

**ORDINANCE NO. (2015) 523 ZC 721
Z-27(B)-14**

**AN ORDINANCE TO ADOPT THE CITYWIDE ZONING MAP TO FULLY
IMPLEMENT THE UNIFIED DEVELOPMENT ORDINANCE**

Whereas, the City of Raleigh adopted a new Comprehensive Plan in 2009 calling for more of the City's growth to be directed away from rural and environmentally sensitive lands, and towards major transit corridors and walkable mixed use settings;

Whereas, the adopted 2030 Comprehensive Plan contained action items that directed the City to update the development code, which had not been updated in over forty years;

Whereas, the City adopted a Unified Development Ordinance on February 18, 2013, Ordinance NO (2013) 151 TC 357;

Whereas, the recently-adopted Unified Development Ordinance, as amended, contains new mixed use zoning districts and special zoning districts to replace the legacy zoning districts of the Part 10 Zoning Code;

Whereas, this rezoning request known as Z-27(B)-14 applies these Unified Development Ordinance mixed use and special districts to approximately 35,000 parcels;

Whereas, areas zoned R-1, R-2, R-4, R-6, Special R-6, R-10 and Conservation Management, Agriculture Productive, Special Highway Overlay District-1, Special Highway Overlay District-2, Airport Overlay District, Neighborhood Conservation Overlay District, Metro Park Overlay District, General Historic Overlay District, Manufactured Housing District, Reservoir Watershed Protection Area Overlay District and the Urban Water Supply Watershed Protection Area Overlay District zoning districts were previously subjected to all provisions of the Unified Development Ordinance and properties wholly within these zoning districts are not affected by this ordinance;

Whereas, in accordance with Article 1.2 and Section 10.2.4 of the Unified Development Ordinance, the City of Raleigh drafted a new zoning map that will implement the Unified Development Ordinance to all zoning districts and properties;

Whereas, public notice was provided to property owners affected by the draft zoning map and to property owners located within 100 feet of an affected property. This public notice process, which is not required by State law, announced a public comment period whereby the City solicited comments on the draft zoning map.

Whereas, the draft zoning map was reviewed by the public between May and September 2014, comments received by staff that caused the map to be altered;

Whereas, the City of Raleigh Planning Commission held 14 public meetings to receive input, ultimately recommending unanimous approval based on the Findings and Reasons contained within Certified Recommendation # 11627;

Whereas, The City Council conducted three work sessions prior to the public hearing to review and discussed the Planning Commission recommended zoning map. The City Council accepted the recommendation of the Planning Commission, except as altered during the course of the work sessions;

Whereas, the City of Raleigh provided public notice in accordance with NCGS 160A-384 and sections 10.1.8 and 10.2.4 of the Unified Development Ordinance in advance of the public hearing conducted on July 7, 2015 and continued on July 21, 2015;

Whereas, Following the public hearing on July 7, 2015 and July 21, 2015 the City Council conducted eight additional work sessions to review all comments received at the public hearing on July 7, 2015 and July 21, 2015; and

Whereas, With the exception of the properties listed in section 1, the Raleigh City Council accepts and adopts the findings and reasons for approval included in the Planning Commission Certified Recommendation 11627, and makes the additional findings for approval of Z-27(B)-14,

1. The request is consistent with the 2030 Comprehensive Plan policies and guidance.
2. The 2030 Comprehensive Plan envisions city growth in terms of additional households and jobs by year 2030.
3. If growth continued on a similar trajectory, the City would run out of vacant land by year 2030.
4. The Comprehensive Plan contains mixed use land use categories that reference appropriate use categories and building height for every property in the city. Appropriate urban form is identified in specific areas of the City.
5. After years of public meetings and public input to refine the regulations, the Unified Development Ordinance was adopted in 2013. The UDO contains new mixed use zoning districts that will implement the policy guidance contained in the 2030 Comprehensive Plan.
6. The implementation of the Unified Development Ordinance will advance mixed use development. As the City continues to receive additional population, increased pressure related to growth will be experienced. The new mixed use zoning districts will encourage vertical and horizontal mixed use, which is a more efficient use of land. A mixed use development can alleviate pressure related to increased traffic and impact on the natural environment.

