

## Michael Waldrop

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**From:** michael@wp-cre.com  
**Subject:** Email, Dated February 29, 2024, From Robert Tate, Senior Planner, City Of Raleigh  
Relative To the Frequent Transit Development Option (FTDO) And Zoning

Good morning Mike,

The Frequent Transit Development Option (FTDO) allows for additional housing in locations with existing or planned frequent transit service. Utilizing this development option within the R-6 zoning district would unlock the apartment building type (3 stories max.) and generally allows a smaller lot area than the conventional development option. Utilizing the FTDO:

“In a residential zoning district shall contain no more than twelve 12 residential units; however, a development site may contain additional residential units provided a number of units equal at least twenty percent (20%) of the residential units over twelve (12) established within the development site shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy.”

For more information regarding regulation and additional requirements view UDO [Section 2.7.1. Frequent Transit Development Option](#). The FTDO could be a more practical option than rezoning, more so if you're short on time and it provides the desired density you seek.

If the FTDO in the R-6 zoning district is insufficient for a potential project, the [Rezoning Process](#) begins with a Pre-Application Conference. This meeting with staff is low stakes, where you receive feedback on your potential request using the city's growth and development policy. A property owner is not required to attend this meeting but is required to initiate a rezoning request. For your reference and convenience, I've attached a Pre-Application Conference Request Form. Return a completed form back to me if you're interested in scheduling a meeting with staff.

Let me know if you have any questions.

**Robert Tate, MURP**  
Senior Planner

**City of Raleigh**  
**Planning and Development**  
**Comprehensive Planning**  
One Exchange Plaza | Suite 300  
Raleigh, NC 27601  
919-996-2235  
[Raleighnc.gov](http://Raleighnc.gov)

Michael Waldrop  
Waldrop Properties, LLC  
**Commercial Real Estate Solutions**  
3700 Computer Drive, Suite 240  
Raleigh, North Carolina 27609  
919-645-1605 tel  
919-645-1606 fax

919-612-6696 cell  
[michael@wp-cre.com](mailto:michael@wp-cre.com)  
[www.waldropproperties.com](http://www.waldropproperties.com)  
[www.twitter.com/MichaelWaldrop](http://www.twitter.com/MichaelWaldrop)

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