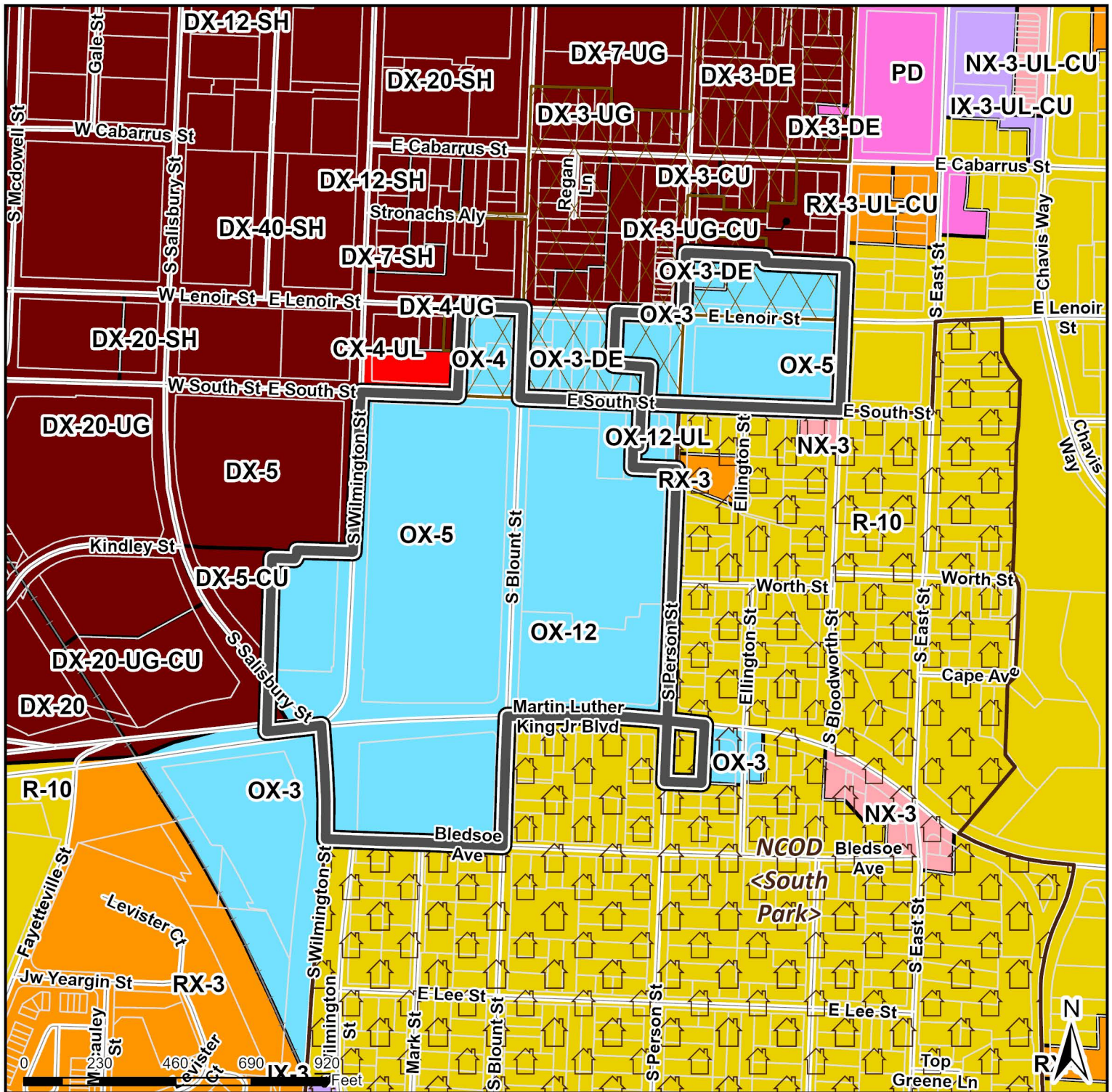


Existing Zoning

Z-59-2022



Property	Shaw University
Size	26.53 acres
Existing Zoning	OX-3/5/12 & OX-3-DE (parts HOD), R-10 w/NCOD
Requested Zoning	OX-3-CU, DX-30/40-CU, DX-12/30/40-SH-CU





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 8 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	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: See Attachment A		Height:	Frontage:	Overlay(s):
Proposed zoning base district: See Attachment A		Height:	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: See Attachment A			
Property PIN: See Attachment A			
Deed reference (book/page): See Attachment A			
Nearest intersection: See Attachment A		Property size (acres):	
For planned development applications only	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property owner name and address: See Attachment A			
Property owner email: See Attachment A			
Property owner phone:			
Applicant name and address:			
Applicant email: mpaul@morningstarlawgroup.com			
Applicant phone: 919-590-0370			
Applicant signature(s):		 <small>DocuSigned by: AA49FE2CDE604D3...</small>	
Additional email(s):			

