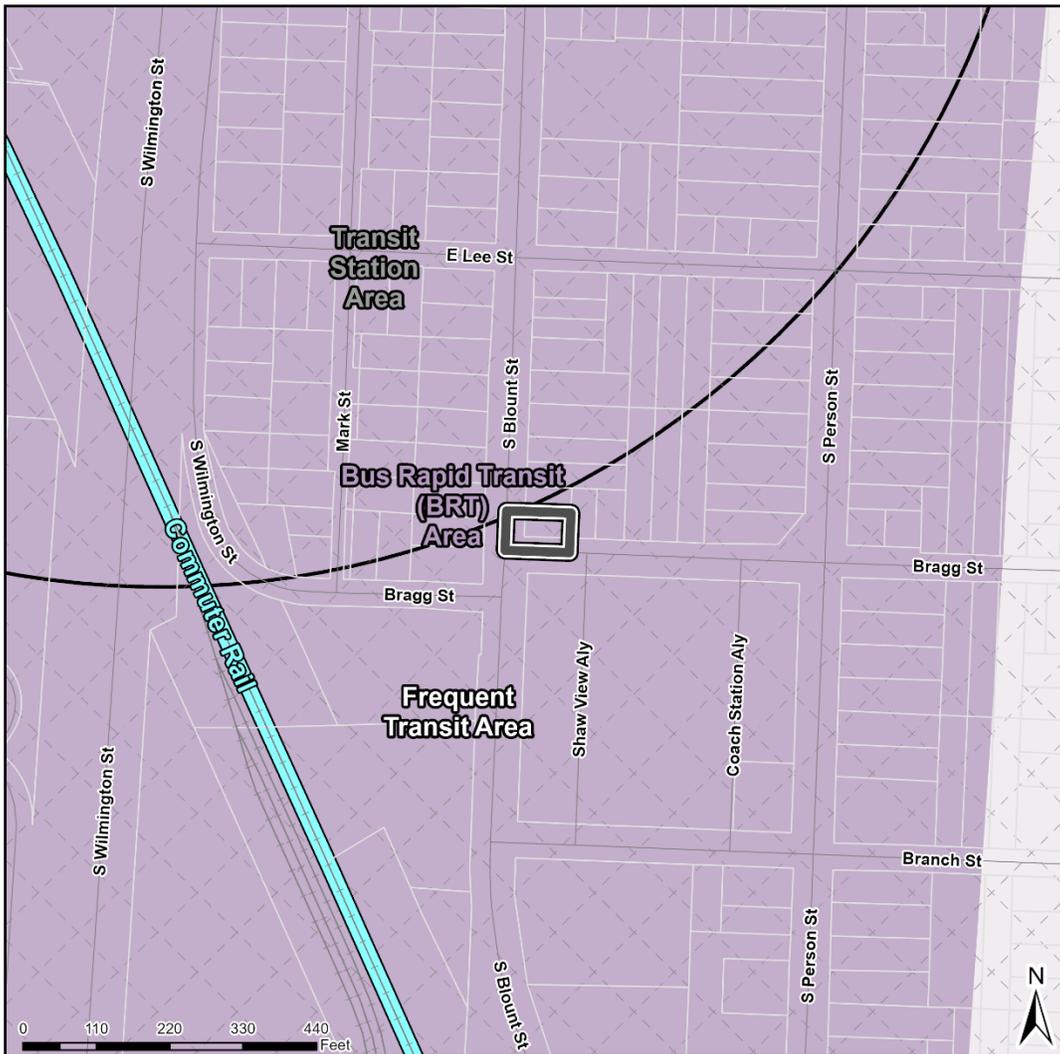
Property	201 Bragg St
Size	0.07 acres
Existing Zoning	R-10 w/ NCOD
Requested Zoning	NX-3 w/ NCOD



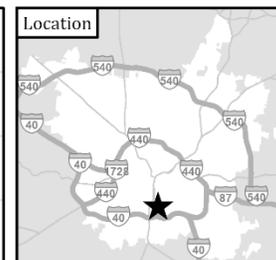
Map by Raleigh Department of Planning and Development (mcgregorm); 3/11/2025

Urban Form

Z-2-2025



Property	201 Bragg St
Size	0.07 acres
Existing Zoning	R-10 w/ NCOD
Requested Zoning	NX-3 w/ NCOD



Map by Raleigh Department of Planning and Development (mcgregorm); 3/11/2025

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 2030 Comprehensive Plan. Permitting small scale neighborhood serving commercial uses in established, walkable, and centrally located communities is supported by several Comprehensive Plan policies.

