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To: Neighboring Property Owner  
From: Molly Stuart  
Date: February 9, 2026  
Re: Neighborhood Meeting regarding 405 and 416 Dorothea Drive (collectively, the "Property")

We are counsel for the Housing Authority of the City of Raleigh, which plans to rezone the above-captioned Property. The current zoning is Residential Mixed Use - up to 3 stories -Transit Overlay District (RX-3 (TOD)) and is proposed to be rezoned to Downtown Mixed Use - up to 12 stories- Conditional Use - Transit Overlay District (DX-12-CU (TOD)). The purpose of the zoning request is to permit Downtown Mixed-Use development of the site at a maximum height of 12 stories. You are invited to attend a neighborhood meeting on **February 19, 2026**, from 6pm to 7pm. The meeting will be held at 971 Harp St., Raleigh, NC.

After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda, packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-19-25.

If you have further questions about the rezoning process, please contact:

Matthew Burns, CZO  
Senior Planner  
Raleigh Planning & Development  
(919) 996-4641  
[matthew.burns@raleighnc.gov](mailto:matthew.burns@raleighnc.gov)

If you have any concerns or questions about this potential rezoning, I can be reached at:

Molly Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Stuart".

### Aerial Photo



## Zoning

