

Date: July 21, 2021

Re: 303 S Dawson Street and 217 West Martin Street

Dear Neighbors:

We are counsel for Downtown Raleigh Lodging Associates, LLC (“Downtown Lodging”), which is considering rezoning the above-captioned Property, a context map of which appears on the back side of this notice. Currently, the Property is zoned DX-20-SH. Downtown Lodging is considering rezoning the Property to Downtown Mixed Use, up to forty stories, with Shopfront frontage (DX-40-SH-CU). The purpose of the rezoning is to increase the maximum height of the building to up to forty stories.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding neighbors on Tuesday, August 3, 2021, from 7:00 p.m. to 8:00 p.m. This meeting will be held at Chavis Park Community Center, Multipurpose Room #4, located at 505 Martin Luther King Jr Blvd, Raleigh.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919.890.3318 or mstuart@mstarlaw.com. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” Complete application materials may be viewed at <https://raleighnc.gov/services/zoning-planning-and-development/current-development-activity>. If you have further questions about the rezoning process, please contact:

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

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

Molly M. Stuart
Morningstar Law Group
(919) 890-3318
mstuart@mstarlaw.com

Sincerely,



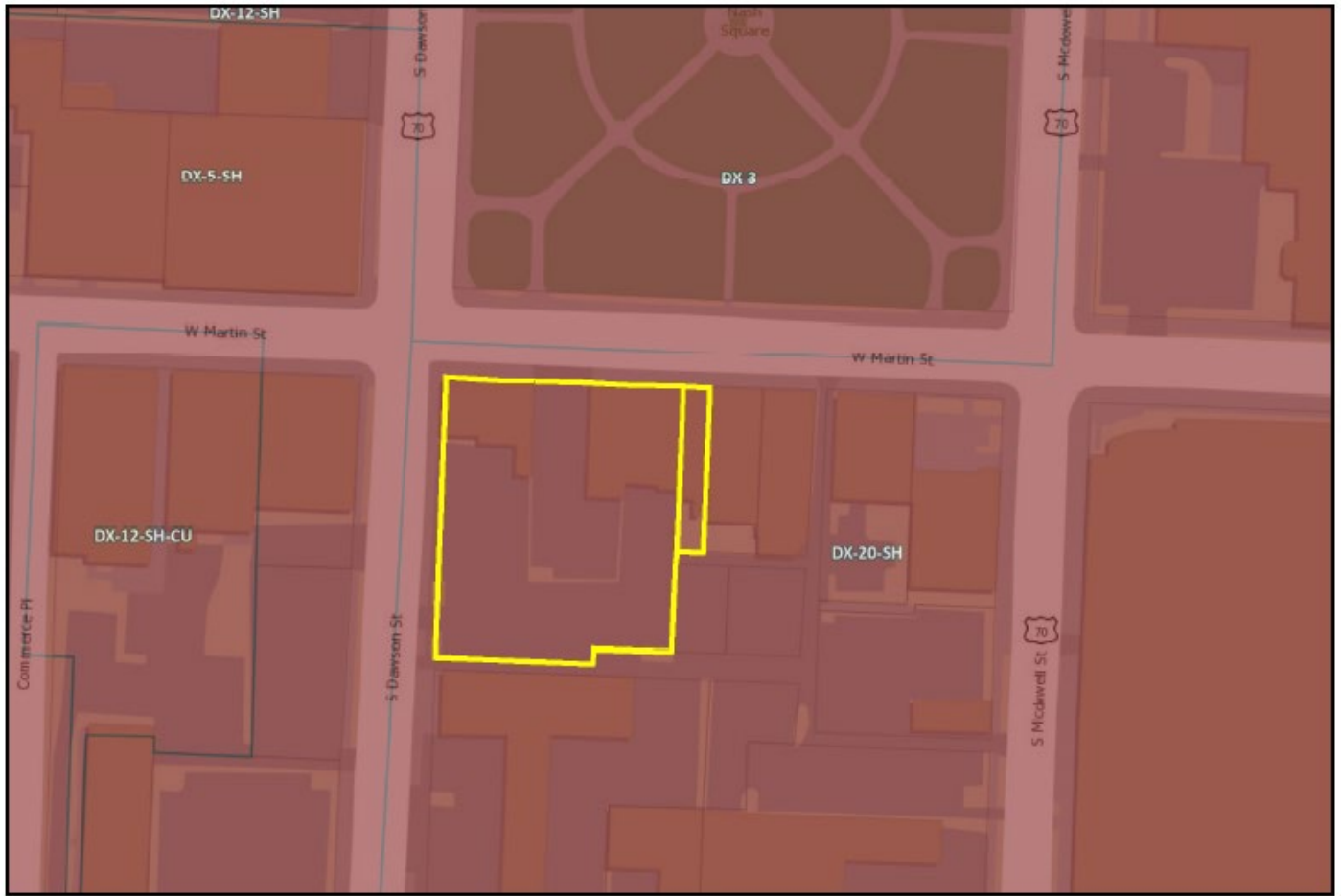
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning





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). Please see page 8 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.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: DX		Height: 20	Frontage: SH	Overlay(s):
Proposed zoning base district: DX		Height: 40	Frontage: SH	Overlay(s):
Helpful Tip: View the Zoning Map 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: 303 S. Dawson Street; 217 W. Martin Street		
Property PIN: 1703578840; 1703579853		
Deed reference (book/page): 17309/2076; 17583/2156		
Nearest intersection: W. Martin St. and S. Dawson St.		Property size (acres): 0.90
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Downtown Raleigh Lodging Associates, LLC		
Property owner email: zadnik@raymondteam.com		
Property owner phone: (608) 662-8430		
Applicant name and address: Downtown Raleigh Lodging Associates, LLC		
Applicant email: zadnik@raymondteam.com		
Applicant phone: (608) 662-8430		
Applicant signature(s):		
Additional email(s): mstuart@morningstarlawgroup.com		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-20-SH	Proposed zoning: DX-40-SH-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the property: dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle repair; vehicle fuel sales; adult establishment.
2. Prior to issuance of a demolition permit for any building designated as contributing to the National Register of Historic Places, the applicant shall document the building in its original location through photographs (black and white and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name(s): _____