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Date: November 1, 2024

Re: Neighborhood Meeting regarding 200 S West Street (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **November 12, 2024, from 6 pm to 7 pm**. The meeting will be held at Morningstar Law Group, 434 Fayetteville Street, Suite 2200, Raleigh, NC 27601.

The purpose of this meeting is to discuss the proposed Text Change to Zoning Conditions to zoning conditions for 200 S West Street (with Property Identification Numbers (PIN) 1703488236. The property totals approximately 1.74 acres in size, and is located near the intersection of W Hargett St and S West St. The property is currently zoned DX-40-CU. The purpose of the Text Change of Zoning Conditions is to allow for an additional option to address affordability. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. 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. Prior to the submittal of any Text Change of Zoning Conditions application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for the Text Change of Zoning Conditions.

Information about the Text Change of Zoning Conditions process is available online; visit www.raleighnc.gov and search for "Rezoning Process," as the Text Change of Zoning Conditions process is described on the Rezoning Process page. If you have further questions about the process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential Text Change of Zoning Conditions I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is located below the typed name.

Neighborhood Meeting Agenda

- I. Introductions
- II. The Text Change of Zoning Conditions process
- III. The project
- IV. Question and answer period

Aerial





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 #
	X	Text change to zoning conditions		
Existing zoning base district: DX		Height: 40	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: 200 S West Street		
Property PIN: 1703488236		
Deed reference (book/page): 011197/01478		
Nearest intersection: W Hargett St. and S West St		Property size (acres): 1.74
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Research Triangle Regional Public Transportation Authority, P.O. Box 13787, RTP NC 27709-3787		
Property owner email: KEggleston@gotriangle.org		
Property owner phone: (919) 485-7561		
Applicant name and address: RB Vertical, LLC, c/o Molly Stuart, Morningstar Law Group, 421 Fayetteville St, Suite 530, Raleigh NC 27601		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: (919) 890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions

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

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.
2. The property owner will dedicate no less than 20 units or 10% of units, whichever is greater, as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property’s chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. Affordable units offered within this condition shall be constructed concurrently with the project’s market rate units. The property owner shall certify to the City compliance with this zoning condition on an annual basis.
3. Any principal building/structure shall be a mixed use building type.
4. No on-site parking shall be permitted between the building and West Hargett Street. No on-site parking shall be permitted between the building and South West Street. No on-site parking shall be permitted between the building and West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.
5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.
6. Permitted ground-floor building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
7. For that portion of any façade generally adjacent to and parallel with a street right of way or public plaza, but not a railroad right of way: (i) where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars and sloped ramps are not discernable from adjacent streets at ground level, and (ii) architectural and vegetative screens must be used to articulate the façade, obscure parked vehicles, and shield lighting.
8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.
9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.

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): _____