

North Ridge South Potential NCOD – Neighborhood Meeting Summary

On Wednesday, March 9, 2016, at 6:00 pm, City Planning staff held a neighborhood meeting for property owners within the study area for the potential Neighborhood Conservation Overlay District (NCOD) in the North Ridge South neighborhood. The meeting was held at the Anne Gordon Center for Active Adults. 47 property owners or interested parties were in attendance, as well as six City Planning Department staff members.

The following items were discussed:

- How the study area boundaries were drawn
- Timeline for the process as it moves forward (text change and rezoning) and when signatures for the rezoning petition can be gathered
- Potential for moratorium on development/construction in the area before the NCOD is potentially approved
- How the NCOD regulations would affect changes, additions, expansions to existing properties
- Interaction between overlay regulations and base district regulations – how they work together
- Findings of the built characteristics analysis; why 75% is considered a predominant value; what minimum and maximum values mean, etc.
- North Ridge Drive property owners – request to be removed from study area or left out of rezoning application
- How does zoning or change in zoning affect property values and taxes
- How many existing NCODs are there and how many were approved in the recent past

North Ridge South – Potential Neighborhood Conservation Overlay District Q & A

Q: What is a Neighborhood Conservation Overlay District (NCOD)?

A: An NCOD is an zoning overlay district intended to preserve and enhance the general quality and appearance of older neighborhoods by regulating built environmental characteristics such as lot size, building setbacks, and building height.

An NCOD is an additional layer of development regulation that generally applies more restrictive standards than base zoning districts. Section 5.4.3 of the city's zoning code, or UDO (search for UDO at www.raleighnc.gov), has more information.

Q: What do NCODs have to do with the North Ridge South neighborhood?

A: In December 2015, residents of North Ridge South submitted a petition to City Council requesting the completion of a neighborhood built environmental characteristics analysis for the area. Specifically, the residents requested that city staff analyze how the neighborhood is currently built out in terms of lot size, lot frontage or lot width, front yard building setback, and vehicular surface area. This analysis is the first step in the potential creation of an NCOD for the North Ridge South area.

As stated in the citizens' petition, the intent behind the request is to maintain the current built character of the area and prevent subdivision of existing lots, i.e. creating two lots out of one lot.

Q: What is the purpose of the March 9 neighborhood meeting?

A: City staff is required to hold a meeting to present the results of the neighborhood built environmental characteristics analysis. The meeting will also allow property owners and residents to ask questions about NCODs and the process moving forward.

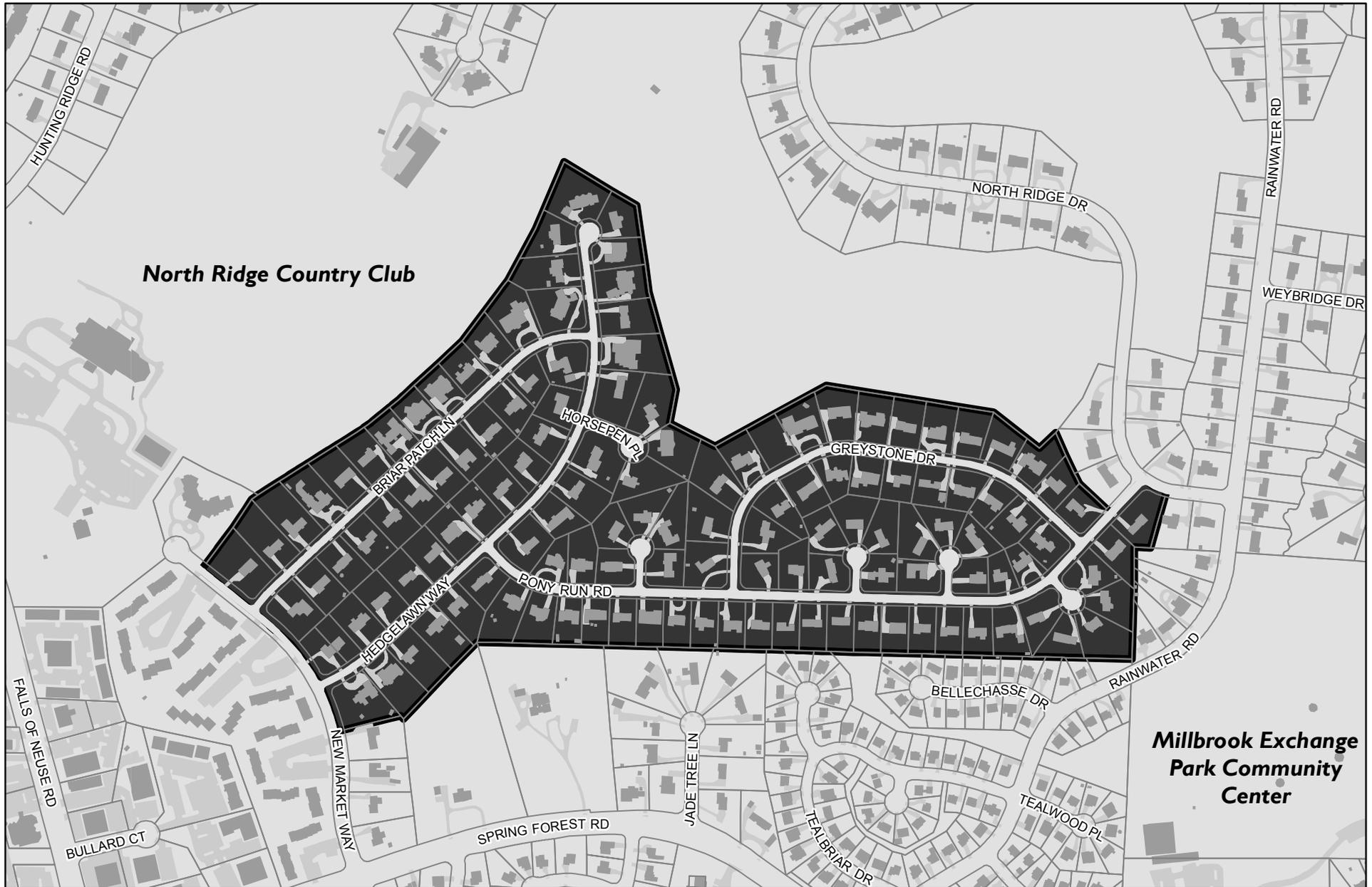
Q: What happens next?

A: City staff will present the result of the analysis and the neighborhood meeting to City Council. Council will then decide whether to authorize changes to the UDO to incorporate the built characteristics and regulations for this area. If that happens, a rezoning application may be filed to actually apply the NCOD to the neighborhood. For more information, visit www.raleighnc.gov and search for "North Ridge South NCOD".

Q: How do I get more information?

A: You can call or email Vivian Ekstrom in the Department of City Planning at 919-996-2657 or vivian.ekstrom@raleighnc.gov. You can also visit the project webpage for more information; go to www.raleighnc.gov and search for "North Ridge South NCOD".

North Ridge South: Study Area for Potential Neighborhood Conservation Overlay District*



*This map is different from the document passed out at the March 9 meeting based on the removal of the North Ridge Drive properties from the study area.

