

October 15, 2021

Re: Notice of Neighborhood Meeting

Neighboring Residents and Property Owners:

You are invited to attend a neighborhood meeting on October 27, 2021 from 6-8pm. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located 307, 309, 311, and 313 W. Martin Street (PIN 1703575747) and 310 S. Dawson Street (PIN 1703576659) (collectively, the "Property"). The Property is currently zoned Downtown Mixed Use-12 Stories-Shopfront Frontage-with Conditions (DX-12-SH-CU) and Downtown Mixed Use-5 Stories-Shopfront Frontage (DX-5-SH), and this proposal would rezone it to Downtown Mixed Use-20 Stories-Shopfront Frontage-with Conditions (DX-20-SH-CU). Additional parcels within the block may be added to this request at a later date. The remaining parcels on the block include: 300 Dawson Street and 301, 303, 305 & 305 ½ Martin Street (PIN 1703576852), 316 S. Dawson Street (PIN 1703576515), 320 Davie Street (PIN 1703575516), and 322 Davie Street (PIN 1703574579).

The applicant will describe the nature of this rezoning request, and field any questions from the public. Enclosed are: (1) an aerial photograph of the subject area (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) the Rezoning Application cover page; and (5) proposed conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	896 4831 4300
Enter the following password:	314619

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	896 4831 4300 #
Enter the Participant ID:	#
Enter the Meeting password:	314619 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
carmen.kuan@raleighnc.gov

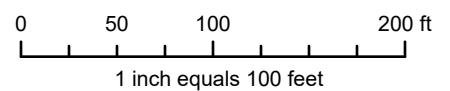
If you have any questions about this rezoning, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

