



Jason Barron | Partner
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Date: June 12, 2025

Re: Second Neighborhood Meeting regarding 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street, bearing the PINs 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754 (collectively, the "Property")

Dear Neighbors:

We are counsel for Raleigh Development Company II, LLC, ("RDC, II"), which is seeking to rezone the above-captioned Property. You are cordially invited to attend a meeting to discuss the potential rezoning to take place on June 25, 2025, from 6:00pm to 7:00pm at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606. The 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 1,000 feet of the area requested for rezoning. 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 & Development Department regarding the items discussed at the meeting. 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.

You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-12-25.

If you have further questions about the rezoning process, please contact:

Matthew Klem
Raleigh Planning & Development
(919) 996-2676
Matthew.Klem@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

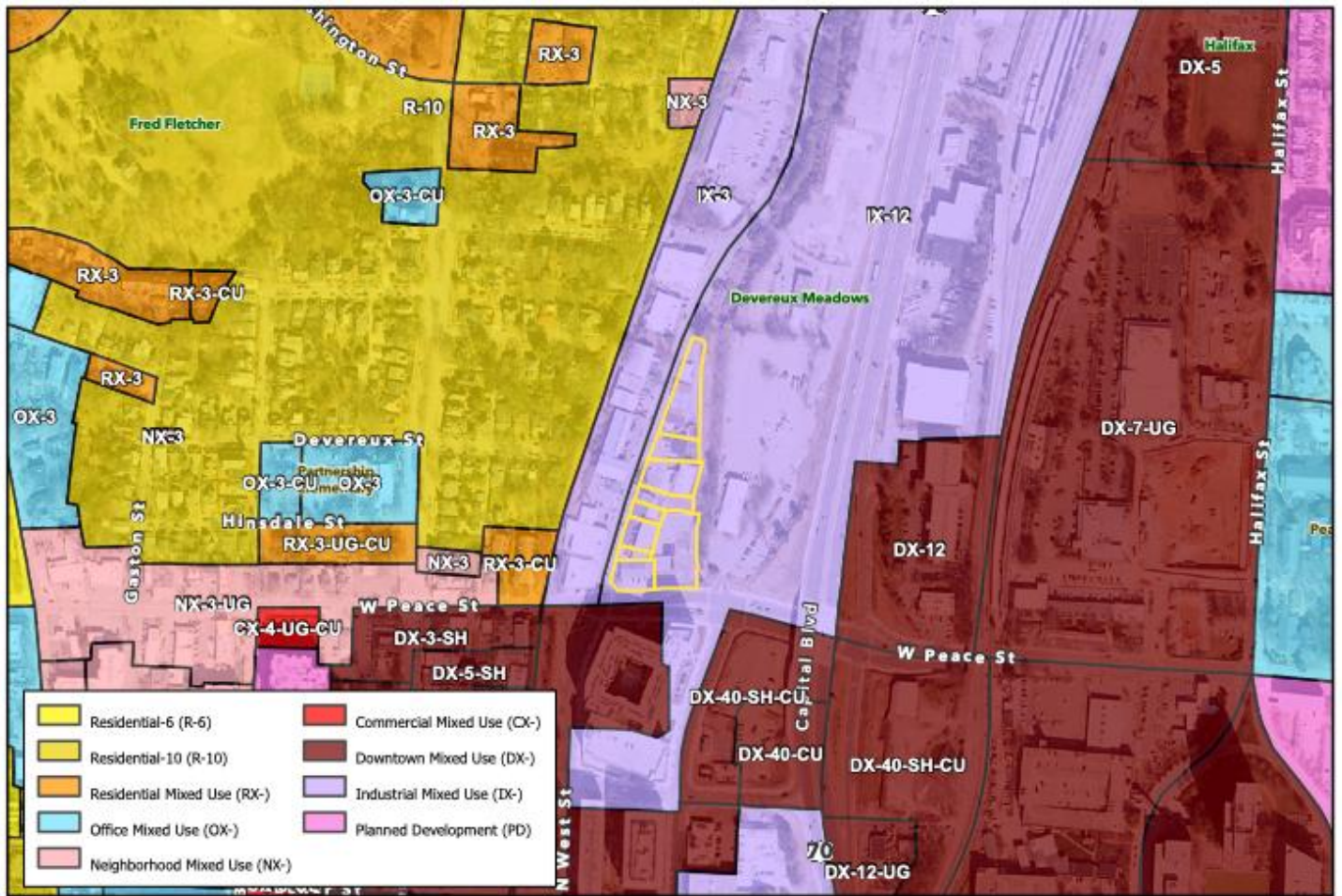
Sincerely,

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

Aerial



Zoning



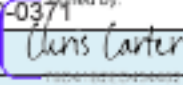


Rezoning Application and Checklist

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: IX		Height: 12	Frontage:
Proposed zoning base district: DX		Height: 30	Frontage: UG
Overlay(s):		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: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: W. Peace Street/N. West Street		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 Street, Suite 100, Raleigh NC 27601		
Property owner email: ccarter@raleighdevelopment.com		
Property owner phone:		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: (919) 590-0371		
Applicant signature(s): 		
Additional email(s):		

RECEIVED

By Matt McGregor at 9:46 am, Apr 30, 2025

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-12	Proposed zoning: DX-30-UG	

Narrative of Zoning Conditions Offered

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; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. As shown on the attached Zoning Condition Exhibit A, the maximum height of buildings constructed on the property shall be 240' in Zone 1 and 360' in Zone 2 as measured per the exhibit.
3. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: 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. 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. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
4. There shall be no on-site surface parking between any building and the eastern boundary of the site.
5. Upon development of the subject properties as reflected in a Tier 3 administrative site review, the properties shall include pedestrian connectivity along the eastern boundary of the site.
6. Upon development of the subject properties as reflected in a Tier 3 administrative site review, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3 C situated along Peace Street and/or the adjacent city owned parcel.
7. A maximum of 500,000 gross square feet of office space shall be provided.
8. The Developer shall contribute \$1,200,000 to the City's affordable housing fund prior to the issuance of a certificate of occupancy for the 500th unit on the property.

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: Chris Carter

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