RECEIVED

By Sarah Shaughnessy at 1:29 pm, Jul 01, 2022

[illegible]

Conditional Use District Zoning Conditions

Zoning case #: Z-59-22	Date submitted: 1/10/23	Office Use Only Rezoning case # _____
Existing zoning: See Attachment A	Proposed zoning: See Attachment A	

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) Adult establishment; (ii) Pawnshop; (iii) Vehicle Fuel Sales; and (iv) Detention center, jail, prison.
2. Maximum building heights and setbacks on the subject properties shall be in accordance with the attached Condition Exhibit A.
3. The existing building located at 125 E. South Street (PIN 1703766221, Deed Book 7255, Page 548 in the Wake County Registry), known as the Rogers-Bagley-Daniels-Pegues House, either shall remain in place upon development of the subject property or be relocated intact to another property. In the event the building is relocated to another property, a subsequent archaeological survey shall be conducted at the subject property in direct consultation with the Raleigh Historic Development Commission prior to any excavation of the property.
4. The existing building located at 121 E. South Street (PIN 1703765249, Deed Book 7178, Page 817 in the Wake County Registry), known as the Charles Frazier House, either shall remain in place upon development of the subject property or be relocated intact to another property. In the event the building is relocated to another property, a subsequent archaeological survey shall be conducted at the subject property in direct consultation with the Raleigh Historic Development Commission prior to any excavation of the property.
5. The existing buildings located at 118 E. South Street (PIN 1703753672, Deed Book 0045 Page 0208 in the Wake County Registry) known as Estey Hall and Tupper Memorial Hall and the existing buildings located at 800 S. Wilmington Street (PIN 1703750445, Deed Book 2901, Page 262 in the Wake County Registry) known as Leonard Hall and Tyler Hall shall be preserved subject to condition 6.
6. In the event that Estey Hall, Tupper Memorial Hall, Leonard Hall or Tyler Hall is partially damaged or destroyed by exercise of eminent domain, fire, accident, explosion, flood, lightning, wind, or other calamity or natural cause, or any other unintentional cause to the extent of more than 50% of the replacement cost of the structure immediately prior to such damage, the following standards shall apply:
 - a. The entirety of Estey Hall, Tupper Memorial Hall, Leonard Hall or Tyler Hall may be removed from the property.
 - b. Structures replacing Estey Hall, Tupper Memorial Hall, Leonard Hall or Tyler Hall shall be constructed with materials similar to those found as part of other contributing structures of the East Raleigh-South Park National Register District.
7. Of those parking spaces contained in structured parking, a minimum of 20% shall meet the definition of shared parking per UDO Section 7.1.5.A.1. The 20% minimum can be met within an individual parking structure or on a cumulative basis across all parking structures on the subject properties.
8. If requested by the City of Raleigh Transportation, any tier three administrative site review on a parcel located within 100 feet of the Martin Luther King, Jr. Boulevard right-of-way shall include a traffic impact analysis.
9. If requested by City of Raleigh Transportation, any tier three administrative site review on a parcel within 100 feet of the Martin Luther King, Jr. Boulevard right-of-way and between S. Blount Street and S. Person Street shall include the construction of a median on Martin Luther King, Jr. Boulevard between S. Blount Street and S. Person Street.

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: Paulette R. Dillard, Ph.D.
DecuSigned by: AA49FE2CDE604D3...

Printed Name(s): Paulette R. Dillard, Ph.D.

Conditional Use District Zoning Conditions

Zoning case #: Z-59-22	Date submitted: 1/10/23	Office Use Only Rezoning case # _____
Existing zoning: See Attachment A	Proposed zoning: See Attachment A	

Narrative of Zoning Conditions Offered

10. If requested by City of Raleigh Transportation, prior to recordation of a subdivision plat or issuance of a building permit for new development, whichever first occurs, a permanent transit easement accommodating a bus zone, bus landing pad, bus shelter, bench and trash can shall be deeded to the City and recorded in the Wake County Registry for the following new and existing bus stops: E. Lenoir Street eastbound at S. Person Street, E. Lenoir Street westbound at S. Person Street, S. Blount Street at Bledsoe Avenue and S. Blount Street at E. South Street.