Thank you,

Jamie S. Schwedler

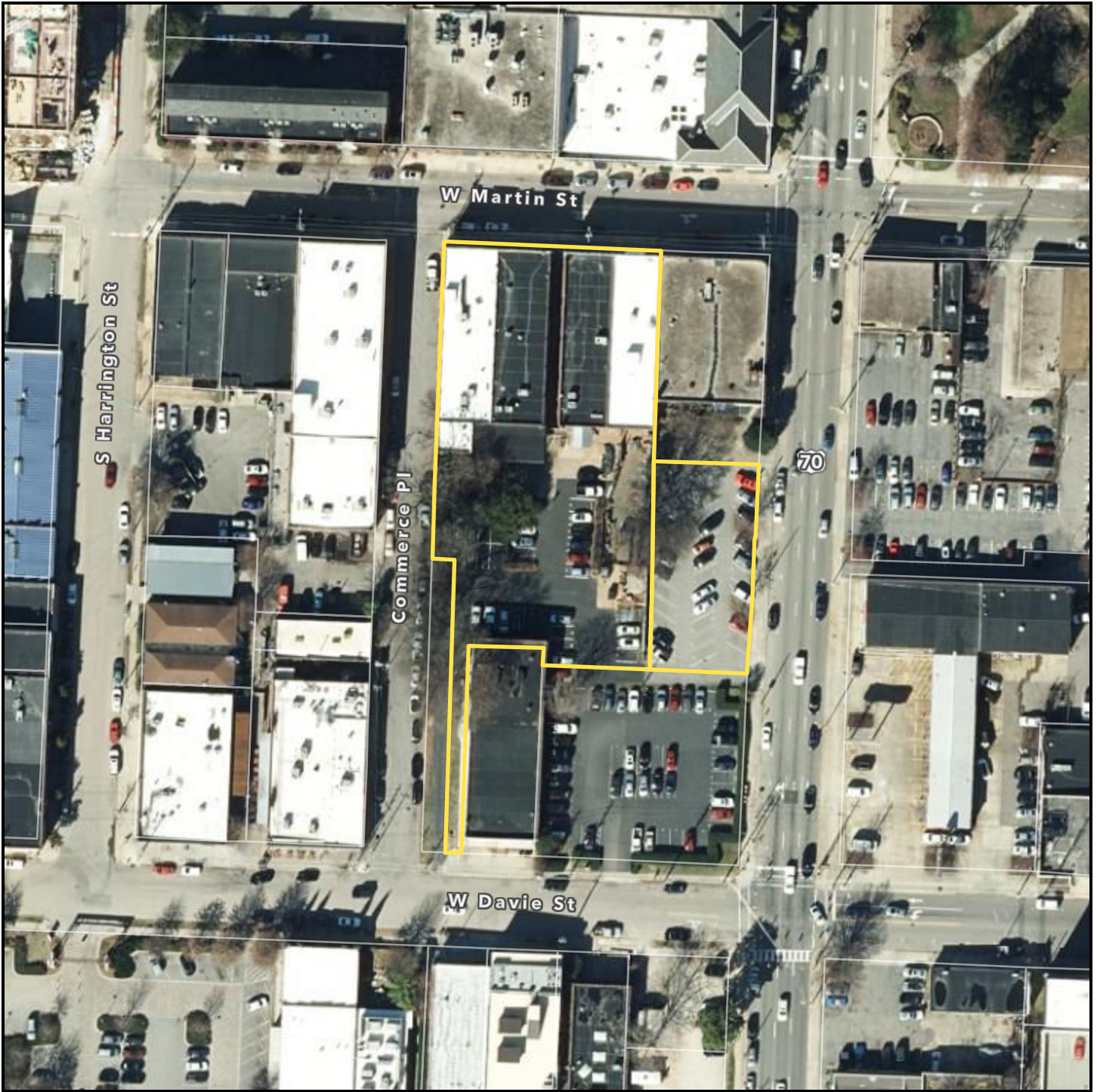


**307, 309, 311, 313 W. Martin Street; and
310 S. Dawson Street**



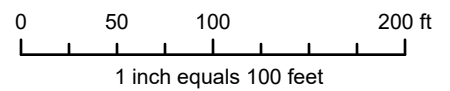
Aerial Map

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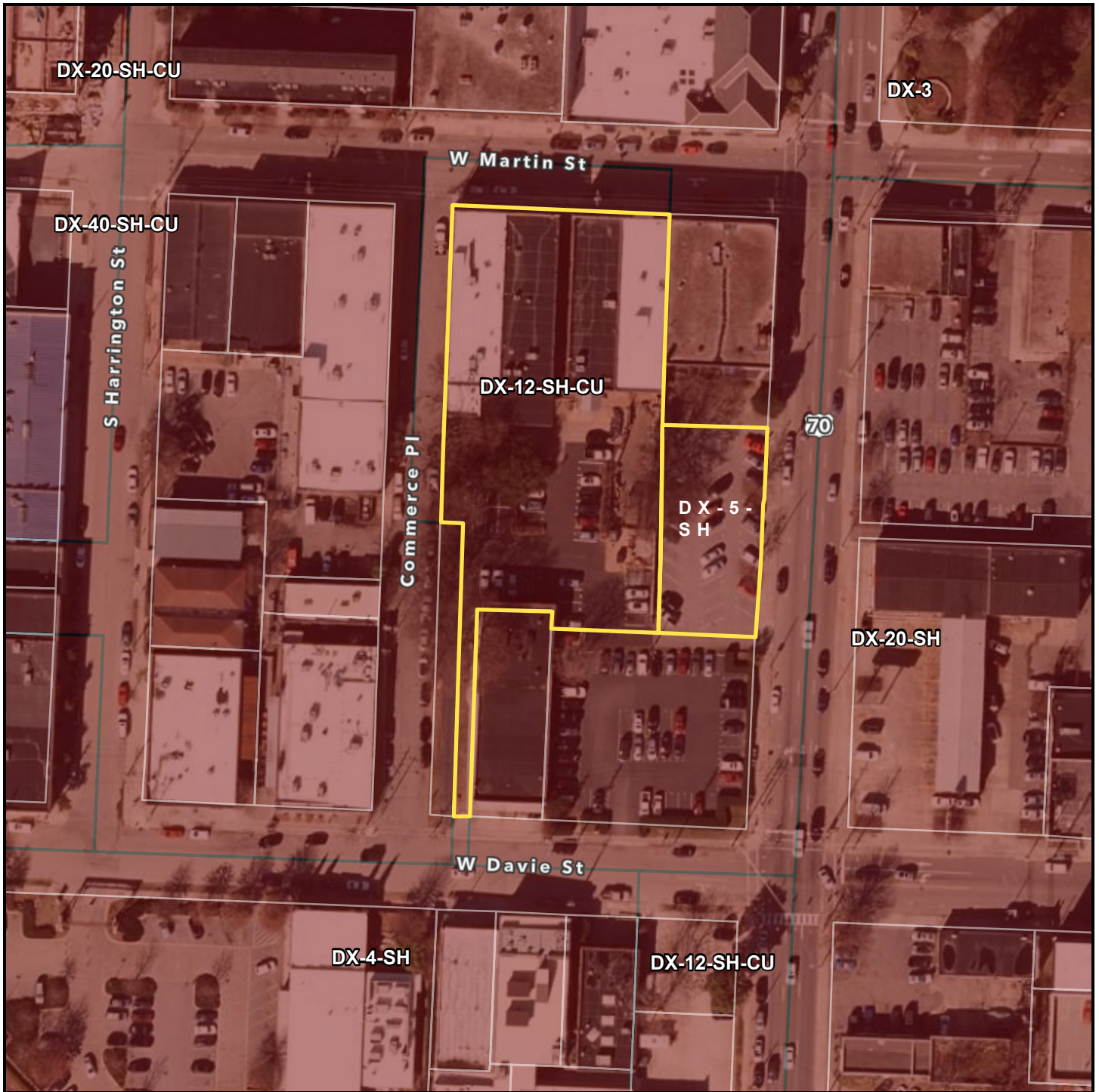