7. The implementation of the Unified Development Ordinance will allow multiple buildings and multiple uses on one lot and will remove density caps in the mixed use districts. These new regulations will encourage mixed use development.
8. The Unified Development Ordinance introduces new bicycle parking standards and flexible parking standards which will encourage alternative modes of transportation.
9. The implementation of the Unified Development Ordinance will provide more predictability for the public. The previous Part 10 zoning code depended upon site plan review by the Planning Commission and City Council when one or more of twenty-two triggers occurred. The Unified Development Ordinance removes this discretionary process, creates enhanced and objective development standards to be applied administratively. The Unified Development Ordinance streamlines the approval process.
10. The new urban form-related standards will promote a more walkable, transit friendly development environment. These urban standards, applied in concert with the Urban Form Map guidance contained within the 2030 Comprehensive Plan, will capitalize on present and future transit investments made by the City, County and other governmental agencies.
11. For these stated reasons, the Unified Development Ordinance zoning map is reasonable and in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:

Section 1. The City Council received the Unified Development Ordinance citywide rezoning map dated July 7, 2015, presented at the public hearing on July 7, 2015, and July 21, 2015 and accepts all recommendations of the Planning Commission contained in CR 11627, except as follows:

- a. List of changes made during the City Council work sessions, included as Attachment A;
- b. List of properties referred back the Planning Commission for further review, included as Attachment B;
- c. List of all privately-initiated rezoning actions approved between July 7, 2015 and November 17, 2015, included as Attachment C; and
- d. The properties subject to a valid statutory protest petition, each of which is subject to a separate ordinance, included as Attachment D.

With these changes, the Unified Development Ordinance rezoning map is hereby adopted and replaces the Official Zoning Map of the City of November 16 2015. The properties listed in Attachments B and D shall not be included in this ordinance and shall be the subject to separate zoning ordinances.

Section 2. The properties contained in Attachment B are removed from the UDO zoning map and remanded back to the Planning Commission for additional review. These properties were discussed during the work sessions and the commentators requested a less restrictive UDO zoning district. The Planning Commission shall review these requests and make a recommendation to the City Council. In the event that the Planning Commission does not recommend a less restrictive zoning classification, the based on the public hearing for Z-27(B)- the City Council may act accordingly.

Section 3. Privately-initiated rezoning cases that are in the review process and not yet decided by the City Council as of November 17, 2015 shall continue to be reviewed in accordance with section 10.2.4 of the Unified Development Ordinance. If privately-initiated rezoning cases are adopted prior to the effective date in section 4, then the privately-initiated zoning shall control over this ordinance and the rezoning of Z-27(B)-14 shall be void. But if no privately-initiated zoning case is approved, the property is rezoned in accordance with Z-27(B)-14.

Section 4. The Unified Development Ordinance citywide rezoning map shall be effective beginning February 14, 2016. On this effective date the previous citywide zoning map, as amended, is hereby superseded by the UDO citywide zoning map, as amended.

Section 5. Following the adoption date of this ordinance, applicants for permits and subdivisions may submit applications for development and plot plans that are compliant with all provisions contained within the Unified Development Ordinance, but final approval shall be made no earlier than the effective date established in Section 4.

Applicants may choose to submit applications for development compliant with the Part 10 Zoning Code between the adoption date and the effective date established in Section 4. The application of either code shall be specified at time of submittal. Completed applications submitted during this period will be processed in accordance with either the Part 10 Code or the Unified Development Ordinance, as specified by the applicant. No submittal for development plans and permits under the Part 10 Zoning Code will be permitted on or after the effective date established in Section 4 that did not sunset.

For such site plans that were submitted prior to the effective date of the Unified Development Ordinance (September 1, 2013), the previous Part 10 Code standards shall apply. For such site plans that were submitted after September 1, 2013, chapters 8, 9 and 10 of the Unified Development Ordinance shall apply in addition to the Part 10 zoning code regulations.

Section 6. Following the adoption date of this ordinance, the Part 10 zoning code shall be used for those submittals referenced in Section 5 of this ordinance. Where a previously-approved zoning conditions reference a term that is defined in the Part 10 code and not defined in the UDO, the Part 10 code definition shall apply. The Part 10 Zoning Code shall be used after

the effective date established in Section 4 to provide clarity in interpreting zoning conditions that reference a specific Part 10 zoning code section or defined term.

Upon the effective date established in Section 4 the method for measurement shall be regulated by the Unified Development Ordinance, regardless of language contained within any conditional use zoning district.

