



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: January 3, 2025

Re: Neighborhood Meeting regarding 405 and 416 Dorothea Drive (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 15, 2025, from 6 pm to 7 pm**. The meeting will be held at the Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential Mixed Use - up to 3 stories -Transit Overlay District (RX-3 (TOD)) and is proposed to be rezoned to Downtown Mixed Use – up to 12 stories– Conditional Use – Transit Overlay District (DX-12-CU (TOD)). The purpose of the zoning request is to permit Downtown Mixed-Use development of the site at a maximum height of 12 stories. 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 rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@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@mstarlaw.com

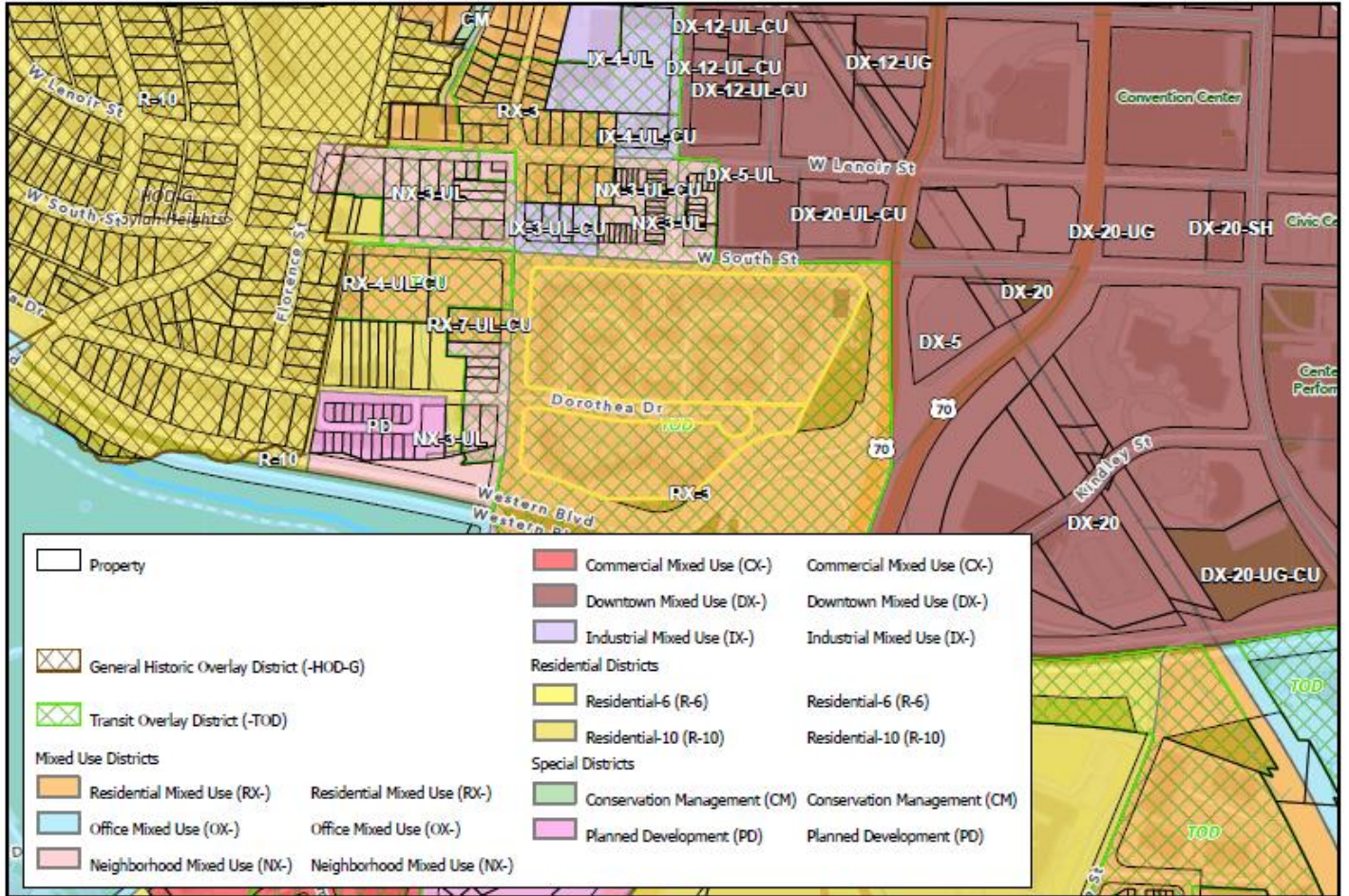
Sincerely,

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

Aerial



Zoning





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 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: RX			Height: 3
Proposed zoning base district: DX			Height: 12
Frontage:			Overlay(s): TOD
Frontage:			Overlay(s): TOD
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: 405 Dorothea Drive; 416 Dorothea Drive		
Property PIN: 1703457694; 1703457939		
Deed reference (book/page): Book 002339 Page 552; Book 002329 Page 294		
Nearest intersection: Dorothea Drive and S. Saunders Street		Property size (acres): 11.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Property owner email: mstuart@momingstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Applicant email: mstuart@momingstarlawgroup.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: RX-3 (TOD)	Proposed zoning: DX-12-CU(TOD)	

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) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; and (iv) Detention center, jail, prison.</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: _____