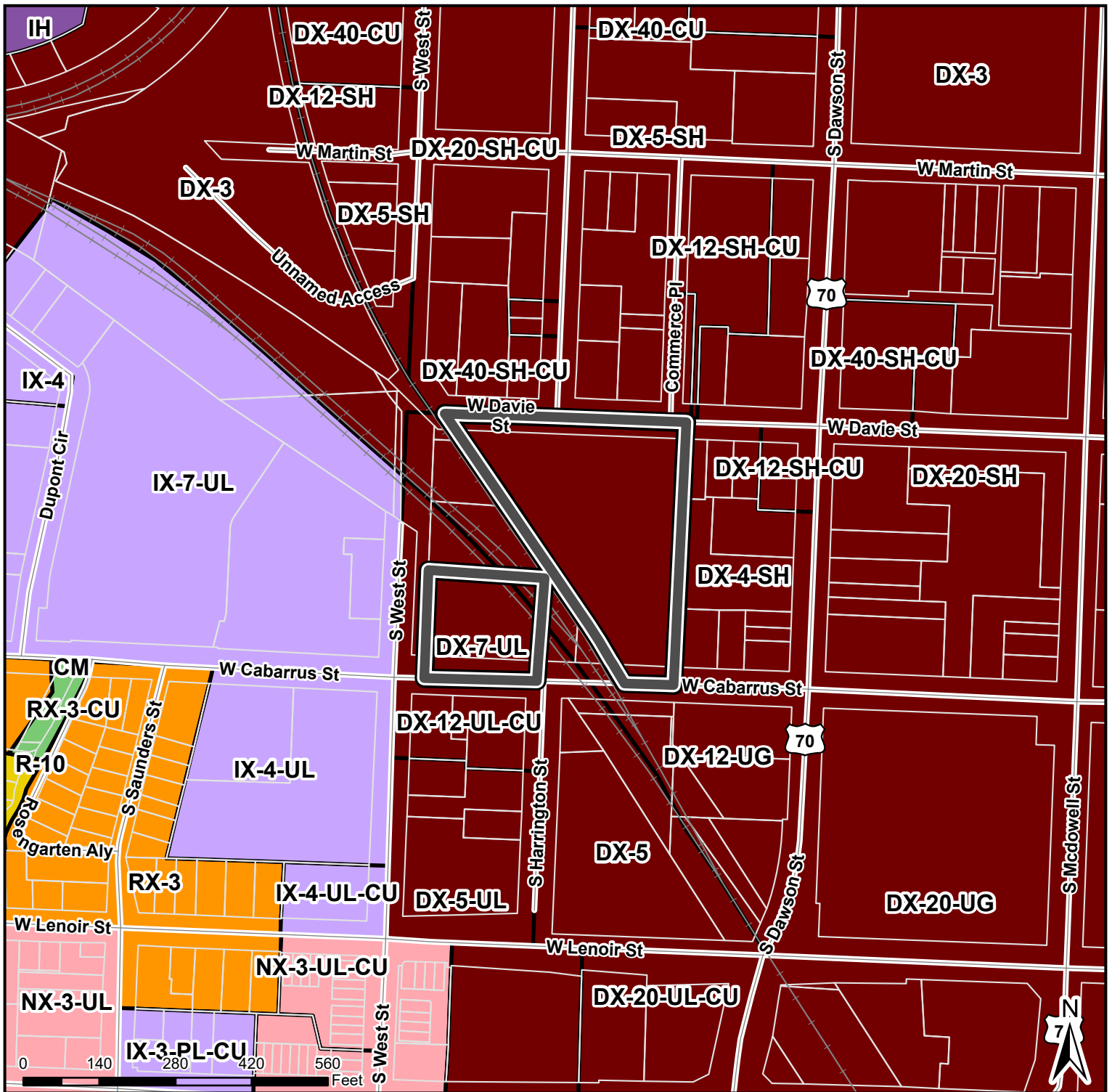
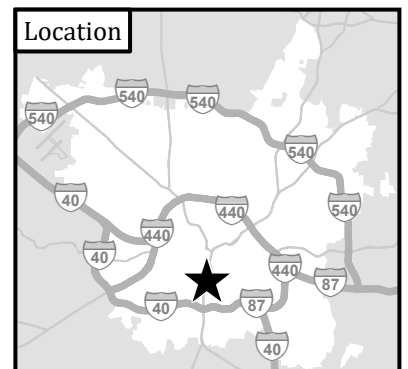


