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To: Neighboring Property Owners and Tenants
From: Molly M. Stuart
Date: December __, 2021
Re: Notice of virtual meeting to discuss potential rezoning of certain property located at 500 Hoke St, 506 Hoke St, and 1412 Garner Rd (the "Property")

We are counsel for Hoke Street PH Redevelopment, LLC ("Hoke Street"), which plans to rezone the above-captioned Property. Currently, the Property is zoned IX-3. Hoke Street is considering rezoning the Property to Property to Office Mixed Use - 4 Stories - Conditional (OX-4-CU). The purpose of the zoning request is to build an affordable senior housing development.

You are invited to attend a neighborhood meeting on **Wednesday, January 19, 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. 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 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-79-21.

If you have further questions about the rezoning process, please contact:

Ira Mabel
Raleigh Planning & Development
(919) 996-2652
ira.mabel@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

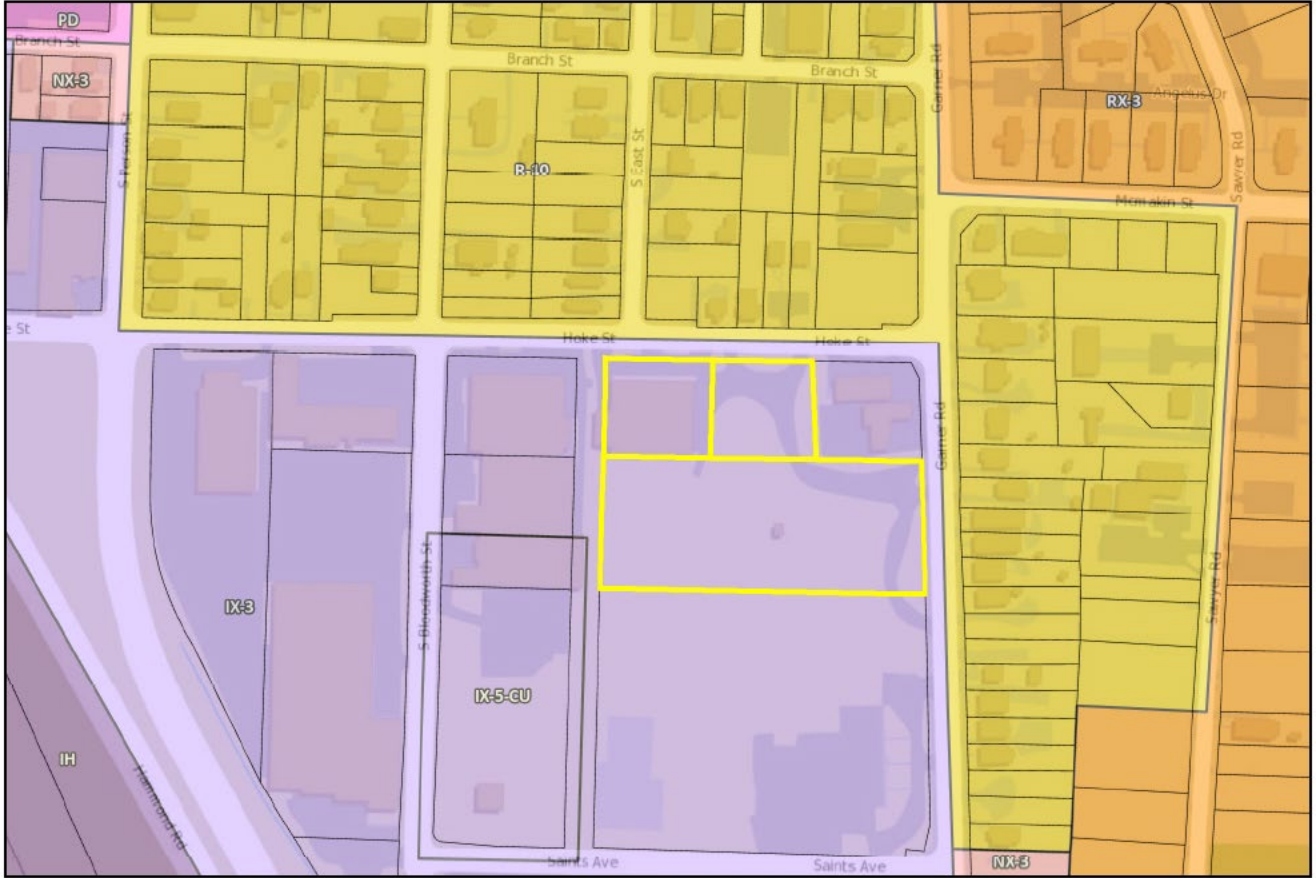
Sincerely,

A handwritten signature in blue ink, appearing to read "MST", is located at the bottom of the letter.

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 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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: IX	Height: 3	Frontage:	Overlay(s):	
Proposed zoning base district: OX	Height: 4	Frontage: PL	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: 500 Hoke St; 506 Hoke St; 1412 Garner Rd		
Property PIN: 1703828886; 1703920846; 1703920658		
Deed reference (book/page): 16684/686; 16684/686; 16684/692		
Nearest intersection: Hoke St & Garner Rd		Property size (acres): 3.4
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: HOKE STREET PH REDEVELOPMENT LLC, 513 BRANCH ST, RALEIGH NC 27601-2709		
Property owner email: sfriedman@passagehome.org		
Property owner phone: 919.834.0666		
Applicant name and address: HOKE STREET PH REDEVELOPMENT LLC, 513 BRANCH ST, RALEIGH NC 27601-2709		
Applicant email: sfriedman@passagehome.org		
Applicant phone: 919.834.0666		
Applicant signature(s): <i>Seth Friedman</i>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: IX-3	Proposed zoning: OX-4-PL-CU	

Narrative of Zoning Conditions Offered
<p>Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 25 years from the date of issuance of the first certificate of occupancy on the property permitting residential use after the effective date of these conditions. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.</p>

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: DocuSigned by:
Seth Friedman

DD1439DF2FE8414...

Printed Name(s): Seth Friedman