11. If requested by City of Raleigh Transportation, prior to recordation of a subdivision plat or issuance of a building permit for new development, whichever first occurs, a permanent transit easement accommodating a bus zone, and bus landing pad, shall be conveyed to the City and recorded in the Wake County Registry for the following new or existing bus stops: S. Person at E. Lenoir Street and Martin Luther King, Jr. Boulevard west bound between S. Wilmington Street and S. Blount Street.

12. Upon development of the subject properties bounded by E. South Street, S. Wilmington Street, S. Blount Street and Martin Luther King, Jr. Boulevard involving a tier three administrative site review, a pedestrian access way meeting the dimensional standards of UDO Section 8.5.8.B. connecting S. Wilmington Street and S. Blount Street shall be installed. The pedestrian access way shall be open to the public during day light hours unless otherwise closed for special events no more than 20 times per year.

13. Upon development of the subject properties bounded by E. South Street, S. Blount Street, S. Person Street and Martin Luther King, Jr. Boulevard involving a tier three administrative site review, a pedestrian access way meeting the standards of UDO Section 8.5.8.B. or a public street connecting S. Person Street and S. Blount Street shall be installed. The pedestrian access way shall be open to the public during day light hours unless otherwise closed for special events no more than 20 times per year.

14. If requested by the City of Raleigh Transportation, prior to issuance of a certificate of occupancy for 100,000 gross square feet, (GSF), or more of new construction north of Martin Luther King Jr. Blvd, the property shall provide for a City bikeshare station along East South Street, between Wilmington Street and Blount Street. The station will accommodate no fewer than 10 docks, electric-assist bikes to accommodate 1 bike per every 1.6 docks, and installation of all necessary equipment for a functional bikeshare station. The station shall be installed in a mutually acceptable location on the property, or the adjacent right-of-way.

15. If requested by the City of Raleigh Transportation, prior to issuance of a certificate of occupancy for 100,000 gross square feet, (GSF), or more of new construction south of Martin Luther King Jr. Blvd and west of South Blount Street, the property shall provide for a City bikeshare station. The station will accommodate no fewer than 10 docks, electric-assist bikes to accommodate 1 bike per every 1.6 docks, and installation of all necessary equipment for functional bikeshare station. The station shall be installed in a mutually acceptable location on the property or the adjacent right-of-way.

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: Paulette R. Dillard, Ph.D.
AA49FE26DE604D3...

Printed Name(s): Paulette R. Dillard, PH.D.