Existing Zoning

Z-9-2022



Property	320 W Cabarrus St; 327 W Davie St
Size	3.31 acres
Existing Zoning	DX-4-SH & DX-7-UL
Requested Zoning	DX-20-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 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		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: DX	Height: 4 & 7	Frontage: SH & UL	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: 320 W. Cabarrus St.; 327 W. Davie St.		
Property PIN: 1703570190; 1703573207		
Deed reference (book/page): 000038/00452; 015090/01349		
Nearest intersection: S. West St & W. Cabarrus; W. Davie & W. Cabarrus		Property size (acres): 0.75; 2.56
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: NC Railroad Inc. 2809 Highwoods Blvd. Ste 100 Raleigh NC 27604		
Property owner email: rdobronski@ncrr.com		
Property owner phone: (919) 954-7601		
Applicant name and address: NC Railroad Inc. 2809 Highwoods Blvd. Ste 100 Raleigh NC 27604		
Applicant email: rdobronski@ncrr.com		
Applicant phone: (919) 954-7601		
Applicant signature(s): <i>C. Robert Dobronski III</i>		
Additional email(s):		

RECEIVED

By Carmen Kuan at 10:25 am, Jan 20, 2022

Conditional Use District Zoning Conditions

Zoning case #: Z-9-22

Date submitted: 1/18/2022

OFFICE USE ONLY
Rezoning case #

Existing zoning: DX-4-SH;DX-7-UL

Proposed zoning: DX-20-SH

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. Public facades of structured parking:

a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.

b. 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. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

3. Parapet walls. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.

4. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:

a. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent such visibility.

b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies

c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.

d. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

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.

DocuSigned by:

Property Owner(s) Signature:

C. Robert Dobronski III

407513028ASB406...

Printed Name: C. Robert Dobronski III

RECEIVED

By Carmen Kuan at 10:26 am, Jan 20, 2022

SION 10.27.20

Rezoning Application Addendum #1**Comprehensive Plan Analysis**

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.

OFFICE USE ONLY
Rezoning case # _____

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 zoning of Downtown Mixed Use (DX) is consistent with the subject properties' location in the center of the Downtown Element of the 2030 Comprehensive Plan, which calls for DX zoning. Moreover, the condition prohibiting uses incompatible with an urban environment are consistent with the Comprehensive Policies for appropriate uses situated Downtown.
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 Streetwalls). In particular, W. Cabarrus Street and W. Davie Street are priority pedestrian and green streets per Map DT-4.
3. In light of the shift in location of the regional transit hub, Raleigh Union Station (RUS), and development of an adjacent bus terminal (RUS Bus), the proposed height of 20 stories is consistent with policies contained in Table LU-2 and Downtown West Gateway Plan. The Future Land Use Map shows a Community Mixed Use designation on the property reflecting the Downtown West Gateway Plan approved nearly 20 years ago. Recently, several properties in the vicinity of RUS have been rezoned to 40 stories, and their designation on the Future Land Use Map has changed from Community Mixed Use to Central Business District. Policy AP-DWG 8 in the Downtown West Gateway Plan encourages taller buildings within the Station Area Core, which is now within 1/4 mile of the subject properties. Further, the Emerging Urban Center designation in Table LU-2 supports up to 20 stories for properties designated Community Mixed Use in larger, commercially-oriented centers such as Downtown.
4. The proposed rezoning would facilitate the redevelopment of underutilized sites in downtown (Policy DT 1.3) and, in particular, around the "multimodal transit center" (now called RUS) (Policy DT 1.4 and DT 2.12). It also supports a number of regional strategies, including Policies RC 2.1, R.C. 2.2 and R.C. 2.3 by situating transit oriented development along an active rail corridor in the heart of Downtown and adjacent to a regional transit facility. The rezoning also supports a policy emphasis on housing supply both Downtown and in general (Policy DT 4.1 and H 1.8). Importantly, it meets several economic development policies, including Policy ED 2.4 (Attracting Invest Emerging Neighborhoods) and Policy ED 3.14 (Corporate Headquarters), especially given the location of the site.

Public Benefits

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

The rezoning request is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for redevelopment given its current underutilization and location adjacent to a regional transit facility.

The proposed rezoning would bring additional height and intensity to Downtown Raleigh, the appropriate location for a 20-story height allowance.