**307, 309, 311, 313 W. Martin Street; and
310 S. Dawson Street**

Vicinity Map



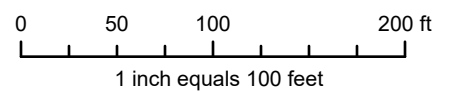
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**307,309,311,313 W. Martin Street; and
310 S. Dawson Street**

Zoning Map

**Current Zoning:
DX-12-SH-CU & DX-5-SH**



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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 18 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	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5/12	Frontage: SH	Overlay(s): N/A	
Proposed zoning base district: DX	Height: 20	Frontage: SH	Overlay(s): N/A	
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: Z-36-18				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: See attached.			
Property PIN: See attached.			
Deed reference (book/page): See attached.			
Nearest intersection: W Martin St and S Dawson St		Property size (acres): 1.22	
For planned development applications only	Total units: N/A		Total square footage: N/A
	Total parcels: N/A		Total buildings: N/A
Property owner name and address: See attached.			
Property owner email: See attached.			
Property owner phone: See attached.			
Applicant name and address: Jamie Schwedler			
Applicant email: jamieschwedler@parkerpoe.com			
Applicant phone: 919-835-4529			
Applicant signature(s):			
Additional email(s):			

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

1. The portion of the existing buildings named as contributing structures to the Depot National Register Historic District located on PIN 1703575747 (Deed Book 010524, Page 00475 of the Wake County Registry) within 85 feet of the right-of-way of West Martin Street shall be preserved. The remainder of the structures may be removed.
2. Existing historic structures may be removed from the property in the event of disaster or unintentional damage. Structures replacing a historic building named as contributing structures to the Depot National Historic District shall be constructed with similar materials as those replaced.
3. The maximum height within 85 feet of the right-of-way of West Martin Street shall be 5 stories.
4. All exterior improvements to the existing structures named as contributing structures to the Depot National Historic District within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
5. Exterior materials of all new construction within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
6. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: social service; adult establishment; pawnshop; self-service storage; vehicle repair; vehicle fuel sales; cemetery; detention center; and dormitory, fraternity, sorority.
7. One (1) Dog Waste Station shall be provided in the Outdoor Amenity Area.
8. 50% of the required Outdoor Amenity Area square footage, located between the existing and new buildings, shall be open to the public.
9. Internal light sources within structured parking shall not be visible from the adjacent public right-of-way.

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): _____

W MARTIN STREET REZONING APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 307, 309, 311, 313 W Martin Street, Raleigh, NC 27601
PIN: 1703575747
Deed Reference (book/page): 010524/00475
Acreage: 0.99
Owner: 4 DH Partnership
Owner Address: 311 ½ W Martin Street, Raleigh, NC 27601

Parcel 2

Site Address: 310 S Dawson St, Raleigh, NC 27601
PIN: 1703576659
Deed Reference (book/page): 018077/00592
Acreage: 0.23
Owner: SIJ LLC
Owner Address: 2100 Q St, Sacramento, CA 95816