



Mack Paul | Partner
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To: Neighboring Property Owner
From: Mack Paul
Date: March ____, 2022
Re: Notice of virtual meeting to discuss potential rezoning of certain properties located at 521 and 529 S. Wilmington Street and 108 and 112 Stronachs Alley (the "Property")

We are counsel for Tidal Real Estate Partners, LP ("Tidal"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Downtown Mixed Use up to 7 stories with an Urban General frontage (DX-7-UG) and Downtown Mixed Use up to 7 stories with a Shopfront frontage (DX-7-SH). Tidal is considering rezoning the Property to Downtown Mixed Use up to 20 stories with a Shopfront frontage (DX-20-SH). The purpose of the rezoning request is to allow for more flexibility in building height.

You are invited to attend a neighborhood meeting on **Wednesday, March 23, 2022, from 5pm to 6pm**. 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 at 5:30pm. 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 6pm, and we will be happy to review the proposal or answer additional questions during this time.

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-1-22.

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

John Anagnost
Raleigh Planning & Development
(919) 996-2638
John.Anagnost@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Mack Paul
Morningstar Law Group
919-590-0377
mpaul@mstarlaw.com

Sincerely,

A handwritten signature in dark ink, appearing to read "Mack Paul", is written below the typed name.

Aerial Photo



Zoning



How to Participate in the March 23, 2022 Neighborhood Meeting
Re: 521 S. Wilmington Street and 529 S. Wilmington Street; 108 Stronachs Alley and 112 Stronachs Alley

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to morningstarlaw.group/03232022mtg2 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 5537 4824
 - Enter password: 552767
 - *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 Question & Answer (Q&A) feature. Questions/comments submitted via this feature will be taken in the order submitted.
- 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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 7	Frontage: UG & SH	Overlay(s):	
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): 1.45	
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: See Attachment A			
Property owner phone: See Attachment A			
Applicant name and address: Wilmington Owner LLC, a Delaware limited liability company, 520 West 27th Street, Suite 403, New York, NY 10011			
Applicant email: mpaul@morningstarlawgroup.com			
Applicant phone: 919-590-0377			
Applicant signature(s): <i>Michael Walsdorf</i> <small>DocuSigned by: 6BECAC0B7DEA41E...</small>			
Additional email(s):			

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-7-UG & DX-7-SH	Proposed zoning: DX-20-SH	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
3. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
 - c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

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: Michael Walsdorf
DocuSigned by: 6BECABBE7DEA41E...

Printed Name(s): Michael walsdorf

PIN	Address	Book/Page	Acre age	Nearest Intersection	Owner Name/Address	Owner Email	Current Zoning	Proposed Rezoning
1703764663	108 Stronachs Aly	018853/00848-00852	0.13	Stronachs Ally/S Wilmington St	WILMINGTON OWNER LLC, a Delaware limited liability company, 520 West 27th Street, Suite 403, New York, NY 10011	mpaul@morningstarlawgroup.com	DX-7-UG	DX-20-SH
1703763594	521 S Wilmington St	018853/00853-00857	0.41	S Wilmington St / E Lenoir St	WILMINGTON OWNER LLC, a Delaware limited liability company, 520 West 27th Street, Suite 403, New York, NY 10011	mpaul@morningstarlawgroup.com	DX-7-SH	DX-20-SH
1703765478	529 S Wilmington St and 112 Stronachs Aly	018853/00858-00867	0.83	S Wilmington St / E Lenoir St	WILMINGTON OWNER LLC, a Delaware limited liability company, 520 West 27th Street, Suite 403, New York, NY 10011	mpaul@morningstarlawgroup.com	DX-7-UG	DX-20-SH
1703765632	112 Stronachs Ally Gap	018853/00844-00847	0.08	Stronachs Alley/ S. Blount St	WILMINGTON OWNER LLC, a Delaware limited liability company, 520 West 27th Street, Suite 403, New York, NY 10011	mpaul@morningstarlawgroup.com	DX-7-UG	DX-20-SH
Total Acreage			1.45					