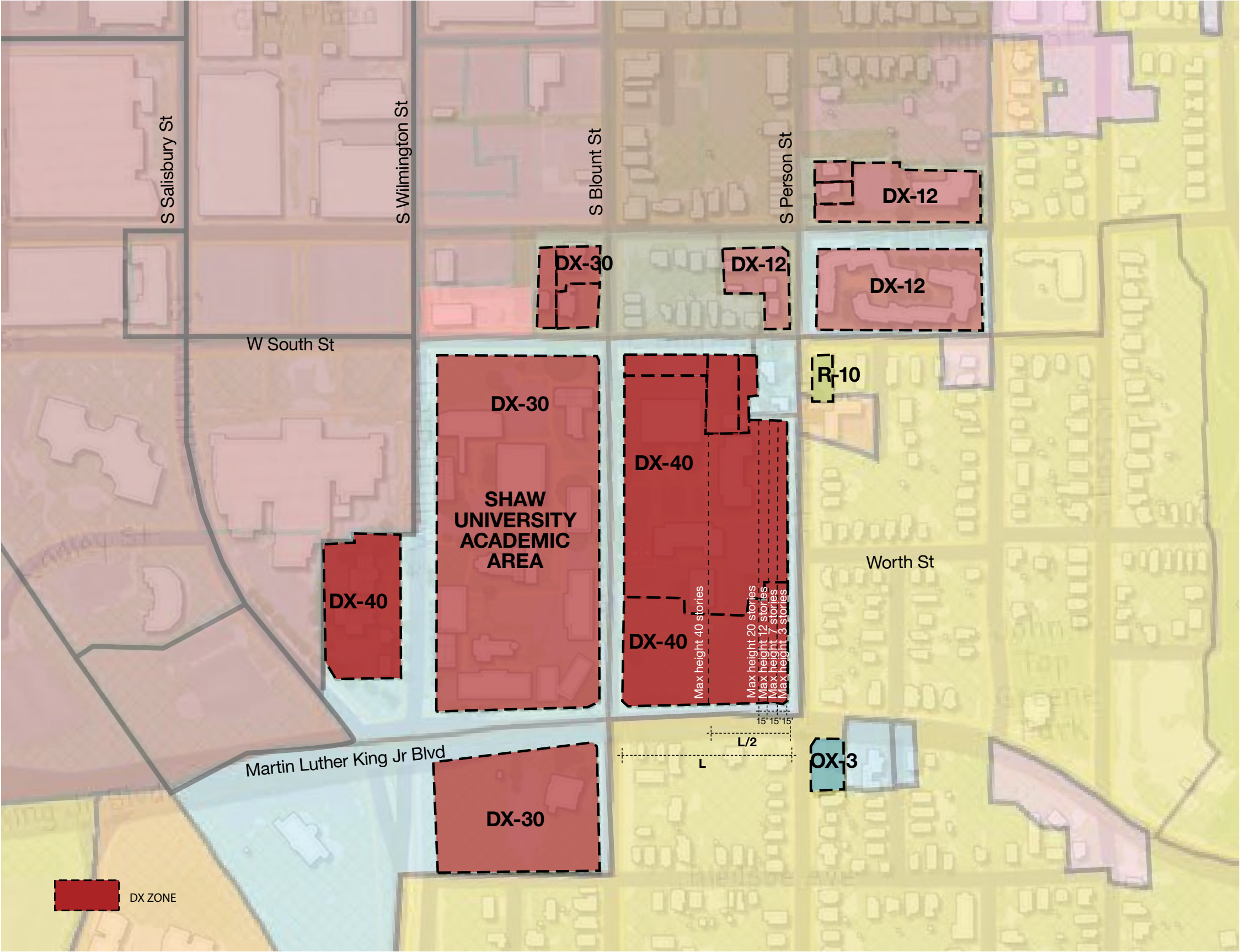
Proposed Zoning - DX

Shaw University

DX= Is intended to provide for intense mixed use development of the City's downtown area.

L= Block length between Blount Street and Person Street.

