



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: March 10, 2023
Re: Second Neighborhood Meeting for Rezoning of 0, 130 and 131 Kindley Street (Z-88-22)

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 0, 130 & 131 Kindley Street. The meeting will be held on **Tuesday, March 21, 2023 from 5:30 PM until 6:30 PM**, at the following location:

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

The purpose of this meeting is to discuss the proposed rezoning of 0, 130 and 131 Kindley Street (with Property Identification Number (PIN) 1703-55-7221; 1703-55-8561; and 1703-55-9286). The property totals approximately 6.74 acres in size, and is located at the intersection of S. McDowell Street and Martin Luther King Jr. Boulevard.

The property is currently zoned Downtown Mixed Use with a 20-story height limit. The proposed rezoning would change the zoning to Downtown Mixed Use with a 40-story height limit, (DX-40). 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 1000 feet of the properties prior to filing a text change to zoning conditions 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 Raleigh City Planner Hannah Reckhow at 919.996.2622 or hannah.reckhow@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.

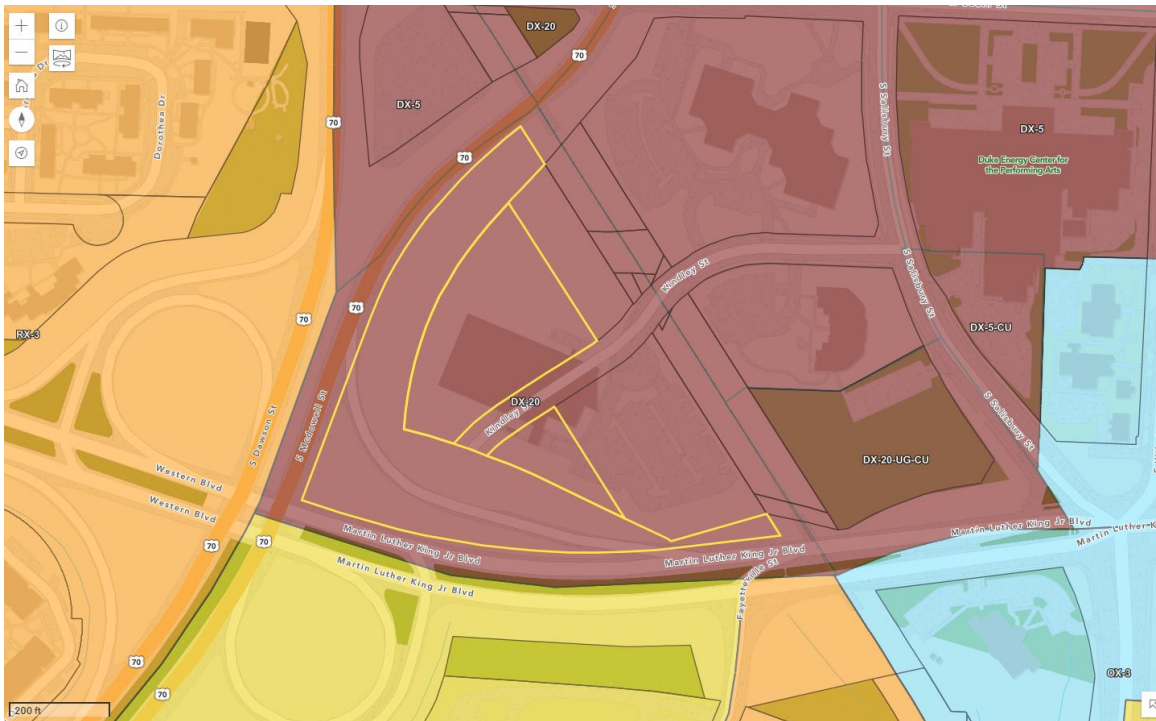
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Excerpt from the Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



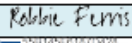


Rezoning Application and Checklist

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: 20	Frontage:	Overlay(s):	
Proposed zoning base district: DX	Height: 40	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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 130 Kindley St, 131 Kindley St, and 0 Kindley St, Raleigh, NC 27601		
Property PIN: 1703-55-8561; 1703-55-9286; and 1703-55-7221		
Deed reference (book/page): 17008/2469 and 19128/1248		
Nearest intersection: McDowell St. and Martin Luther King Jr. Blvd.		Property size (acres): 6.74 ac
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Capital City Urban Development LLC, 333 Fayetteville St., Suite 225, Raleigh, NC 27601-2932		
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-20	Proposed zoning: DX-40-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); and (v) Vehicle repair (major).</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: Robert Ferris

Printed Name(s): Robert Ferris