



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: May 27, 2022
Re: Second Neighborhood Meeting for Rezoning of 520 S. Harrington Street (Z-31-22)

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 520 S Harrington Street, Raleigh, NC 27601. The meeting will be held on **Wednesday, June 8, 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 purpose of this meeting is to discuss the proposed rezoning of 520 S Harrington Street (with Property Identification Number (PIN) 1703-56-1702. The property totals approximately 0.13 acres in size and is located south of the S Harrington Street and W Cabarrus Street intersection.

The property is currently zoned Downtown Mixed Use with a 5-story height limit and an Urban Limited frontage (DX-5-UL). The proposed rezoning would change the zoning to Downtown Mixed Use, with a 20-story height limit, and an Urban Limited frontage (DX-20-UL). 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 subject property following the filing of a rezoning application with the City. 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 Planner Ira Mabel at 919.996.2638 or 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.

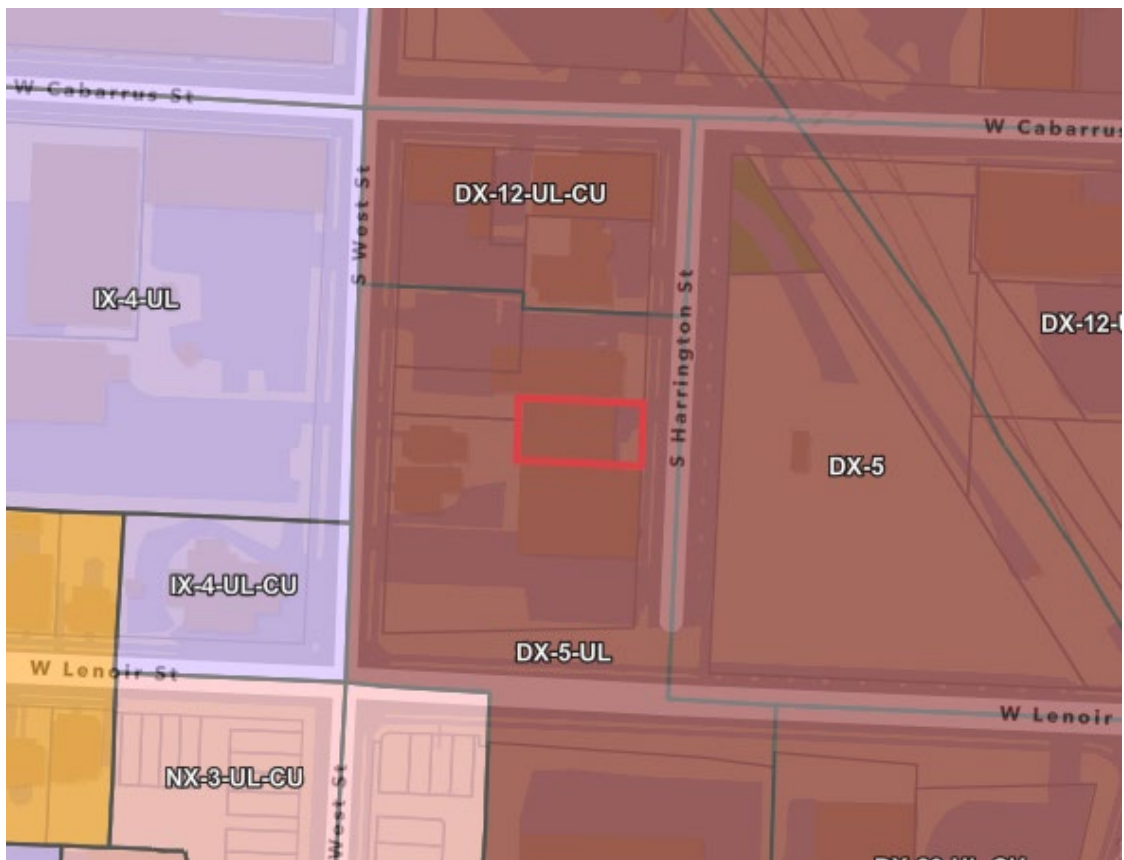
Attached to this invitation are the following materials:

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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5	Frontage: UL	Overlay(s):	
Proposed zoning base district: DX	Height: 20	Frontage: UL	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: 520 S. Harrington Street		
Property PIN: 1703-56-1702		
Deed reference (book/page): 17611/756		
Nearest intersection: S Harrington St and W Cabarrus St		Property size (acres): 0.13
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Vista Real Estate LLC, 8315 Six Forks Rd., Suite 205, Raleigh, NC 27615		
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-5-UL	Proposed zoning: DX-20-UL-CU	

Narrative of Zoning Conditions Offered
<p>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) Light Manufacturing; (iv) Vehicle repair (minor); (v) Vehicle repair (major); (vi) Vehicle fuel sales; and (vii) Pawnshop.</p> <p>2. 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:</p> <p>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.</p> <p>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.</p> <p>3. 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.</p> <p>4. Lighting of Structured Parking. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:</p> <p>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.</p> <p>b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies</p> <p>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.</p> <p>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.</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: _____

Printed Name(s): _____