EXHIBIT A



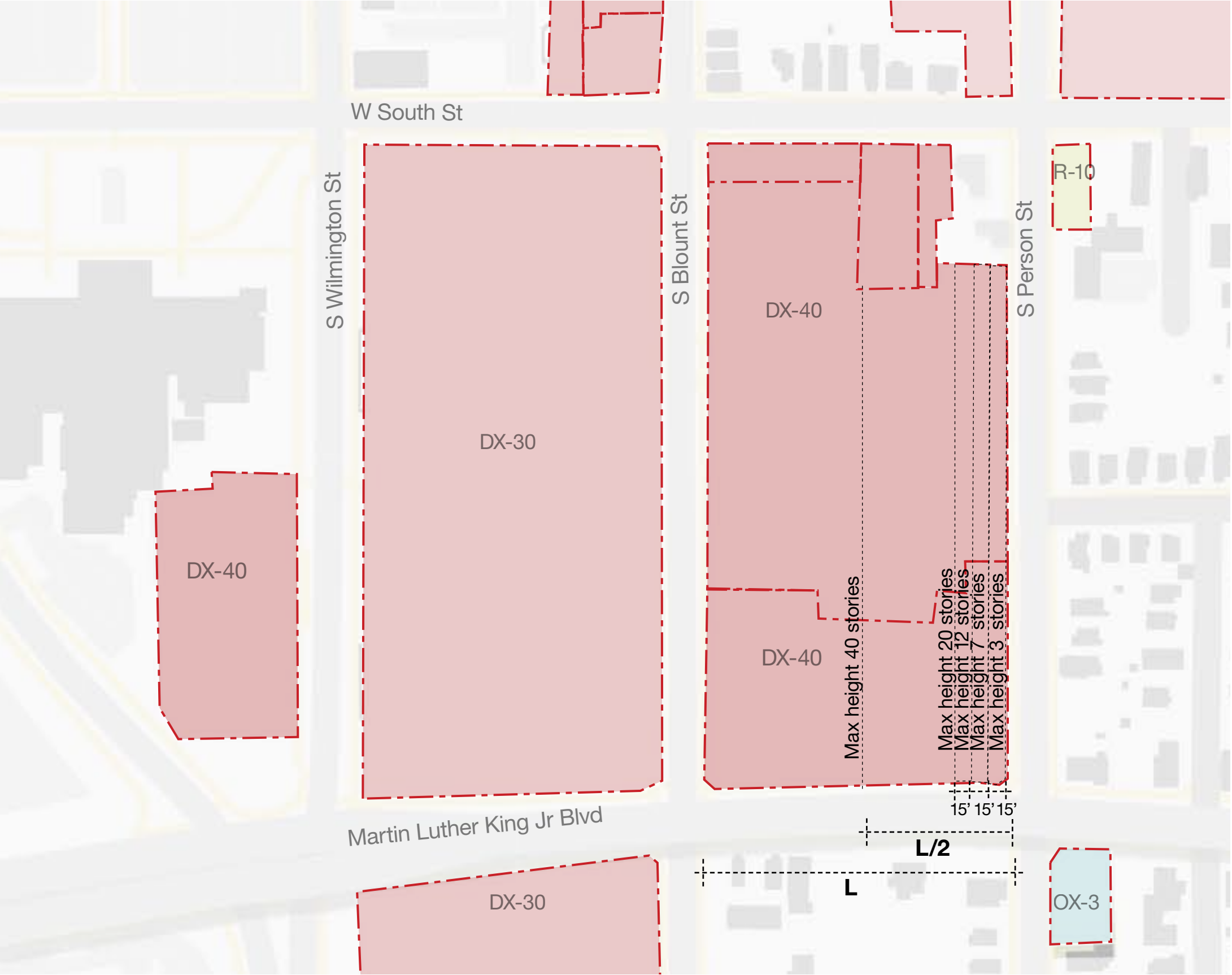
DX -Zoning Stepback

Shaw University

DX=Is intended to provide for intense mixed use development of the City’s downtown area.

L= Block length between Blount Street and Person Street.

EXHIBIT A



Rezoning Application Addendum #1

Comprehensive Plan Analysis

Office Use Only

Rezoning case # _____

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.

Statement of Consistency

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.

1. The proposed rezoning district of DX is consistent with the Downtown element of the 2030 Comprehensive Plan contained in Map DT-1.
2. The properties are within the Urban Form Map, which supports the proposed urban frontage. Consequently, the rezoning will enhance the streets in this area, providing amenities for pedestrians and visitors. The proposed rezoning meets a number of Urban Design policies, including Policy UD 2.1 (Building Orientation), Policy UD 2.3 (Activating the Street) and Policy UD 3.4 (Enhanced Street Walls). In particular, S. Wilmington Street and S. Blount Street are priority pedestrian and green streets per Map DT-4.
3. The proposed heights contained in Attachment A are consistent with policies contained in Table LU-2 for the Institutional designation on the Future Land Use Map and core/transit area along the S. Wilmington Street bus rapid transit line. The site is in the core of the Urban Form Map UD-1 and consequently, the proposed heights are appropriate.
4. The proposed rezoning supports a number of land use and design policies contained in the Comprehensive Plan, including Policy DT 1.2 (Vertical Mixed Use), Policy LU 4.7 (Capitalizing on Transit Access), and Policy LU 5.1 (Reinforcing the Urban Pattern). Furthermore, the rezoning advances several economic development policies, including Policy ED 4.7 (Supporting Colleges and Universities), Policy DT 1.3 (Underutilized Sites in Downtown), Policy ED 2.4 (Attracting Investment in Emerging Neighborhoods), and Policy ED 3.14 (Corporate Headquarters). The subject properties are in the Priority Area for Economic Development shown in Map ED-1, which identifies areas that demonstrate a need for economic development intervention and that also present opportunities for economic development.
5. The proposed rezoning marks an important step in strengthening an Historic Black College and University (HBCU) located in the heart of Downtown. Importantly, the South Park Area Plan identifies Shaw University as the catalyst for African American residents settling in this area of Downtown and giving rise to the local businesses, neighborhoods, churches and other institutions, which gave South Park its identity. The rezoning will help ensure the continued vitality of Shaw University while preserving certain historic properties on campus. In so doing, the rezoning serves a number of policies, including Policy HP 1.1 (Stewardship of Place), Policy HP 1.2 (Cultural and Historic Resource Preservation), Policy HP 1.3 (Economic Value of Historic Preservation), Action HP 1.2 (Evaluation of Archaeological Significance), Action HP 1.3 (Cultural and Heritage Tourism Marketing) and Action DT 3.9 (Heritage Tourism in Downtown).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

This rezoning request will help enable Shaw University, a significant cultural, economic and historic institution in Downtown Raleigh, to leverage its real estate in order to grow and sustain its mission “to advance knowledge, facilitate student learning and achievement, to enhance the spiritual and ethical values of its students, and to transform a diverse community of learners into future global leaders.”

Additionally, the rezoning request will position properties owned by Shaw University to attract investment and development in the southeast quadrant of Downtown to support additional housing, businesses, innovation and research, retail, healthcare, food and other amenities for the residents of the area. At the same time, it will support new academic facilities on Shaw University’s core campus that can better serve the students, faculty and surrounding community.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

Office Use Only
Rezoning case #

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.

