

**December 20, 2021**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on January 4, 2022 from 6-8pm. The purpose of the meeting is to discuss Z-78-21, a requested rezoning of two parcels of land located at 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-with Conditions (DX-20-CU). During the meeting, the applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) the Rezoning Application cover page; and (5) draft 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: 820 6937 0967  
Enter the following password: 904822

To participate by telephone:

Dial: 1 929 205 6099  
Enter the following meeting ID: 820 6937 0967 #  
Enter the Participant ID: #  
Enter the Meeting password: 904822 #

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning after the submittal of certain applications, including the subject application as it proposes an increase in maximum building height by five stories or more. 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, 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. 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, or would like to submit written comments after the meeting please contact:

John Anagnost  
Raleigh Planning & Development  
(919) 996-2638  
[john.anagnost@raleighnc.gov](mailto:john.anagnost@raleighnc.gov)

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

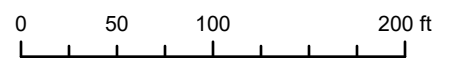
Thank you,



Jamie S. Schwedler



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

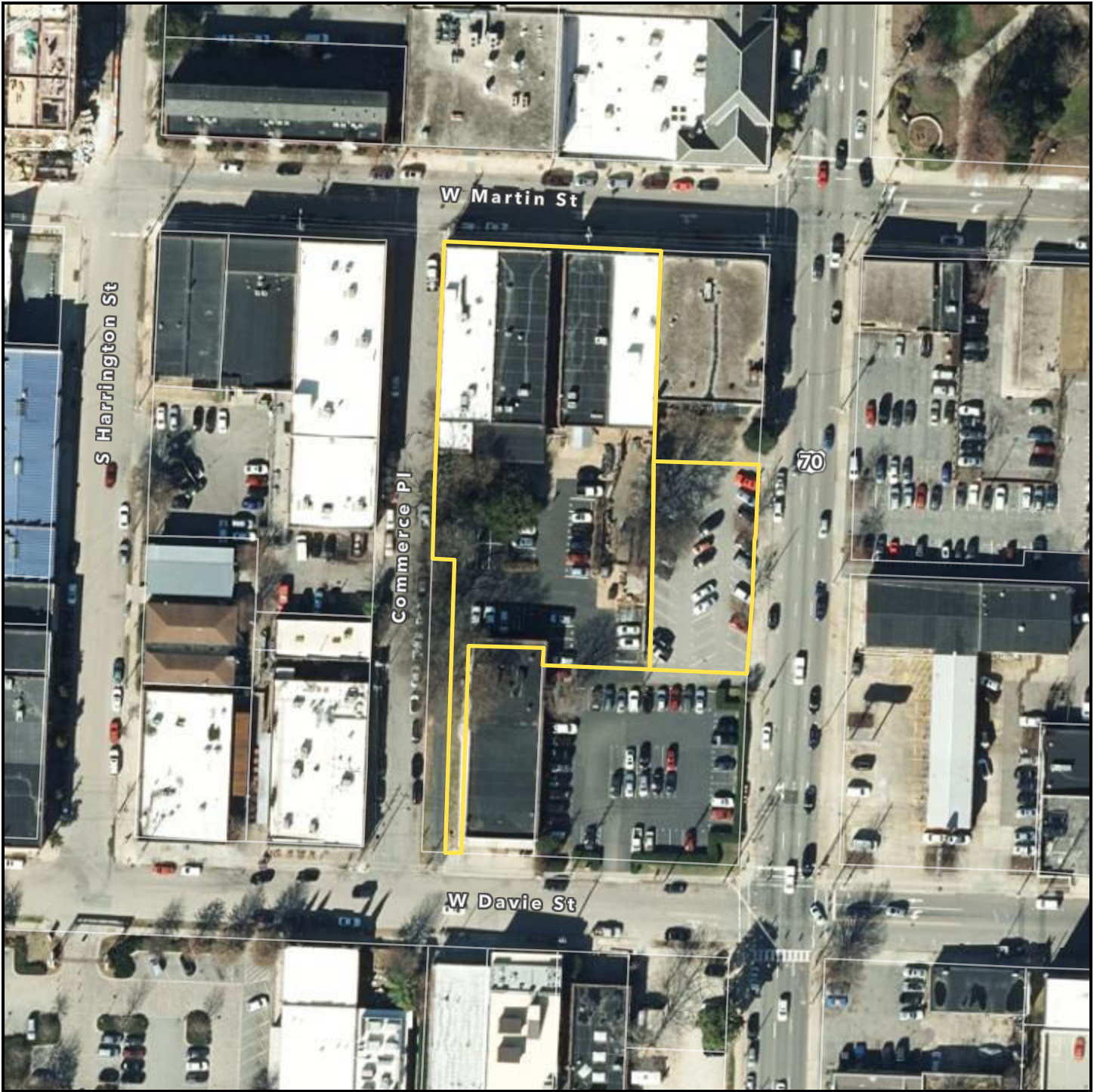


1 inch equals 100 feet

## **Aerial Map**

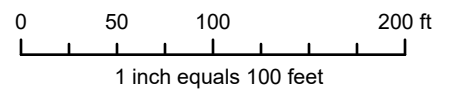
**Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



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

## **Vicinity Map**



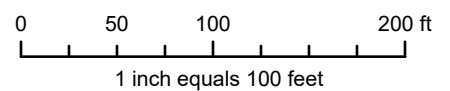
***Disclaimer***  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



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

**Zoning Map**

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



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

# 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 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](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General Use	<input checked="" type="checkbox"/> 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: N/A	Overlay(s): N/A	
<b>Helpful Tip:</b> 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, Z-27B-2014				

General Information		
Date: 11/5/21	Date amended (1):	Date amended (2):
Property address: See attached.		
Property PIN: See attached.		
Deed reference (book/page): See attached.		
Nearest intersection: S Dawson St and W Martin 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; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		
Applicant signature(s): <i>Jamie Schwedler</i> FOR 4DH Partnership		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-5-SH; DX-12-SH-CU	Proposed zoning: DX-20-CU	

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 a contributing structure 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: 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: Thomas Sayre for 4DH Partnership

Printed Name(s): THOMAS SAYRE FOR 4DH PARTNERSHIP

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