Section 7. Each separate and discrete area that was rezoned by this ordinance shall be severable. If this ordinance and the UDO rezoning map or application thereof to any person, property or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, or other portions of the UDO rezoning map which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 8. Upon the effective date established in Section 4, the Unified Development Ordinance shall be renamed from the Part 10A code to the Part 10 code.

Section 9. Changes to the Unified Development Ordinance Zoning Map adopted on November 17, 2015 made after the adoption date but prior to the effective date established in section 4 , may be made by the staff for the following reasons:

- a. Changes made by the City Council prior to the adoption date; and
- b. Technical corrections to address a drafting error made during the creation of the zoning map, such as a misinterpretation of a previous City Council directive or drafting error.

Section 11. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

Section 12. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 13. This ordinance shall be enforced by law as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar (\$50.00) limit in G.S. 14-4 (a) or similar limitations.

ADOPTED: November 17, 2015

EFFECTIVE: February 14, 2016

DISTRIBUTION: Planning – Bowers, Crane, Strickland
Department Heads
City Attorney – Botvinick, Hargrove

Attachment A: Changes to UDO Zoning Map Made by City Council

Council Work Session Item #	Site Address	PIN	Public Hearing Zoning	Change
1	5205 Hillsborough St	0784530059	IH w/SRPOD	IX-3-PL w/SRPOD
2	5301 Hillsborough St	0784424777	IH w/SRPOD	IX-3-PL w/SRPOD
3	0 Glenwood Ave	0768914024	IX-3-PK w/AOD	R-4 w/AOD
34	710 Glenwood Ave	1704427474	RX-3	R-10
34	712 Glenwood Ave	1704427581	RX-3	R-10
34	810 Glenwood Ave	1704428921	RX-3	R-10
34	900 Glenwood Ave	1704438032	RX-3	R-10
34	901 Glenwood Ave	1704436115	RX-3	R-10
34	1110 Glenwood Ave	1704439925	RX-3	R-10
34	1114 Glenwood Ave	1704449012	RX-3	R-10
34	1218 Glenwood Ave	1704449358	RX-3	R-10
34	607 Adams St	1704449080	RX-3	R-10
34	1117 Filmore St	1704531912	RX-3	R-10
34	1205 Filmore St	1704541232	RX-3	R-10
34	1315 Filmore St	1704541874	RX-3	R-10
34	510 Tilden St	1704439045	RX-3	R-10
34	611 Washington St	1704439684	RX-3	R-10
34	614 Wills Forest St	1704435119	RX-3	R-10
35	1440 Rock Quarry Rd	1713319493	IX-5 w/SHOD-1	CX-5 w/SHOD-1
35	2003 S State St	1713314042	IX-5 w/SHOD-1	CX-5 w/SHOD-1
40	618 Elm St	1704929168	RX-3	R-10
40	601 Honey Ln	1704929311	RX-3	R-10
40	605 Honey Ln	1714020209	RX-3	R-10
40	609 Honey Ln	1714020353	RX-3	R-10
40	615 Watauga	1714020196	RX-3	R-10

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	St			
40	617 Watauga St	1714020282	RX-3	R-10
40	623 Watauga St	1714020396	RX-3	R-10
40	125 S Bloodworth St	1703888477	NX-5-UL	OX-5-UL
40	127 S Bloodworth St	1703888357	NX-5-UL	OX-5-UL
40	110 S East St	1703889579	NX-5-UL	OX-5-UL
40	116 S East St	1703889581	NX-5-UL	OX-5-UL
40	120 S East St	1703889388	NX-5-UL	OX-5-UL
40	0 S Bloodworth St	1703888565	NX-3-DE	OX-3-DE
40	101 S Bloodworth St	1703888754	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	105 S Bloodworth St	1703888687	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	109 S Bloodworth St	1703888680	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	106 S East St	1703980609	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	410 Morson St	1703889714	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	412 Morson St	1703889750	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	416 Morson St	1703980609	NX-3-DE w/HOD-G	OX-3-DE w/HOD-G
40	6 N Bloodworth St	1703898286	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	10 N Bloodworth St	1703898383	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	13 S Bloodworth St	1703888972	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	15 S Bloodworth St	1703888868	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	17 S Bloodworth St	1703888864	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	7 N East St	1703899285	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	8 S East St	1703889981	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	404 E Edenton St	1703899361	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	416 E Edenton St	1703990320	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	405 Morson St	1703889816	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	411 Morson St	1703889886	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD

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40	400 New Bern Ave	1703888959	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	401 New Bern Ave	1703898158	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	407 New Bern Ave	1703899108	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	408 New Bern Ave	1703889918	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	411 New Bern Ave	1703899158	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	412 New Bern Ave	1703889968	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	414 New Bern Ave	1703980918	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
40	415 New Bern Ave	1703990118	NX-3-DE w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD
41	301 S Person St	1703874682	DX-3-UL	OX-3-UL
41	315 S Bloodworth St	1703878526	NX-3-UL	OX-3-UL
41	317 S Bloodworth St	1703879435	NX-3-UL	OX-3-UL
41	323 S Bloodworth St	1703878424	NX-3-UL	OX-3-UL
41	305 S Bloodworth St	1703878720	NX-3-DE	OX-3-DE
41	309 S Bloodworth St	1703878625	NX-3-DE	OX-3-DE
41	313 S Bloodworth St	1703878620	NX-3-DE	OX-3-DE
41	300 Chavis Way	1703972744	NX-3-DE	OX-3-DE
41	304 Chavis Way	1703972639	NX-3-DE	OX-3-DE
41	308 Chavis Way	1703972654	NX-3-DE	OX-3-DE
41	312 Chavis Way	1703972559	NX-3-DE	OX-3-DE
41	316 Chavis Way	1703972534	NX-3-DE	OX-3-DE
41	320 Chavis Way	1703972520	NX-3-DE	OX-3-DE
41	324 Chavis Way	1703972445	NX-3-DE	OX-3-DE
41	328 Chavis Way	1703972440	NX-3-DE	OX-3-DE
41	505 E Davie St	1703971443	NX-3-DE	OX-3-DE

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41	301 S East St	1703971745	NX-3-DE	OX-3-DE
41	303 S East St	1703971720	NX-3-DE	OX-3-DE
41	304 S East St	1703878697	NX-3-DE	OX-3-DE
41	306 S East St	1703879658	NX-3-DE	OX-3-DE
41	308 S East St	1703879644	NX-3-DE	OX-3-DE
41	309 S East St	1703971604	NX-3-DE	OX-3-DE
41	310 S East St	1703879539	NX-3-DE	OX-3-DE
41	315 S East St	1703971509	NX-3-DE	OX-3-DE
41	319 S East St	1703971515	NX-3-DE	OX-3-DE
41	323 S East St	1703971500	NX-3-DE	OX-3-DE
41	331 S East St	1703970461	NX-3-DE	OX-3-DE
41	400 E Martin St	1703877795	NX-3-DE	OX-3-DE
41	404 E Martin St	1703878725	NX-3-DE	OX-3-DE
41	408 E Martin St	1703878775	NX-3-DE	OX-3-DE
41	412 E Martin St	1703879715	NX-3-DE	OX-3-DE
41	416 E Martin St	1703879765	NX-3-DE	OX-3-DE
41	0 S Blount St	1703767279	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	601 S Blount St	1703767363	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	607 S Blount St	1703767276	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	611 S Blount St	1703767283	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	615 S Blount St	1703767178	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	206 E Lenoir St	1703767393	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	208 E Lenoir St	1703768340	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	212 E Lenoir St	1703768390	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	216 E Lenoir St	1703769330	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	218 E Lenoir St	1703769370	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	205 E South St	1703768220	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	207 E South St	1703768250	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	211 E South St	1703768290	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	213 E South St	1703769230	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	217 E South St	1703769179	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	219 E South St	1703860129	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
41	225 E South St	1703860189	DX-3-DE w/HOD-G	OX-3-DE w/HOD-G
61	234 S Boylan Ave	1703377957	DX-3	IX-3
61	236 S Boylan Ave	1703377911	DX-3	IX-3
61	706 Mountford St	1703375997	DX-3	IX-3
70	207 Fayetteville St	1703780297	DX-40-SH	DX-5-SH
70	208 Fayetteville St	1703688257	DX-40-SH	DX-5-SH
70	210 Fayetteville	1703688253	DX-40-SH	DX-5-SH