There are several buildings listed as contributing structures to the Prince Hall Historic Overlay District, including the Rogers-Bagley-Daniels-Pegues House located at 125 E. South Street, and the Charles Frazier House located at 121 E. South Street. There are several buildings listed as contributing structures to the East Raleigh-South Park National Register District including but not limited to Estey Hall, & Tupper Memorial Hall located at 118 E. South Street, and Leonard Hall & Tyler Hall located at 800 S. Wilmington Street.

The proposed rezoning provides an additional layer of protection to these properties through permanent preservation and/or requirements to maintain or relocate the structures in the event of redevelopment.

Public Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

The rezoning will require the preservation of Estey Hall, Tupper Memorial Hall, Leonard Hall and Tyler Hall. In addition, the rezoning will protect the Rogers-Bagley-Daniels-Pegues House and the Charles Frazier House in the event of development by requiring the houses to remain in place or to be relocated intact.

Downtown Urban Design Guidelines

The Applicant must respond to the Downtown Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Click [here](#) to view the Urban Form map

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response: N/A
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	Response: Based on the proposed Shopfront frontage, loading or service entrances will be minimized.
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response: Based on the proposed Shopfront frontage, there shall be no surface parking between any building and the street.
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	Response: This guideline will inform the design process in the future.
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	Response: Based on the Shopfront frontage, curb cuts will be minimized.
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response: Based on the Shopfront frontage, buildings shall have street facing entrances.

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response: Based on the Shopfront frontage, the buildings shall have street facing entrances.
8	Building entries should be at grade.
	Response: Based on the Shopfront frontage, building entries shall be at grade.
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response: This guideline will inform the design process in the future.
10	The use of solid roll-down security gates is discouraged.
	Response: There are no plans for solid roll-down security gates.
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	Response: Based on the UDO building type requirements, facades shall be broken up and lank walls avoided.
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response: Based on the UDO, the building type requirements and UDO standards for tall buildings, the buildings shall have sufficient transparency and articulation.
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response: Through the UDO standards for tall buildings, the buildings shall address vertical design.
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	Response: Based on the Shopfront Footage, buildings shall provide pedestrian accessible street facing entrances.
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	Response: It is anticipated that entrances for tall commercial buildings will be recessed.

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	Response: Based on UDO building type requirements, buildings shall have substantial transparency.
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response: Based on the UDO building type standards and proposed Shopfront frontage, windows will be used to display products and services.
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response: N/A
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response: There is no intent to have ceilings below ground level height.
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response: Where appropriate, the owner intends to use deep awnings and canopies on the first story.
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response: The owner has no intent to have arcades, colonnades, or galleries within the public right-of-way.
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response: N/A
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response: The owner intends to have outdoor ground plane of high-quality material that does not include asphalt or loose materials.

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	Response: The owner intends to have courtyard spaces with groundcovers, shrubs, etc and avoid bare earth, bare mulch and rocks.
25	Walls of buildings should parallel the orientation of the street grid.
	Response: The owner intends for the walls of buildings to be parallel to the orientation of the street grid.
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	Response: The owner intends to have variable vertical articulation.
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response: Based on UDO standards for tall buildings, there shall be adequate spacing for light and air.
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response: The owner will consider public art, performance facilities, and/or civic monuments in the buildings.
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	Response: There is no intent to have fences, railings, or walls.
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	Response: There is no intent to have any fences or solid walls.
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	Response: The owner intends to design any fences, railings, and walls to complement the adjacent architecture.

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response: The owner intends for the design to be contextual to adjacent buildings.
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response: The owner intends to have innovative design.
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response: Based on the proposed Shopfront frontage, the building entrances shall be easily identified.
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response: The owner intends to use high quality materials that will respect major buildings in the area.
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response: The owner intends to use a mixture of one or more of the following: metal, brick, stone, concrete, plaster, and wood trim.
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response: The owner does not intent to cover original architectural features of historic or architecturally significant buildings.
38	A minimum of 35 percent of each upper story should be windows.
	Response: Based on UDO building types, upper stories shall have substantial transparency.
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response: The owner intends for corners that face an intersection to be distinctive and have high level articulation.
40	Buildings may step back further at intersections in order to articulate the corners.
	Response: The owner intends for buildings to acknowledge the intersections at the corners.

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	Response: Based on UDO standards for tall buildings, stepbacks will be wide enough to mitigate wind and increase light and air.
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	Response: The owners intend for flat roof buildings to have decorative architectural treatments.
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	Response: Based on signage requirement in the UDO, the signage shall be compatible with the building or storefront design as a whole.
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	Response: The owner intends to have diverse graphics, creating a sense of uniqueness and discovery.
45	All mechanical and electrical mechanisms should be concealed.
	Response: The owner intends for all mechanical and electrical mechanisms to be concealed.
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	Response: The owner intends for signs to not obscure the buildings architectural features.
47	Signs should be constructed with durable materials and quality manufacturing.
	Response: The owner intends for signs to be constructed of durable materials and quality manufacturing.
48	Sign bands above transom and on awnings are preferred signage locations.
	Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response: The owner intends for signs to utilize a signage plan in keeping with the high quality of the building design.
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	Response: Based on the UDO signage requirements, the buildings will only have allowed sign types.
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	Response: The owner intends to utilize a signage plan in keeping with the high quality of the building design.

