

Date: December 30, 2021

Re: Neighborhood Meeting regarding 107, 117, 123, & 125 Glenwood Ave (collectively, the “Property”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on Thursday, **January 13, 2022, 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 the Property, located at 107, 117, 123, & 125 Glenwood Ave. This Property is currently zoned Downtown Mixed-Use, up to seven floors, with Shopfront frontage and Office Mixed-Use, up to 3 floors, Detached frontage, Neighborhood Conservation Overlay District (DX-7-SH & OX-3-DE (NCOD)) and is proposed to be rezoned to Downtown Mixed Use, up to 40 stories, with Shopfront frontage, Conditional Use (DX-40-SH-CU). The purpose of the zoning request is to permit mixed-use development of the site at a maximum height of 40 stories with retail on the main level. 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. 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.

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

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 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,



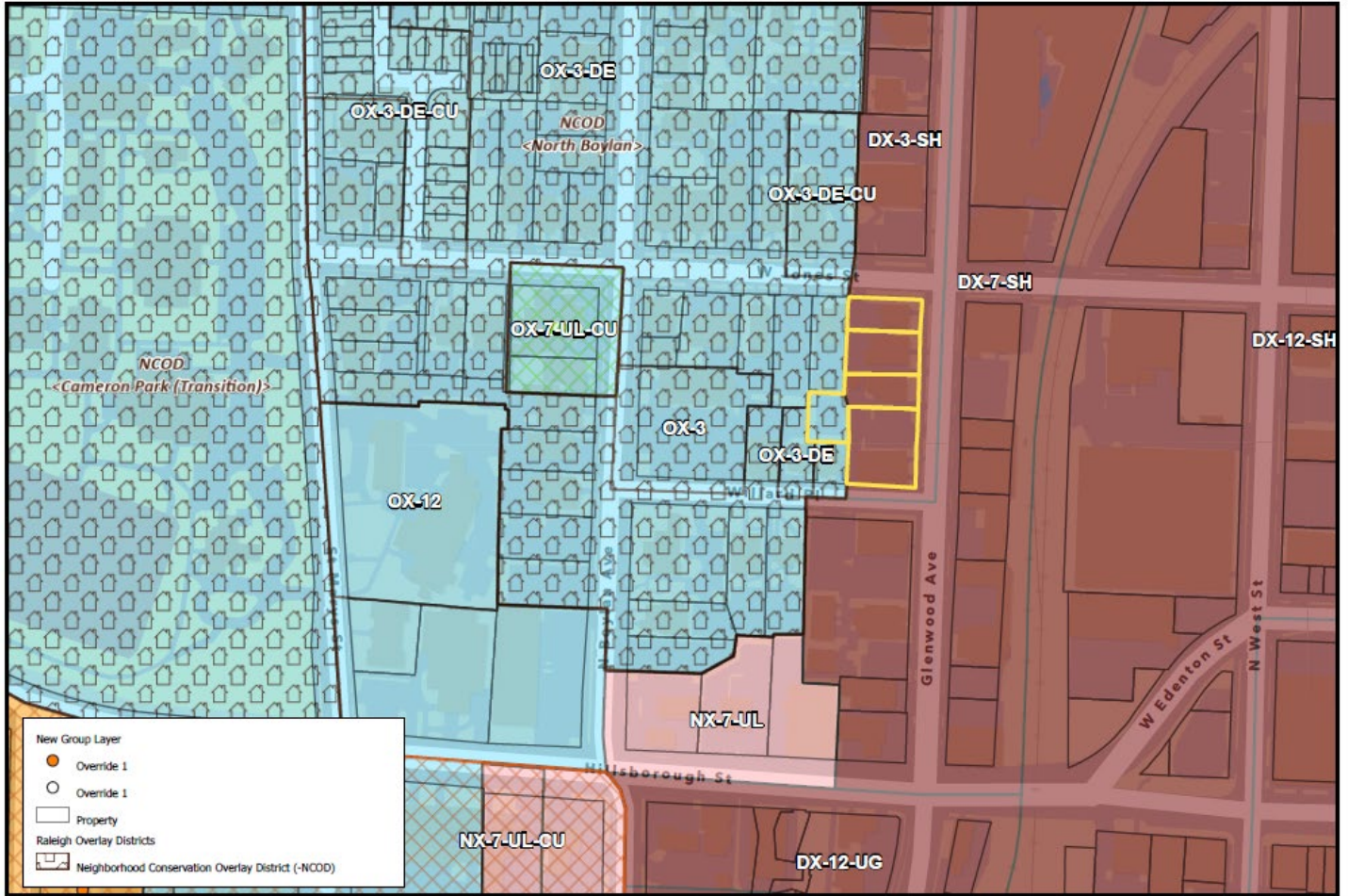
Neighborhood Meeting Agenda

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

Aerial



Zoning



How to Participate in the January 13, 2022 Neighborhood Meeting
Re: 107, 117, 123, & 125 Glenwood Ave

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to morningstarlaw.group/01132022mtg 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: 886 4157 3594
 - Enter password: 551625
 - *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 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. 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). 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	X	Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions				
Existing zoning base district: See Attachment A	Height: See Attachment A	Frontage: See Attachment A	Overlay(s): See Attachment A		
Proposed zoning base district: DX	Height: 20	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: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: See Attachment A		Property size (acres): 0.80
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attachment A		
Property owner email: shervin@TuscanyConstruction.com		
Property owner phone: (919) 571-9196		
Applicant name and address: 107 Glenwood, LLC, 712 W. Johnson Street, Raleigh, NC, 27603		
Applicant email: shervin@TuscanyConstruction.com		
Applicant phone: (919) 571-9196		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-7-SH & OX-3-DE (NCOD)	Proposed zoning: DX-20-SH	

Narrative of Zoning Conditions Offered

1. Buildings on that portion of 117 Glenwood Avenue (PIN 1703493883) previously zoned OX-3-DE (NCOD), as shown on Exhibit A, shall be limited to 12 stories in height.

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): _____

Attachment A

Property List

PIN	Address	Deed Book/Page	Nearest Intersection	Acreage	Owner Nam/Address	Currently Zoned	Proposed Rezoning
1703494746	107 Glenwood Ave	018777 / 01518	Glenwood Ave / Willard Place	0.28	107 Glenwood, LLC, 712 W. Johnson Street, Raleigh, NC , 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-7-SH	DX-40-SH-CU
1703493883	117 Glenwood Ave	017913 / 00089	Glenwood Ave / Willard Place	0.23	TAHSSILI REAL ESTATE VENTURES LLC, SHERVIN TAHSSLIL, 712 W JOHNSON ST, RALEIGH NC 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-7-SH & OX-3-DE (NCOD)	DX-40-SH-CU
1703494972	123 Glenwood Ave	016463 / 01864	Glenwood Ave / West Jones St	0.16	123 GLENWOOD LLC 712 W JOHNSON ST RALEIGH NC 27603 shervin@TuscanyConstruction.com 919-571-9196	DX-7-SH	DX-40-SH-CU
1703494977	125 Glenwood Ave	015525 / 00381	Glenwood Ave / West Jones St	0.13	COCO PROPERTY & INVESTMENT LLC, 125 GLENWOOD AVE, RALEIGH NC 27603-1703 shervin@TuscanyConstruction.com 919-571-9196	DX-7-SH	DX-40-SH-CU
Total Acreage				0.80			