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	St			
70	218 Fayetteville St	1703688159	DX-40-SH	DX-5-SH
70	220 Fayetteville St	1703688146	DX-40-SH	DX-5-SH
70	222 Fayetteville St	1703688143	DX-40-SH	DX-5-SH
70	224 Fayetteville St	1703688048	DX-40-SH	DX-5-SH
70	228 Fayetteville St	1703688065	DX-40-SH	DX-5-SH
70	230 Fayetteville St	1703688042	DX-40-SH	DX-5-SH
70	300 Fayetteville St	1703678831	DX-40-SH	DX-5-SH
70	14 W Martin St	1703678946	DX-40-SH	DX-5-SH
70	133 Fayetteville St	1703780495	DX-40-SH	DX-7-SH
70	234 Fayetteville St	1703679916	DX-40-SH	DX-7-SH
70	400 Fayetteville St	1703678312	DX-40-SH	DX-12-SH
70	5 W Hargett St	1703689301	DX-40-SH	DX-12-SH
70	19 W Hargett St	1703688302	DX-40-SH	DX-12-SH
70	16 W Martin St	1703677987	DX-40-SH	DX-12-SH
70	333 Fayetteville St	1703771436	DX-40-SH	DX-20-SH

Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission

Council Work Session Item #	Site Address	PIN	Public Hearing Zoning
4	9721 Fonville Rd	1729471182	NX-3 w/UWPOD
4	9733 Fonville Rd	1729473029	NX-3 w/UWPOD
4	9745 Fonville Rd	1729473029	NX-3 w/UWPOD
9	230 E South St	1703861013	R-10
9	234 E South St	1703861053	R-10
9	706 S Person St	1703851915	R-10
11	0 Gresham Lake Rd	1727653974	IX-3 w/SHOD-2
13	6301 Mt Herman Rd	0778073740	IX-3-PK w/AOD
15	8024 Glenwood Ave	0787039224	OX-3-CU
21	6830 Old Wake Forest Rd	1727208758	IX-3-PL
21	5839 Capital Blvd	1727304088	CX-3-PL
21	5857 Capital Blvd	1727301427	IX-3
21	6001 Capital Blvd	1727302961	CX-3-PL
26	4205 Pleasantville Dr	1747763401	CX-3-PL-CU
26	4125 Mitchell Mill Rd	1747761226	CX-3-PL-CU
26	4133 Mitchell Mill Rd	1747763124	CX-3-PL-CU
31	10211 Lumley Rd	0768128237	CX-3-PK w/SHOD-2
31	10310 Moncreiffe Rd	0768128681	CX-3-PL & CX-3-PK
31	8911 Brier Creek Pkwy	0768128846	CX-3-PK
31	8901 Brier Creek Pkwy	0768220904	CX-3-PK
31	8851 Ellstree Ln	0768222237	CX-3-PK w/SHOD-2 & AOD
31	8811 Ellstree Ln	0768225319	CX-3-PK w/SHOD-2 & AOD
31	10370 Lumley Rd	0768233280	CX-5-PK
31	8741 Brier Creek Pkwy	0768237660	CX-5-PK
31	8801 Brier Creek Pkwy	0768239018	CX-5-PK w/SHOD-2 & AOD
31	8701 Brier Creek Pkwy	0768239676	CX-5-PK
31	10100 Lumley Rd	0768328520	OP-5-PK w/SHOD-2 & AOD
31	8651 Brier Creek Pkwy	0768334614	CX-5-PK w/SHOD-2 & AOD
31	10200 Lumley Rd	0768339078	OP-5-PK w/SHOD-2 & AOD
31	8611 Brier Creek Pkwy	0768348092	CX-5-PK w/AOD
31	8401 Brier Creek Pkwy	0768356260	CX-5-PK
31	8341 Brier Creek Pkwy	0768356389	CX-5-PK
31	8121 Brier Creek Pkwy	0768369074	CX-5-PK
31	0 Brier Creek Pkwy	0768431808	CX-5-PK w/SHOD-2 & AOD
31	8080 Arco Corporate Dr	0768435332	OP-5-PL w/SHOD-2 & AOD
31	8331 Brier Creek Pkwy	0768440719	CX-5-PK w/ part SHOD-2 & AOD
31	8161 Brier Creek Pkwy	0768454921	CX-5-PK
31	8115 Brier Creek Pkwy	0768460198	CX-5-PK