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 Development 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 or downtown 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 of area to be rezoned and properties with 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:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<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:	Yes	N/A	Yes	No	N/A
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:	Yes	N/A	Yes	No	N/A
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

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 and 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 two 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"/>

Date: May 6, 2022

Re: Property Located at 118, 121, 125, 212-14, 218-20, and 226 East South Street; 301 East South Street also known as 600 South Bloodworth Street; 130 and 302 Martin Luther King Jr. Boulevard; 222 and 317 East Lenoir Street; 521 and 525 South Person Street; 600, 757, and 760 South Blount Street; 800 South Wilmington Street

Neighboring Property Owners:

We are counsel for Shaw University, (“Shaw”), which is considering rezoning the above-captioned Property, a context map of which appears on the back side of this notice. The current zoning and Shaw’s proposed zoning are described below. The purpose of this rezoning is to provide greater zoning flexibility and height to facilitate the growth and sustainability of Shaw University and its connection with the new development of the surrounding downtown area.

Street Name	Current Zoning	Proposed Zoning
118 E SOUTH STREET	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 30 stories (DX-30)
121 E SOUTH ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
125 E SOUTH ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
301 E. SOUTH ST aka 600 S BLOODWORTH	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
130 MLK JR	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
222 E. LENOIR ST	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
317 E LENOIR ST	Office Mixed Use up to 3 stories, (OX-3)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
521 S PERSON ST	Office Mixed Use up to 3 stories, with detached frontage (OX-3-DE)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
525 S PERSON ST	Office Mixed Use up to 3 stories, with detached frontage (OX-3-DE)	Downtown Mixed Use, up to 7 stories with Shopfront frontage (DX-7-SH)
600 S BLOUNT ST	Office Mixed Use up to 4 stories, (OX-4)	Downtown Mixed Use, up to 30 stories with Shopfront frontage (DX-30-SH)
212-14 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
218-20 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
226 E. SOUTH ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
757 S BLOUNT ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)

760 S BLOUNT ST	Office Mixed Use up to 12 stories, (OX-12)	Downtown Mixed Use, up to 40 stories with Shopfront frontage (DX-40-SH)
800 S WILMINGTON ST	Office Mixed Use up to 5 stories, (OX-5)	Downtown Mixed Use, up to 40 stories (DX-40)
302 MLK JR	Residential, (R-10)	Office Mixed Use up to 3 stories, (OX-3)

The following is a list of properties included in the rezoning site that are situated within the Prince Hall Historic Overlay District. The proposed rezoning request includes the removal of this historic overlay:

121 E. SOUTH ST.
125 E. SOUTH ST.
222 E. LENOIR ST.
317 E. LENOIR ST.
521 S. PERSON ST.
525 S. PERSON ST.
600 S. BLOUNT ST.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding neighbors on **Monday, May 16, 2022, from 6:00 p.m. to 7:00 p.m.** This meeting will be held at Shaw University, Estey Hall Auditorium, 1st Floor, 118 E. South Street, Raleigh, NC 27601.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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.

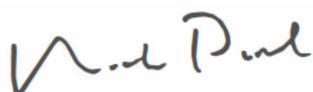
Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sarah.Shaughnessy@raleighnc.gov
Raleigh Planning & Development
(919) 996-2234
Sarah.Shaughnessy@raleighnc.gov

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

Mack Paul
Morningstar Law Group
(919) 590-0377
mpaul@mstarlaw.com

Sincerely,



SUMMARY OF ISSUES

A neighborhood meeting was held on May 16, 2022 (date) to discuss a potential rezoning located at See Attachment A (property address). The neighborhood Meeting was held at 118 E. South Street, Raleigh, NC 27601 (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked about the cost of the redevelopment effort by Shaw University.
Attendee asked how Shaw University will execute its plan if it lacks resources.
Attendee asked if Shaw plans to sell its property.

Attendee suggested that Shaw University organize a tour of its property holdings to help interested parties gain a better understanding of the rezoning request.
Attendee expressed concern about the ability of fire trucks to access tall buildings.

Attendee asked that Shaw take into account potential partnerships that could address housing needs of those making less than 30% of the area mean income.
Attendee asked about her personal interest in partnership with Shaw to benefit students.