The rezoning will create value for North Carolina Railroad and support compatible development along its corridor, which is vital for moving passengers and freight in North Carolina.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
<p>The rezoning site is located within the Depot Historic District. The Depot National Register Historic District contains the city's collection of buildings to the heyday of railroad transportation and shipping in Raleigh. Included are freight and passenger depots, warehouses, factories, hotels, cafes, and shops dating back to the 1880s through the 1950s.</p> <p>The proposed zoning could impact the resource through redevelopment following rezoning.</p>	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<p>None at this time.</p>	

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: The owner's intent is to design the project so rooftop utilities do not detract from the views of the development.
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 shall 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. The owner intends to emphasize these elements.

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: The owner intends to emphasize the street level architectural details.
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 UDO building type requirements, facades shall be broken up and blank 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's, 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 frontage, 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: Based on UDO building type standards, first story, floor-to-floor height will be substantial.
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: The owner has 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: 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: The owner does not intend to have stairs and stoops in the public right-of-way.
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: The owner does not intend 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: The owner does not intend 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 intend to cover 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.

Date: December 21, 2021

Re: Property Located at 320 W. Cabarrus St.; 327 W. Davie St.

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Wednesday, January 5, 2022, from 5pm to 7pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of properties located at 320 W. Cabarrus Street and 327 W. Davie Street. The current zoning designations for these two properties are Downtown Mixed Use up to seven stories with an Urban Limited frontage (DX-7-UL) and Downtown Mixed Use up to four stories with a Shopfront frontage (DX-4-SH), respectively. The proposed rezoning designation is DX-20-SH for both properties, affording more flexibility in building height. Our goal is to gather comments through your participation in this virtual 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.

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.

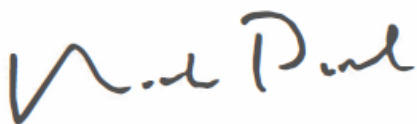
Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
Carmen.Kuan@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,

A handwritten signature in blue ink that reads "Mack Paul". The signature is written in a cursive, flowing style.