Attachment B: UDO Zoning Map Properties Referred Back to Planning Commission

31	8101 Brier Creek Pkwy	0768462322	CX-5-PK
31	8011 Brier Creek Pkwy	0768464394	CX-5-PK
31	8001 Brier Creek Pkwy	0768466576	CX-5-PK
31	8081 Arco Corporate Dr	0768531315	OP-5-PL w/SHOD-2 & AOD
31	8061 Arco Corporate Dr	0768535777	OP-5-PL w/SHOD-2 & AOD
31	8051 Arco Corporate Dr	0768547190	OP-5-PL w/SHOD-2 & AOD
31	8041 Arco Corporate Dr	0768549715	OP-5-PL w/SHOD-2 & AOD
31	8020 Arco Corporate Dr	0768551384	CX-7-PL w/AOD
31	8010 Arco Corporate Dr	0768553790	CX-7-PL w/AOD
31	7980 Arco Corporate Dr	0768555829	CX-5-PK w/AOD
31	7990 Arco Corporate Dr	0768557740	CX-5-PK w/AOD
31	8021 Arco Corporate Dr	0768559276	OP-7-PL w/SHOD-2 & AOD
31	8045 Arco Corporate Dr	0768642550	OP-5-PL w/SHOD-2 & AOD
31	8001 Arco Corporate Dr	0768652213	OP-7 w/SHOD-2 & AOD
36	3312 New Bern Ave	1724447360	CX-3-PK-CU & RX-3-PK-CU w/SHOD-1
42	1900 Blue Ridge Rd	0784786489	CX-5-UL, CX-12-UL, OX-3
43	5420 Capital Blvd	1726484341	IX-3-PK
43	5500 Capital Blvd	1726484449	IX-3-PK
43	5510 Capital Blvd	1726483612	IX-3-PK
48	600 W Hargett St	1703485792	DX-3
52	600 S Blount St	1703766323	OX-4-SH w/HOD-G
52	121 E South St	1703765249	OX-4-SH w/HOD-G
52	125 E South St	1703766221	OX-4-SH w/HOD-G
53	401 N Harrington St	1704502819	DX-12-SH
58	1408 Brookside Dr	1714157326	RX-3
62	118 E Lenoir St	1703765313	DX-4-UG w/HOD-G
62	101 E South St	1703763211	CX-4-UG
62	111 E South St	1703764221	CX-4-UG
62	117 E South St	1703764280	CX-4-UG
63	3900 Sumner Blvd	1726681771	CX-3-UL
64	4208 New Bern Ave	1724858510	IX-3-PK
65	900 Coleman St	1713147688	R-10
65	904 Coleman St	1713147692	R-10

Attachment C: Zoning Cases Approved between July 7, 2015 and November 16, 2015

Zoning Case	Effective Date	Ordinance
Z-25-2014	10/7/2015	496-ZC-715
Z-28-2014	7/21/2015	466-ZC-712
Z-42-2014	8/4/2015	470-ZC-713
Z-1-2015	9/1/2015	482-ZC-714
Z-2-2015	8/4/2015	470-ZC-713
Z-4-2015	10/7/2015	496-ZC-715
Z-7-2015	10/7/2015	496-ZC-715
Z-12-2015	8/4/2015	470-ZC-713
Z-13-2015	8/4/2015	470-ZC-713
Z-17-2015	10/7/2015	496-ZC-715
Z-18-2015	8/4/2015	470-ZC-713
Z-19-2015	10/7/2015	496-ZC-715
Z-21-2015	9/1/2015	482-ZC-714
Z-23-2015	10/7/2015	496-ZC-715
Z-24-2015	10/7/2015	496-ZC-715
Z-26-2015	9/1/2015	482-ZC-714
Z-27-2015	11/3/2015	507-ZC-717
Z-28-2015	11/3/2015	507-ZC-717
Z-29-2015	11/3/2015	507-ZC-717
Z-30-2015	10/20/2015	501-ZC-716
Z-31-2015	11/3/2015	507-ZC-717
Z-32-2015	11/3/2015	507-ZC-717
Z-33-2015	10/20/2015	501-ZC-716

