



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: February 25, 2022
Re: First Neighborhood Meeting for Rezoning of 300 N Dawson Street and 200 W. Lane Street

You are invited to attend a virtual meeting to discuss the proposed rezoning 300 N Dawson Street and 200 W Lane Street. We have scheduled an informational meeting with surrounding neighbors on Monday, March 7, 2022, from 5:30 PM until 6:30 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone.

To join with video:

<https://zoom.us/>

Meeting ID: 859 7769 0215

Password: 127758

To join by telephone:

+1 646 558 8656

Meeting ID: 859 7769 0215

Password: 127758

The purpose of this meeting is to discuss the proposed rezoning of 300 N Dawson Street and 200 W Lane Street (with Property Identification Numbers (PINs) 1704-60-0535 and 1704-60-2523). The property totals approximately 0.95 acres in size, and is located at the intersection of N Dawson Street, W Lane Street and N McDowell Street.

The property is currently zoned Downtown Mixed Use with a 12-story height limit and a Urban General frontage (DX-12-UG), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and Urban General frontage (DX-40-UG). The purpose of the rezoning is to allow for a mixed-use development.

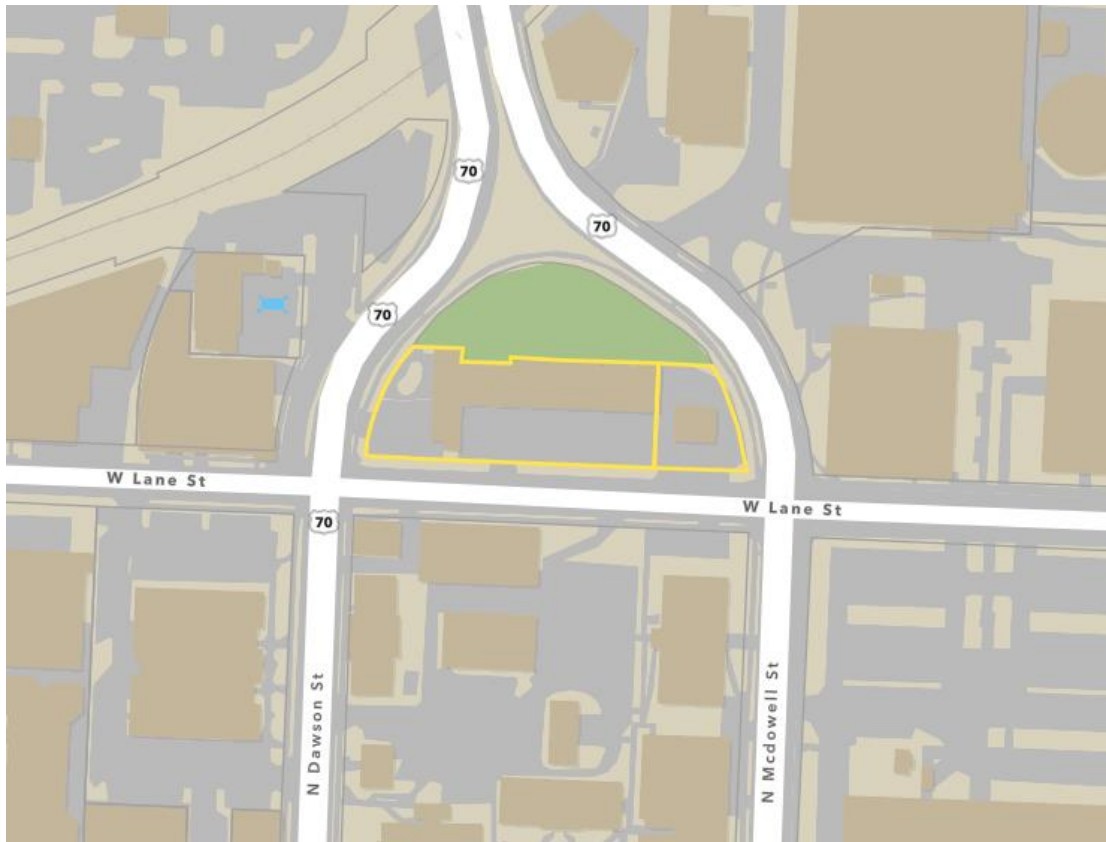
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



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	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:		Height:	Frontage:	Overlay(s):
Proposed zoning base district:		Height:	Frontage:	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:				

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General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

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

Rezoning case #

Proposed zoning:

Narrative of Zoning Conditions Offered	

Property Owner(s) Signature: _____

raleighnc.gov