

Date: July 16, 2021

Re: Property Located at 912 Hodges Street

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Tuesday, July 27<sup>th</sup>, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of 912 Hodges Street. The current zoning designation is a combination of CX-3, CX-3-PL, R-10, and Conservation Management (CM). The proposed zoning designation is Planned Development (PD) to accommodate a multifamily development with supporting commercial programming. The tree preservation within the existing CM zoned areas will be retained/expanded as part of this PD rezoning effort. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

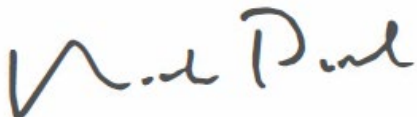
Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf  
Raleigh Planning & Development  
(919)996-2180  
[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

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

Mack Paul  
Morningstar Law Group  
919-590-0377  
[mpaul@mstarlaw.com](mailto:mpaul@mstarlaw.com)

Sincerely,

A handwritten signature in dark ink, appearing to read "Mack Paul", is written below the typed name and contact information.

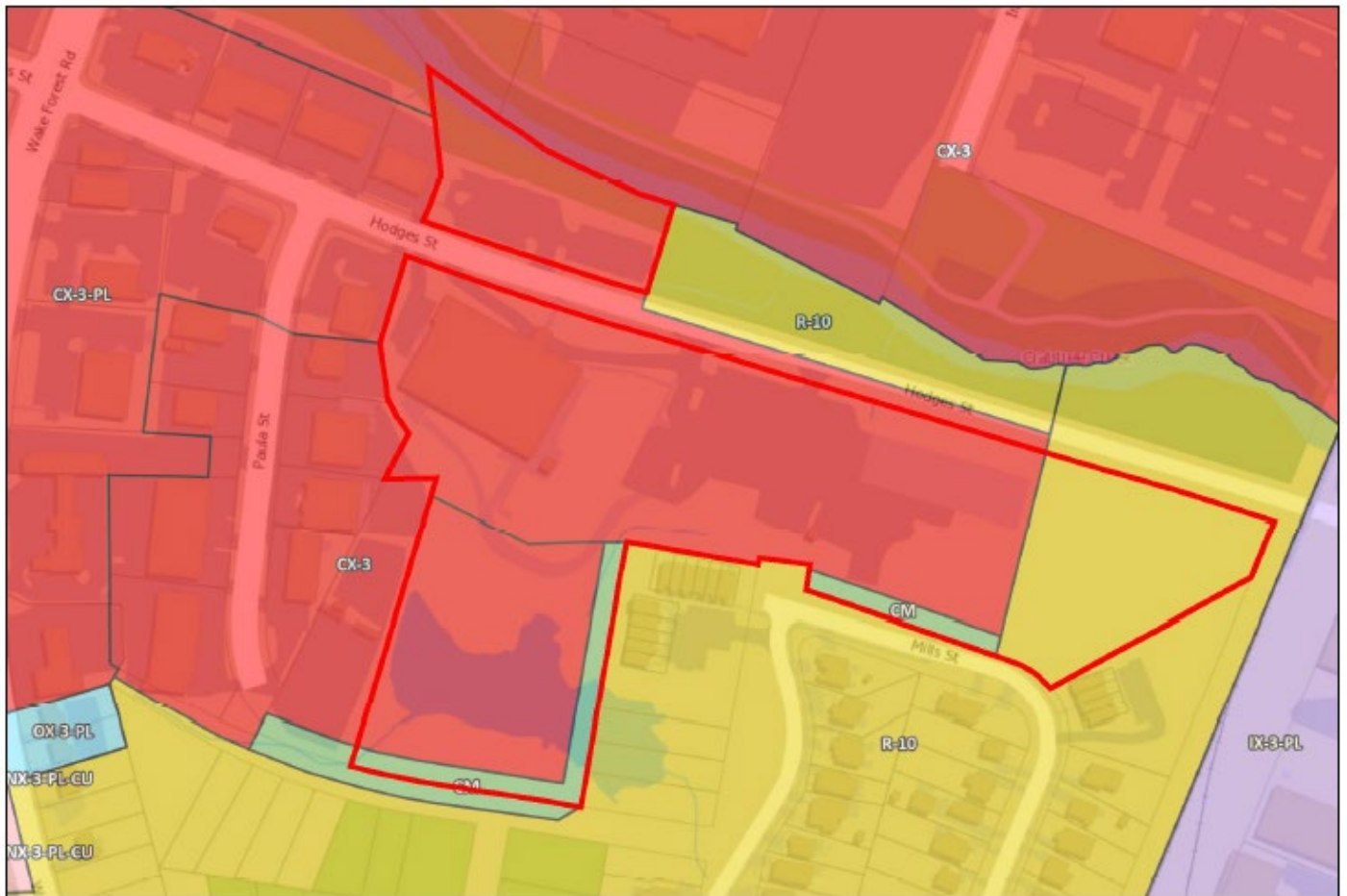
## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



## Zoning







#### SITE DATA

ACRES: ± 13.28 AC  
PIN: 1715117286  
EXISTING ZONING: CX-3; CM; R-10  
PROPOSED ZONING: PD

#### DEVELOPMENT SUMMARY

POD A: ± 8.96 AC  
POD B: ± 4.32 AC  
TOTAL SITE AREA: ± 13.28 AC  
MAX. FLOOR AREA: ± 390,000 SF  
MAX. RESIDENTIAL UNITS: ± 345 DU  
MAX. BUILDING HEIGHT: 5 STORIES

#### LEGEND

- MAJOR STREET
- MINOR STREET
- PEDESTRIAN CONNECTION
- GREENWAY TRAIL
- CRABTREE CREEK
- PD BOUNDARY
- TREE PRESERVATION
- PROPOSED COMMUNITY AMENITY
- FUTURE GREENWAY CONNECTION

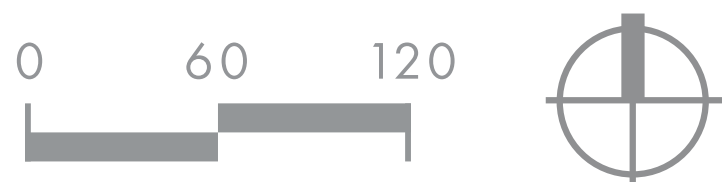
#### NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
- THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
- THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



# HODGES STREET | LAND USE PLAN

RALEIGH, NC



JULY 14, 2021

21-RDU-002

555 Fayetteville St. 3rd Floor Raleigh, NC 27601 | urbandesignpartners.com | 919.275.5002



**How to Participate in the July 27, 2021 Neighborhood Meeting**  
**Re: 912 Hodges Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [bit.ly/mlg07272021mtg](https://bit.ly/mlg07272021mtg) to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 962 7918 5401
  - Enter password: 977093
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input checked="" type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # <hr/>
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: CX	Height: 3	Frontage: PL	Overlay(s): Also R-10, CM, & CX-3	
Proposed zoning base district: PD	Height: 5	Frontage:	Overlay(s):	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 912 HODGES ST		
Property PIN: 1715117286		
Deed reference (book/page): 18443/810		
Nearest intersection: Hodges St and Paula St		Property size (acres): 13.28
For planned development applications only:	Total units: 345	Total square footage: 390,000
	Total parcels: 1	Total buildings: 2
Property owner name and address: BIN HODGES LLC, 500 E MOREHEAD ST STE 200, CHARLOTTE NC 28202-3353		
Property owner email:		
Property owner phone:		
Applicant name and address: Beacon Partners		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		