



Molly Stuart | Partner  
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Raleigh, NC 27601

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To: Neighboring Property Owners and Tenants  
From: Molly Stuart  
Date: March \_\_\_, 2022  
Re: Notice of virtual meeting to discuss potential rezoning of certain property located at 303 S Dawson Street and 217 West Martin Street (the "Property")

We are counsel for Downtown Raleigh Lodging Associates, LLC ("Downtown Lodging"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Downtown Mixed Use, up to twenty stories, with Shopfront frontage (DX-20-SH). Downtown Lodging is considering rezoning the Property to Downtown Mixed Use, up to forty stories, with Shopfront frontage (DX-40-SH-CU). The purpose of the zoning request is to allow for more flexibility in building height.

You are invited to attend a neighborhood meeting on **Thursday, March 24, 2022, from 7pm to 8pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 7pm 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 7:30pm and 8:00pm. 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 8pm, 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-12-22.

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

Matthew Klem  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.klem@raleighnc.gov](mailto:matthew.klem@raleighnc.gov)

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

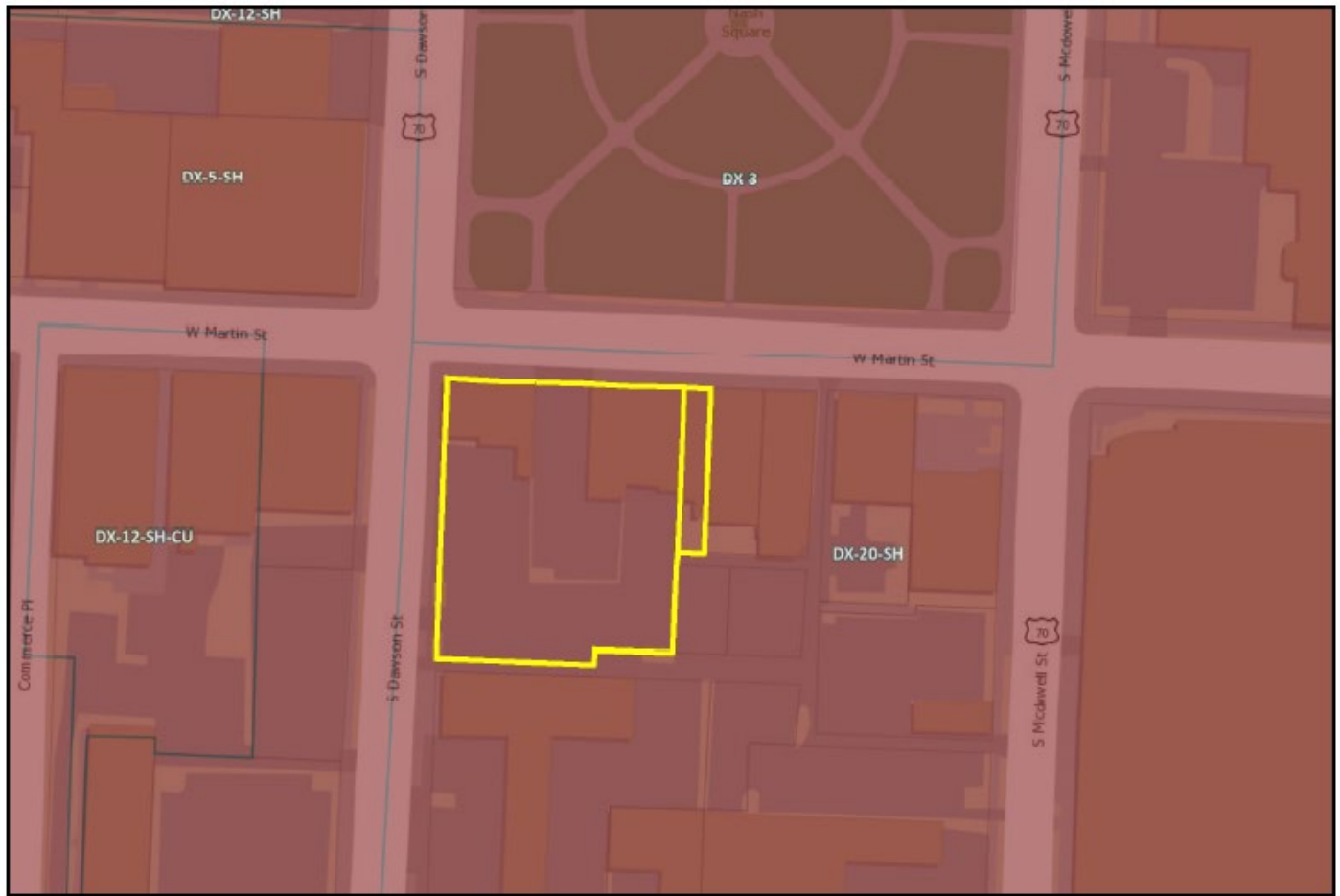
Molly Stuart  
Morningstar Law Group  
(919) 890-3318  
[mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)

Sincerely,

Aerial Photo



## Zoning



**How to Participate in the March 24, 2022 Neighborhood Meeting**  
**Re: 303 S. Dawson Street; 217 W. Martin Street**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [morningstarlaw.group/03242022mtg](https://morningstarlaw.group/03242022mtg) 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: 811 9294 2111
  - Enter password: 631060
  - *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](mailto: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](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

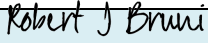


# Rezoning Application and Checklist

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](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	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 20	Frontage: SH	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: SH	Overlay(s):	
<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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 303 S. Dawson Street; 217 W. Martin Street		
Property PIN: 1703578840; 1703579853		
Deed reference (book/page): 17309/2076; 17583/2156		
Nearest intersection: W. Martin St. and S. Dawson St.		Property size (acres): 0.90
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Downtown Raleigh Lodging Associates, LLC; 217 Martin, LLC		
Property owner email: zadnik@raymondteam.com		
Property owner phone: (608) 662-8430		
Applicant name and address: Downtown Raleigh Lodging Associates, LLC; 217 Martin, LLC		
Applicant email: zadnik@raymondteam.com		
Applicant phone: (608) 662-8430		
Applicant signature(s): 		
Additional email(s): mstuart@morningstarlawgroup.com		

**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: <b>DX-20-SH</b>	Proposed zoning: <b>DX-40-SH-CU</b>	

**Narrative of Zoning Conditions Offered**

1. The following uses shall be prohibited on the property: dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle repair; vehicle fuel sales; adult establishment.
2. Prior to issuance of a demolition permit for any building designated as contributing to the National Register of Historic Places, the applicant shall document the building in its original location through photographs (black and white and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation.
3. The first story of any new building facades facing S. Dawson Street and W. Martin Street shall be faced with one or more of the following materials only: brick, stone, concrete, or other masonry, glass, metal, plaster, wood, and cementitious materials.
4. Solid, opaque, roll-down security gates shall be prohibited on any facade facing S. Dawson Street or W. Martin Street.
5. Any building having a setback above the 2nd floor shall provide a horizontal architectural feature along the S. Dawson Street and W. Martin Street-facing facades at the top of the highest building story located below such setback.
6. Public facades of structured parking: Parking structure facades adjacent to or facing S. Dawson Street or W. Martin Street, shall comply with the following: Screening elements shall 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 a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
7. Lighting within parking structures: 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 S. Dawson Street, W. Martin Street, 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.

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: Robert J Bruni  
DocuSigned by: 3F194E0AC3DE4CC...

Printed Name(s): Robert Bruni