

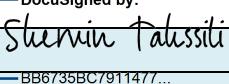


Rezoning Application and Checklist

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	OFFICE USE ONLY Rezoning case # <hr/>
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: See	Height: Attached	Frontage:	Overlay(s):	
Proposed zoning base district: DX	Height: 20	Frontage: SH	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: 617 W. Jones St/117 Glenwood Avenue		
Property PIN: 1703493982; 1703493883		
Deed reference (book/page): 020129/00566; 017913/00089		
Nearest intersection: W Jones St & Glenwood Ave	Property size (acres): 0.41	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See attached		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: 617 West Jones Street LLC, 107 Glenwood Ave, Raleigh, NC 27603		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
DocuSigned by:  <small>BB6735BC7911477...</small>		
Applicant signature(s):		
Additional email(s):		

REVIEWED

By Metra Sheshbaradaran at 11:13 am, Feb 04, 2026

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

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: _____

Property Information Attachment

PIN	Address	Deed/Book	Acres	Current Zoning	Proposed Zoning	Owner
1703493982	617 W Jones St	020129/00566	0.18	OX-3-DE (NCOD)	DX-20-SH	617 WEST JONES STREET, LLC 107 Glenwood Ave RALEIGH, NC 27603
1703493883	117 Glenwood Ave	017913/00089	0.23	DX-20-SH-CU	DX-20-SH	TAHSSILI REAL ESTATE VENTURES LLC SHERVIN TAHSSLIL 712 W JOHNSON ST RALEIGH NC 27603-1191
Total Acres:			0.41			

REVIEWED

By Metra Sheshbaradaran at 11:13 am, Feb 04, 2026

Rezoning Application Addendum #1	
Comprehensive Plan Analysis <p>The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.</p>	OFFICE USE ONLY Rezoning case # _____
Statement of Consistency	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p> <p>The Future Land Use Map designates the subject area as Office & Residential Mixed Use and Central Business District, supporting mixed-use development in a walkable downtown setting. The proposed rezoning district - Downtown Mixed Use with a Shopfront frontage (DX-20-SH) is consistent with this vision. In addition, the proposed rezoning is compatible with the Downtown designation of the Urban Form Map, supporting high-intensity, pedestrian-oriented development with active storefront frontage. While the Office & Residential Mixed Use designation and current conditions on portions of the property present height limitations, the site's downtown setting and opportunity to bring residential, employment, services and parking to this area of Glenwood South support the requested zoning district and requested height, and strengthen its compatibility with the City's long-term plan.</p> <p>Additionally, many Comprehensive Plan policies support the requested designation, including LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 7.6 (Pedestrian Friendly Development); ED 1.2 (Mixed Use Redevelopment); ED 5.4 (Niche Office Development); ED 5.8 (Supporting Retail Infill and Reinvestment); H 1.8 (Zoning for Housing); UD 3.4 (Enhanced Sidewalks); DT 1.6 (Supporting Retail Growth); DT 3.1 (Ground Floor Uses on Primary Retail Streets); DT 4.1 (Encouraging Downtown Housing); and DT 7.3 (Streetwalls).</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p> <p>The proposed rezoning would allow for development of a site that would support high-density, mixed uses, employment opportunity, services, and parking that would expand the housing supply and support economic development. The urban frontage will maintain and enhance the pedestrian experience of downtown and Glenwood South.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Molly M. Stuart, Partner
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www.morningstarlawgroup.com

Date: December 23, 2025

Re: Neighborhood Meeting regarding 617 W Jones Street and 117 Glenwood Avenue (the “Property”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 7, 2026, from 6:00 pm to 7:00 pm**. The meeting will be held at 107 Glenwood Avenue. 2nd Floor, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU) and is proposed to be rezoned to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to for mixed use development. 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 and tenants 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, MGEQ
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential annexation and rezoning I can be reached at:

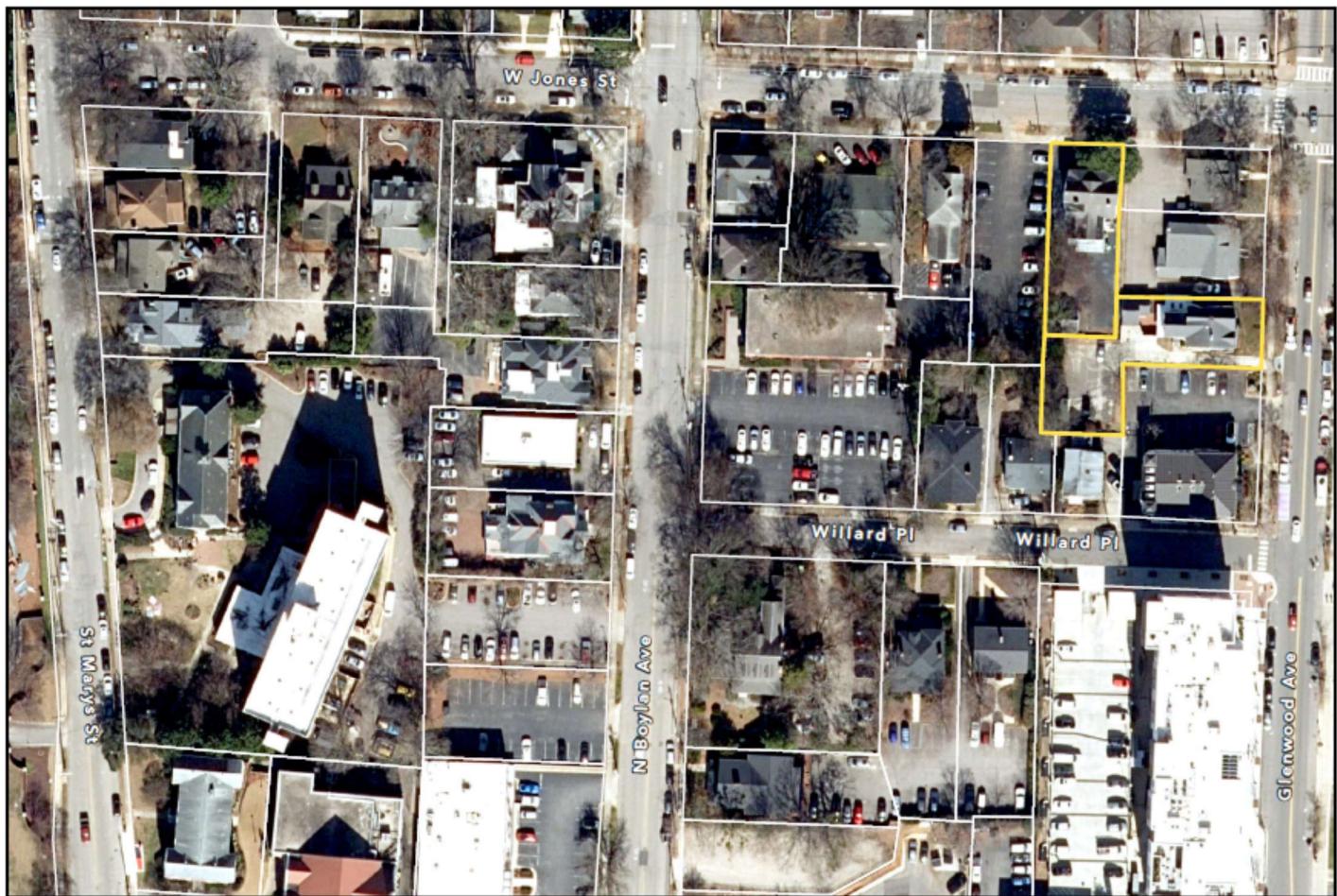
Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com
Sincerely,

A handwritten signature in blue ink, appearing to read "M. Stuart".

Neighborhood Meeting Agenda

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

Aerial



Zoning



ATTENDANCE ROSTER

SUMMARY OF ISSUES

A neighborhood meeting was held on January 7, 2026 (date) to discuss a potential rezoning located at 617 W Jones St. and 117 Glenwood Ave. (property address). The neighborhood meeting was held at 107 Glenwood Avenue, 2nd Floor, Raleigh NC (location). There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See Attached.

First Neighborhood Meeting Report | Jones Street Rezoning

Date: January 7, 2026

Community Connector – Lloyd Inman

The applicant opened the meeting and presented the proposed rezoning for an assemblage of two parcels along Glenwood Ave. The applicant team outlined a request for Downtown Mixed-Use on approximately 0.41 acres. In addition, the applicant provided an in depth look into the Urban Form Map, Comprehensive Plan, frontages, zoning districts, and overlays and discussion of the two existing zoning conditions on the property that fronts Glenwood Ave.

Specific Questions and Responses

1. **Q: Participant expressed interest in transitions.**

A: Applicant team discussed the site's Future Land Use designations and the respective height limitations.

2. **Q: What is happening on Willard?**

A: Applicant explained he has had some discussions but an opportunity has not yet presented itself.

3. **Q: What is the plan for this site?**

A: We do not have a specific plan now for various reasons. We are interested in providing parking not only parking that serves the site but also allow for additional parking for Glenwood South.

4. **Q: The parking entrance would most likely be on Jones?**

A: Yes, that makes the most sense.

5. **Q: Do you have any other projects?**

A: Yes, but not a high-rise.

6. **Q: Are you going to build on it or flip it?**

A: That all depends on the opportunity.

7. **Q: Any other things coming up in this area?**

A: We are watching projects that have recently been approved.