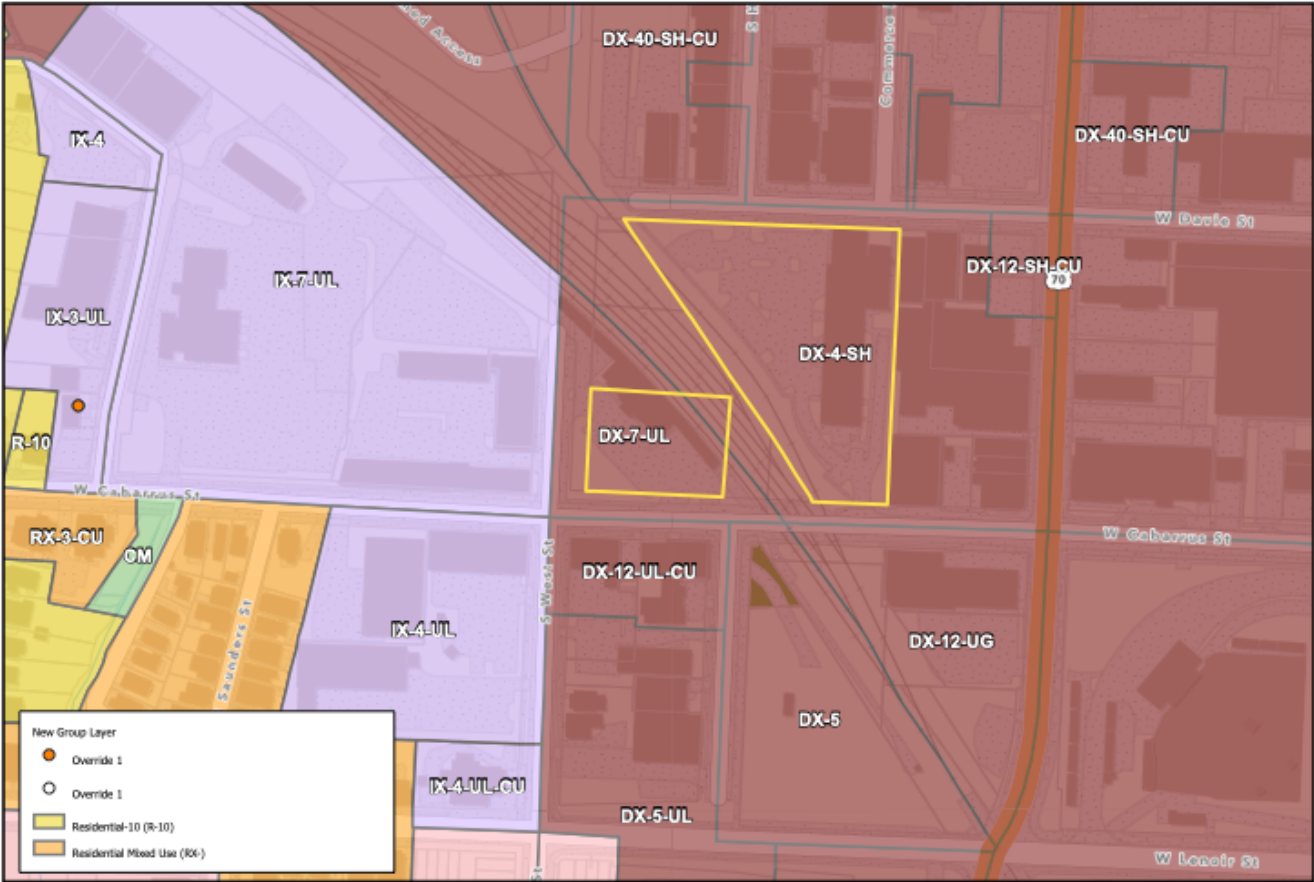
Neighborhood Meeting Agenda

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

Aerial Photo



Zoning





How to Participate in the January 5, 2022 Neighborhood Meeting
Re: 320 W Cabarrus St and 327 W Davie St

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to morningstarlaw.group/01052022mtg to register for the meeting.
(Registration is necessary as we are required by the City of Raleigh to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 301 715 8592
 - +1 346 248 7799
 - +1 669 900 6833
 - +1 253 215 8782
 - Enter Webinar ID: 873 2868 5047
 - Enter password: 071180
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

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 checked="" type="checkbox"/>	<input 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:					
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 11:					
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:					
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 checked="" type="checkbox"/>	<input 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"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on Wednesday, January 5, 2022 (date) to discuss a potential rezoning located at 320 Cabarrus St and 327 W Davie St (property address). The neighborhood meeting was held at Virtually (location). There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

<p>Discussed property details and rezoning request</p> <p>Discussed process of rezoning</p> <p>Showed maps of site and explained zoning</p> <p>Discussed downtown mixed use zoning</p>
<p>Discussed UDO intent statement relating to downtown mixed use and current zoning of downtown mixed use.</p> <p>Discussed the current height of DX – 4 and DX- 7 and rezoning request of DX-20 along with frontage change which is Shopfront frontage designed to attract street level activity.</p> <p>Discussed current Urban Limited frontage which is urban but does not have the rich urban design of the Shopfront frontage to attract the maximum amount of street activity.</p>
<p>Discussed current 40 story rezonings in the area which is the maximum height under the UDO.</p> <p>Discussed the intent of downtown mixed use development, including multi-family, street level retail, office, etc.</p> <p>Discussed historic district and small area plan contained in the West Gateway Plan.</p> <p>Discussed urban form map with regard to the frontage designed to activate the street.</p>
<p>Discussed that there is no current design plan, applicant is waiting on public comment to lay the foundation for a plan.</p> <p>Discussed preapplication meeting discussion of connectivity discussions.</p> <p>Participant asked about any collaboration and Clancy & Theys Project to make sure the projects support each other and not compete against each other. Response: Railroad does not have a project proposed. However, the development of the railroad site and Clancy site will collaborate and work together as best as possible.</p> <p>Discussed the Clancy Project is moving forward and the plan all along was to increase density on the west street portion of that site. With the extension of West Street under the railroad tracks, there is an opportunity plan for development in this vicinity.</p>
<p>Participant asked about the historic depot and will the historical site be a hinderance to development. Response: The depot building is a much loved building in Raleigh. It is a complicated site because of its shape. We do not know exactly what will happen in the future and nothing is certain.</p>
<p>Participant discussed how old fronts have been incorporated into the new buildings and has appreciated the blending of old and new.</p> <p>Participant discussed support of DX-20 and increase in urban density.</p> <p>Participant asked if this rezoning is for the purpose of increasing the value and then sell, or is there an actual plan the Railroad has for the site. Response: Railroad is trying to build on the momentum of the City and investments in this area. This is an underutilized site. The Railroad could take the development value and reinvest into the State to provide economic development along its rail line. Railroad wants to rezone prior to bringing in any partner or investor.</p>

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