Considering the rezoning request maintains the existing South Park NCOD, which requires new development be consistent with the existing built form of the South Park neighborhood, expanding uses within the required dimensional standards of the NCOD will allow the continuation and expansion of a long-standing non-residential use in a manner consistent with 2030 Comprehensive Plan guidance.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Growing Successful Neighborhoods and Communities	This vision theme supports maintaining NCODs and expanding neighborhood commercial uses to serve existing and new residents. Permitting a wider range of neighborhood-serving uses on the subject site, while maintaining the size and scale of new structures through maintaining the NCOD, will complement the built form of the neighborhood while expanding access to goods and services. This balanced approach supports careful infill development that meets the needs of a growing and diverse population, improves walkability, and strengthens local businesses.

Consistency	Vision Theme	Analysis
Consistent	Managing Our Growth	This vision theme encourages integrated land through green development practices such as encouraging walkable communities. Permitting small-scale neighborhood commercial uses is consistent with this theme, as it supports mixed-use development that reduces the need for car travel, strengthens the local economy, and ensures that daily needs can be met within walking or biking distance. This approach helps manage growth responsibly by coordinating land use with infrastructure capacity and promoting livable, resilient communities.
Consistent	Coordinating Land Use and Transportation	This vision theme encourages mixed use development in areas within proximity to transit service. Permitting neighborhood-serving commercial uses in the area further supports this theme by allowing residents to meet daily needs close to home, reducing vehicle trips, encouraging active transportation, and fostering complete communities where land use and mobility systems work together to improve quality of life and reduce infrastructure strain.

Future Land Use

Future Land Use designation: FLUM category

The request is: **Consistent** **Inconsistent** with the Future Land Use Map.

The Future Land Use Map identifies the subject site within a Low Scale Residential Area. The rezoning site is located within the Bus Rapid Transit Area and a few feet outside of a Transit Station Area associated with the Southern Bus Rapid Transit corridor. Together, these policies would support zoning of Residential Mixed Use (RX-).

The requested zoning is the 'next step up' in land use intensity from Residential Mixed Use: Neighborhood Mixed Use. While inconsistent with the Future Land Use Map, the rezoning request seeks to legalize a long-standing neighborhood commercial use. Considering the South Park NCOD will remain in place, ensuring built form of any new building on site to be similar size and scale to the district, expanding the range of permitted neighborhood serving uses can be established without negatively impacting the community at large.

Infrastructure

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

City Streets and utilities are accessible and sufficient to serve the property. NFPA standards for response time are currently met. Refer to the Fire Service Report before for comments and additional context.

Urban Form

Urban Form designation: Urban Form category

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

Other (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Overview: The Urban Form Map identifies the site within the Bus Rapid Transit Area which suggest an urban frontage zoning designation be applied to the site.

Compatibility: While an urban frontage designation is not requested in the rezoning application, the South Park NCOD requires similar development standards. The South Park NCOD requires a build-to range of 8-feet to 30-feet. An urban frontage, depending on which one selected, would require a similar range. Development under the South Park NCOD paired with the small size and narrow geometry of the site, development of any new structures would satisfy the intent of the Urban Form Map.

Public Benefits of the Proposed Rezoning

- Expanding neighborhood serving commercial uses in an established residential area will provide convenience and improve walkability for the community.
- Maintaining the South Park NCOD while permitting a broader range of neighborhood serving uses will allow the neighborhood to grow in to a more walkable community, reducing unmercenary car trips for daily necessities, casual dining, or recreational activities while maintain the built form of the South Park neighborhood.

Detriments of the Proposed Rezoning

- None identified.

Policy Guidance

The rezoning request is **consistent** with the following policies:

Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 2.6 Zoning and Infrastructure Impacts
		LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 7.4 Scale and Design of New Commercial Uses
	●	LU 7.6 Pedestrian Friendly Development
		LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods
	●	UD 1.10 Frontage
		UD 5.7 Neighborhood Commerce
	□	AP-SP 4 Character of South Park Infil

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 (□).