Attachment D: Properties Subject to Valid Statutory Protest Petition

Address	PIN	Previous Part 10 Zoning	Approved Zoning
8104 FALLS OF NEUSE RD	(PIN: 1718105396)	O&I-1 CUD	OX-3-PL-CU
8206 FALLS OF NEUSE RD	(PIN: 1718109431)	O&I-2 & CM	OX-3-PL & CM
11110 FALLS OF NEUSE RD	(PIN: 1729212644)	R-4 with PDD Overlay and UWPOD	Planned Development
1590 DUNN RD	(PIN: 1729214636)	R-4 with PDD Overlay and UWPOD	Planned Development
1540 DUNN RD	(PIN: 1729216967)	BC CUD with UWPOD	NX-3 CU (w/ UWPOD) New conditions dated 7-31-15
1605 OCTOBER RD	(PIN: 1729219494)	R-4 with PDD Overlay and UWPOD	Planned Development
1500 DUNN RD	(PIN: 1729223012)	BC CUD with UWPOD	NX-3 CU (w/ UWPOD) New conditions dated 7-31-15
1609 OCTOBER RD	(PIN: 1729310409)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1613 OCTOBER RD	(PIN: 1729310515)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1617 OCTOBER RD	(PIN: 1729310610)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1621 OCTOBER RD	(PIN: 1729310636)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1625 OCTOBER RD	(PIN: 1729310753)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1629 OCTOBER RD	(PIN: 1729310769)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1633 OCTOBER RD	(PIN: 1729310888)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1502 NEALSTONE WAY	(PIN: 1729311474)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1501 NEALSTONE WAY	(PIN: 1729311670)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1506 MICHELLE DR	(PIN: 1729311791)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1501 MICHELLE DR	(PIN: 1729311952)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1506 NEALSTONE WAY	(PIN: 1729312433)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1505 NEALSTONE WAY	(PIN: 1729312549)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1509 NEALSTONE WAY	(PIN: 1729312598)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1510 MICHELLE DR	(PIN: 1729312750)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD

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1505 MICHELLE DR	(PIN: 1729312828)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1509 MICHELLE DR	(PIN: 1729312886)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1510 NEALSTONE WAY	(PIN: 1729313402)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1518 NEALSTONE WAY	(PIN: 1729313481)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1513 NEALSTONE WAY	(PIN: 1729313558)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1514 MICHELLE DR	(PIN: 1729313619)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1518 MICHELLE DR	(PIN: 1729313668)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1515 MICHELLE DR	(PIN: 1729313846)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1524 NEALSTONE WAY	(PIN: 1729314369)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1517 NEALSTONE WAY	(PIN: 1729314507)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1521 NEALSTONE WAY	(PIN: 1729314556)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1522 MICHELLE DR	(PIN: 1729314628)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1526 MICHELLE DR	(PIN: 1729314677)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1519 MICHELLE DR	(PIN: 1729314805)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1523 MICHELLE DR	(PIN: 1729314875)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1528 NEALSTONE WAY	(PIN: 1729315338)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1532 NEALSTONE WAY	(PIN: 1729315490)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1525 NEALSTONE WAY	(PIN: 1729315516)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1529 NEALSTONE WAY	(PIN: 1729315576)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1530 MICHELLE DR	(PIN: 1729315637)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1534 MICHELLE DR	(PIN: 1729315687)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1527 MICHELLE DR	(PIN: 1729315834)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1531 MICHELLE DR	(PIN: 1729315894)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1536 NEALSTONE WAY	(PIN: 1729316451)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1533 NEALSTONE WAY	(PIN: 1729316536)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD

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1538 MICHELLE DR	(PIN: 1729316647)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1540 NEALSTONE WAY	(PIN: 1729317412)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1544 NEALSTONE WAY	(PIN: 1729317473)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1603 GOLDEN SUN DR	(PIN: 1729317528)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1611 GOLDEN SUN DR	(PIN: 1729317626)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1541 MICHELLE DR	(PIN: 1729317813)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1545 MICHELLE DR	(PIN: 1729317873)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1548 NEALSTONE WAY	(PIN: 1729318453)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1608 GOLDEN SUN DR	(PIN: 1729318690)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1612 GOLDEN SUN DR	(PIN: 1729318696)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1549 MICHELLE DR	(PIN: 1729318855)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1600 GOLDEN SUN DR	(PIN: 1729319406)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1604 GOLDEN SUN DR	(PIN: 1729319504)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1616 GOLDEN SUN DR	(PIN: 1729319702)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD
1620 GOLDEN SUN DR	(PIN: 1729319810)	R-4 with PDD Overlay and UWPOD	Planned Development and UWPOD