



To: Neighboring Property Owner and Tenants
From: Samuel Morris
Date: May 12, 2022
Re: Second Neighborhood Meeting for Rezoning of 300 N Dawson Street and 200 W Lane Street (Z-30-22)

You are invited to attend an informational meeting to discuss the proposed rezoning of 300 N Dawson Street and 200 W Lane Street (with Property Identification Numbers (PIN) 1704600535 and 1704602523). The meeting will be held on **Wednesday June 1, 2022, from 5:30 PM until 6:30 PM**, at the following location:

**Halifax Community Center
Halifax CC Multipurpose Room
1023 Halifax Street
Raleigh, NC 27604**

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 Urban General frontage (DX-12-UG). The proposed zoning 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 second neighborhood meeting involving the owners and tenants of property within 1000 feet of the property following the filing of 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 919.780.5438 and smorris@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Ira Mabel at ira.mabel@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. Excerpt from the 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 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	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 12	Frontage: UG	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: UG	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: 300 N Dawson Street and 200 W Lane Street			
Property PIN: 1704600535 & 1704602523			
Deed reference (book/page): 17336/581 and 17336/585 and			
Nearest intersection: N Dawson Street, N McDowell Street, W Lane Street		Property size (acres): 0.95	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Dawson Lane, LLC, 821 Wake Forest Road, Raleigh, NC 27604-1219			
Property owner email:			
Property owner phone:			
Applicant name and address: Jennifer G. Ashton, Longleaf Law Partners			
Applicant email: jashton@longleaflp.com			
Applicant phone: 919-780-5433			
Applicant signature(s):			
Additional email(s):			

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-12-UG	Proposed zoning: DX-40-UG-CU	

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) Adult establishment; (ii) Detention center, jail, prison; (iii) Vehicle repair (minor); (iv) Vehicle repair (major); (v) Vehicle fuel sales; and (vi) Pawnshop.
2. One public art installation shall be located on the property and visible from the N. Dawson Street, W. Lane Street, or N. McDowell Street right-of-way. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted on the scope of the public art project. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area. If the required installation is three-dimensional, it shall be of appropriate scale for the site and no less than ten feet (10') in height or no less than ten feet (10') in width, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the applicant shall designate which art installation is the one required by this condition. The Raleigh Arts Commission shall be consulted on the public art installation as required by this condition prior to the applicant receiving permitting for that installation. A letter from the applicant confirming such consultation shall be included in the public art installation permit submittal, and a copy of the letter shall be contemporaneously provided to the Raleigh Arts Commission. The public art installation further shall have received permitting or City approval (if required) prior to the issuance of a Certificate of Occupancy for any new Principal structure.
3. Public façades of Structured Parking: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street, façades shall comply with the following:
 - a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. 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. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. 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. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
4. Parapet walls of Structured Parking. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
5. Lighting of Structured Parking. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination 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 prevent such visibility.
 - b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies
 - c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.
 - d. 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: _____

Printed Name(s): _____