● Future Land Use Map and Zoning Consistency

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

□ AP-SP 2 South Park Focal Point

Encourage commercial, office, and residential uses in the area defined by Person Street, Bragg Street, Hammond Road, and Hoke Street in order to create a neighborhood focal point and economic development opportunity for the South Park area.

- The rezoning request sites Neighborhood Mixed Use (NX-) zoning in an area identified as Moderate Scale Residential on the Future Land Use Map. The subject site is also outside of the South Park Focal Point, identified in the South Park small area plan.
- While inconsistent with these policies, the site is across the street from the South Park Focal Point and has historically operated as a neighborhood serving commercial use. Expanding the range of permitted neighborhood serving uses can be established without negatively impacting the neighborhood given the nature of uses permitted in the Neighborhood Mixed Use (NX-) zoning and the dimensional standards of the South Park NCOD.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	60	Some errands can be accomplished on foot.
Transit Score	30	61	Good access to transit with several options in the surrounding area.
Bike Score	41	70	Relatively flat and ideal bike infrastructure.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	82	The surrounding are benefits from access to frequent transit service, resulting in lower costs for transportation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	98	The subject site is situated a few blocks south of the central business district. Extremely optimal access to jobs.

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	No

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 proposal would permit additional units, though the overall number is limited due to the building height permitted in the NCOD.
Is naturally occurring affordable housing present on the site?	No	The subject property is used for commercial use.
Does it include any subsidized units?	NO	-
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	-	
Is it within walking distance of transit?	Yes	

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	65	37
People of Color Population (%)	73	46
Low Income Population (%)	60	29
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	21	8
Population under Age 5 (%)	4	6
Population over Age 64 (%)	6	11
% change in median gross rent since 2016	10.9	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*?	72.5	The site's census tract has a much lower life expectancy than the city average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There are industrially zoned lands to the southwest.
Are there hazardous waste facilities located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	Yes	The site is located in census tract 509 which is considered a food desert. The closest grocery store is Weaver Street Market which is approximately 1.6 miles away.

*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 site was annexed in to the city in 1907 long before the Civil Rights Act of 1965.
Has the area around the site ever been the subject of an urban renewal program*?	Yes	The subject site is within the South Park Redevelopment Plan .
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups*?	None found	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires*?	None found	

*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 rezoning request improves housing, employment, and transportation options by permitting slightly more residential entitlement on the site. More specifically, the expansion of neighborhood serving uses on the site will improve access to jobs and commercial amenities in an established neighborhood, making walking a viable transportation option for trips to the shop, restaurant, or other neighborhood business.

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, existing residents of the area display a higher degree of economic vulnerability than the average Raleigh resident, according to the gathered demographic data.

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: The median rent increased 10.9% between 2020 and 2023, compared to 24.9% for the city.

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, the subject site is in an area of southeast Raleigh where majority of residents are persons of color.

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: The collected indicators suggest nearby residents do have a lower life expectancy than the average resident of Raleigh. There are no identified environmental hazards nearby.

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

The following reviewers did identify potential negative impacts specific to this request:

Reviewer	Comments	
N/A	Impact:	
	Mitigation:	

Stormwater Information

Z-2-25 Bragg Street	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	Building, gravel
Subject to Impervious Limits in UDO 9.2.2.A	Yes	
Changes to UDO Max Impervious Area (9.2.2.A)	No	
Subject to 9.2.2.B to H	No	
Watershed Overlay	No	
Drainage Basin	Rocky	

Transportation & Transit Review

Site and Location Context

Location

The site is located just south of downtown Raleigh and to the east of the future Southern Bus Rapid Transit (BRT) corridor.

Area Plans

The site is located within the South Park Small Area Plan. This area plan emphasizes upholding the historic character of the South Park neighborhood while also creating a neighborhood focal point that encourages commercial, office, and residential uses in order to promote economic development opportunities for the area.

Other Projects in the Area

The future [South Park Heritage Trail](#) will run along Bragg Street, serving as the southern boundary of a 2-mile cultural trail. This project aims to highlight and celebrate the history of the South Park neighborhood. A concept design for the trail was approved by the City Council in December 2024. The project is currently in the advanced design stage with community outreach continuing throughout 2025.