Attendee asked how Shaw will specifically benefit from the high rise buildings shown on the concept plan.
Attendee asked whether property taxes will increase in the area due to redevelopment plan.

There was discussion of community amenities such as a super market and what amenities benefit the neighborhood versus Shaw University.
Attendee asked about the timeframe for new development.

Attendee asked why Shaw University has not developed some of its existing properties such as that on Rock Quarry Road.
Attendee mentioned that zoning conditions are a tool to address issues.

Attendee asked to take into consideration the location of taller buildings and whether they will overlook nearby residential areas.
Attendee asked whether parking will be provided in connection with the new development.

Attendee asked if Shaw University will work with minority-owned businesses through the development process.
Attendee asked if Shaw has identified minority developers at this point in the process.

SUMMARY OF ISSUES

A neighborhood meeting was held on May 16, 2022 (date) to discuss a potential rezoning located at **See Attachment A** (property address). The neighborhood

Meeting was held at 118 E. South Street, Raleigh, NC 27601 (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendee asked with Shaw's plan is connected with the Downtown South plan based on stadium and athletic facilities. The plan should benefit Shaw.
Attendee asked about measures to engage the community throughout the process.

Attendee asked for the establishment of a definition of affordable housing (e.g., 80% of AMI, 60% of AMI, etc.).
Attendee asked how the plan will result in an expanded campus for Shaw University.

Attendee asked about the height of new buildings and a design that is compatible with the surrounding area.

Attendee asked whether Shaw will retain some of the historic structures on its property such as the one at 125 E. South Street, Estey Hall and Leonard Hall.

Attendee expressed a desire to ensure equitable housing in the area and the needs of long-time residents.

Attendance Roster	
Name	Address
Joseph Sansom & Sansom Family	2909 Oak Bridge Dr. Raleigh NC 27610
Eugene & Keshia Monk Myrick	
TERRANCE DIXON	
Octavia RAINES	Octavia RAINES @yahoo.com
James & Wonda Montague	918 Rock Quarry Rd.
Roderick E. Kearney	3009 Wild Iris Dr. Zebulon, NC
Jewell Dunn	2709 Glascock St., Raleigh NC 27610
Marbette Hester	323 East Cabarrus Raleigh 27601
Wallace Green	6800 Woodhaven Ct 27615
Terrell Midgett	817 Chatham Ln Raleigh 27610
Angela Wilson	2100 Lake Trout Ln 27610
Ira Mabel	Raleigh Planning & Development
Carmen Cautchen	321 Battery Dr. Raleigh 27610
SHANNON PALMER	spalmer1@ncdot.gov
Jenny Harper	raleighharper@yahoo.com
FRED BELLEDIN	711 GASTON RALEIGH 27605
Debra BLAKE	1104 KITT PL RALEIGH, NC
Susan Armstrong	1020 Enterprise Dr. Durham
Tracy Hicks	4328 Warfield Pl Raleigh NC 27609
Chris Shinn	208 Bledsoe Ave
DAN PABST	214 E CABARRUS ST.
Greg Tadd	1609 Wildhurst Lane - Wake Forest
Ashkan Hosseini	602 E South St.
Crysten Artis II	3221 Purdum Circle
Danny L. Manning	4108 Crawford Dr. Raleigh, NC 27610
Arnell Argen	408 E South St
Corey Branch	City Council
Jonathan Bot	St. Fayette Sect
Stephanie Bright	ANDY@1020ENTERPRISES.COM Stephanie L. Bright.slb@gmail.com

Attendance Roster	
Name	Address
Edna B. Rich - Ballentine Jeff Tanner	219 E. Carhams St. Rab ABC 11
J. C. Spruill Rosa Edomes	2411 Bledsoe St. Raleigh N.C.
Bobby + Rosalind Sanders	524 Sherrybrook Dr. Raleigh 27610
Andrea Wellhouse	211 Bledsoe Ave Raleigh NC
JOEL FAISON Tyrese Perry	5133 WINDMERE CHASE DR
ANDY MARTIN	P.O. BOX 99035, RALEIGH, NC 27684
Yvonne Holley	1505 Tierney Circle Ral 27616
Elysia Lash	elysia.lash@shawwardv
Jim Elrick Elsa Silverman	725 S Bloodworth St Room 203 SMITH CL.
STORMIE FORTE	Raleigh City Council
Greg McNamara	LS3P gregmcnamara@LS3P.com
An Green	aagreen2@ncsu.edu
Aaron Thomas Ryan Terhune Joseph H. LFG	athomas@wral.com rterhune@wral.com