



Jason Barron | Partner
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Date: March 20, 2025

Re: Neighborhood Meeting regarding 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on April 2, 2025, from 5:30 pm to 6:30 pm. The meeting will be held at Pullen Community Center, Pullen CC Classroom 103, 408 Ashe Ave, Raleigh, NC, 27606.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street. This Property is currently zoned Industrial Mixed Use – 12 stories max (IX-12) and is proposed to be rezoned to Downtown Mixed Use, up to 30 stories with an Urban General frontage (DX-30-UG). The purpose of the zoning request is to allow more flexibility in height. 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, MGEO
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:

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@morningstarlawgroup.com

Sincerely,

A handwritten signature in blue ink, appearing to be "JB", is written over a light blue horizontal line.

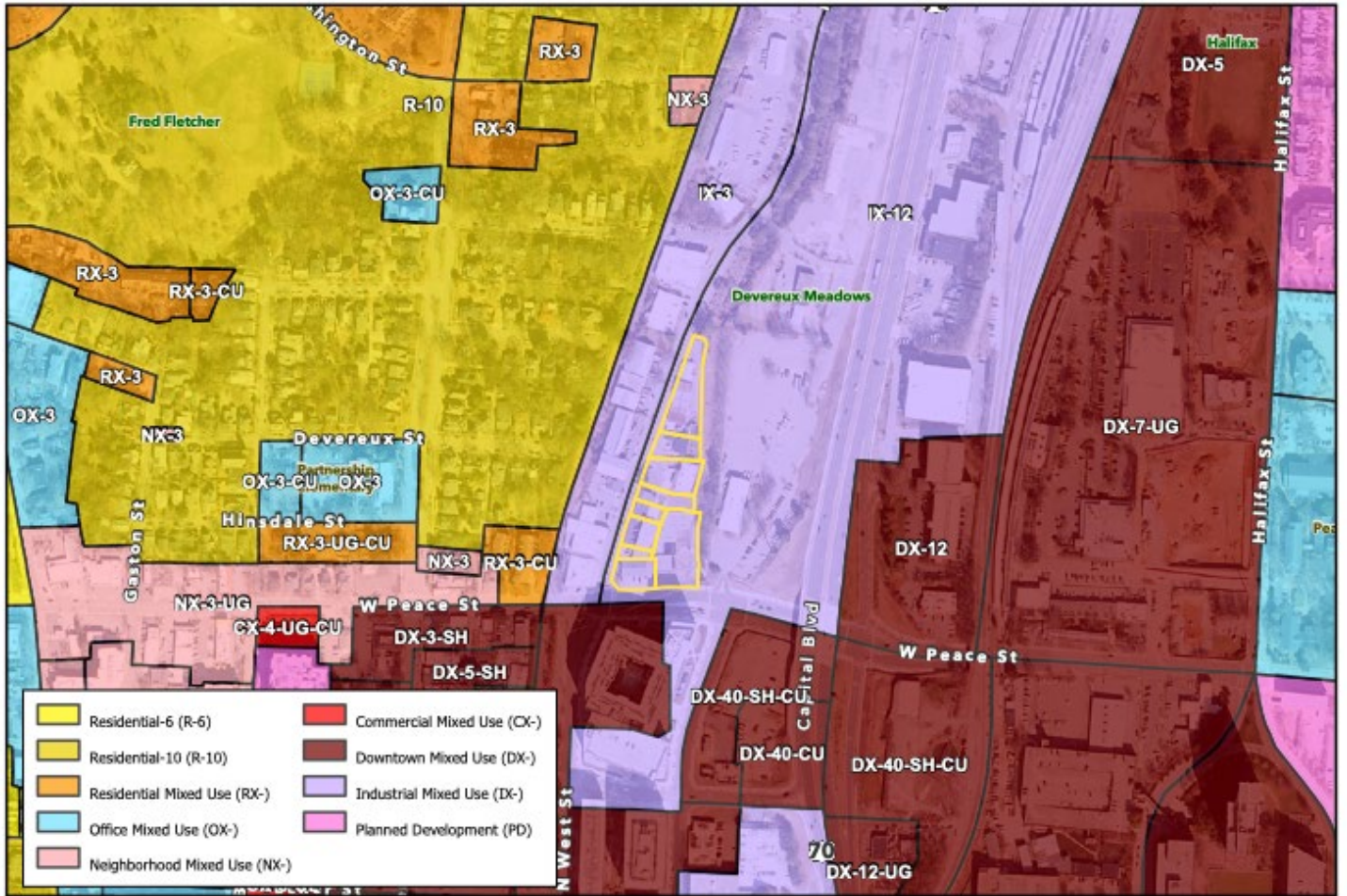
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

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 checked="" type="checkbox"/> General use | <input type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan |
| | <input type="checkbox"/> Text change to zoning conditions | | |
| Existing zoning base district: IX | Height: 12 | Frontage: | Overlay(s): |
| Proposed zoning base district: DX | Height: 30 | 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: 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street | | |
| Property PIN: 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754 | | |
| Deed reference (book/page): 18940/1643; 16084/2605; 11494/801; 16727/334; 17651/464 | | |
| Nearest intersection: N West St & W Peace St | | Property size (acres): 2.61 |
| For planned development applications only: | Total units: | Total square footage: |
| | Total parcels: | Total buildings: |
| Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601 | | |
| Property owner email: jbarron@morningstarlawgroup.com | | |
| Property owner phone: 919.590.0371 | | |
| Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601 | | |
| Applicant email: jbarron@morningstarlawgroup.com | | |
| Applicant phone: 919.590.0371 | | |
| Applicant signature(s): | | |
| Additional email(s): | | |