The future [Southern Bus Rapid Transit \(BRT\)](#) corridor will run along South Wilmington Street, just west of the site. This project will construct dedicated transit lanes between the GoRaleigh Station and Purser Drive in Garner. Just outside of a future transit station area, a proposed BRT station is half a mile north of the site on South Street. The project is currently in the design phase.

Existing and Planned Infrastructure

Streets

Blount Street is a state-maintained facility, designated as a 4-lane divided avenue with parallel parking in the City of Raleigh Street Plan. Blount Street is a one-way southbound street that pairs with Person Street to the east. Bragg Street is a city-maintained street that is not included in the Street Plan.

Pedestrian Facilities

There is currently sidewalk along both sides of the site's Blount Street and Bragg Street frontage. Adjacent to the site, there is a Rectangular Rapid Flashing Beacon (RRFB), that allows pedestrians to safely cross Blount Street and access the bus stop on the western side.

Bicycle Facilities

On Blount Street, there is an unprotected bicycle lane on the western side.

Transit

The site is served by GoRaleigh route 21 Caraleigh, which connects the GoRaleigh station in downtown to Maywood Avenue at Lake Wheeler Road. The route runs every 15 minutes from 5:30 AM to 7:00 PM. After 7 PM, the route runs every 30 minutes until 11:30 PM.

Access

For driveways serving nonresidential uses or more than 2 residential units, the UDO requires 200' of separation and 50' spacing from the nearest intersection ([UDO 8.3.5.C.3](#)). These UDO requirements along with the sites narrow frontage on both Blount Street and Bragg Street make access to the site challenging.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-02-25 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 R-10-NCOD to NX-3-NCOD is projected to generate 2 new trips in the AM peak hour and 3 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-2-25 Existing Land Use	Daily	AM	PM
	25	1	3
Z-2-25 Current Zoning Entitlements	Daily	AM	PM
	21	1	2
Z-2-25 Proposed Zoning Maximums	Daily	AM	PM
	46	3	5
Z-2-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	25	2	3

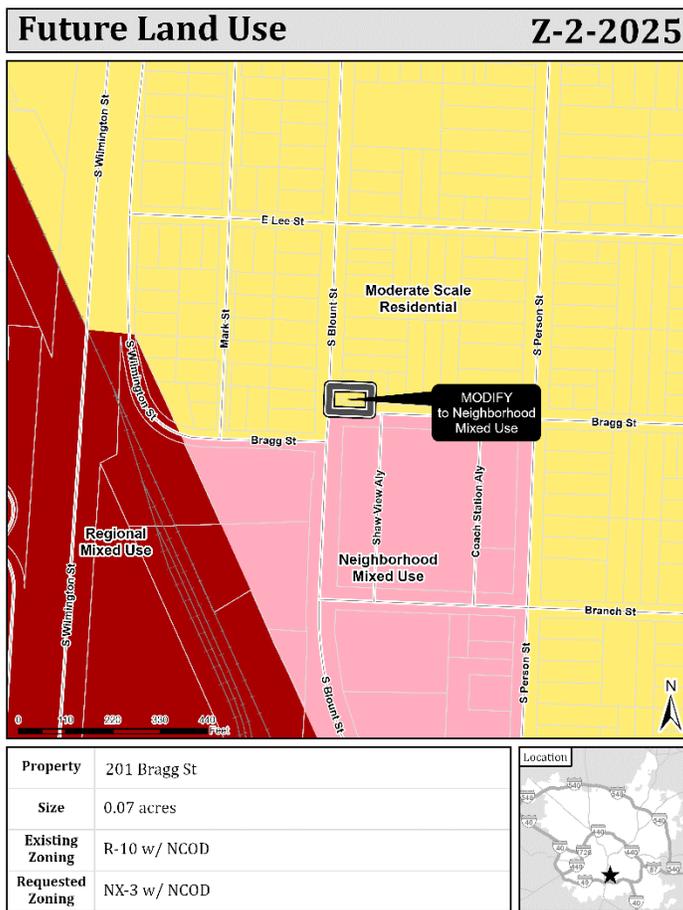


COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-2-25

OVERVIEW

If approved, the Future Land Use Map will be amended as to the subject parcel only from Low Scale Residential to Neighborhood Mixed Use.

AMENDED MAPS



IMPACT ANALYSIS

The Future Land Use Map would support neighborhood serving commercial uses in this location.