

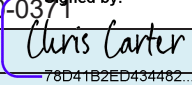


# Rezoning Application and Checklist

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](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 12	Frontage:
Proposed zoning base district: DX		Height: 30	Frontage: UG
			Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: W. Peace Street/N. West Street		Property size (acres): 2.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Property owner email: <a href="mailto:ccarter@raleighdevelopment.com">ccarter@raleighdevelopment.com</a>		
Property owner phone:		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Applicant email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Applicant phone: (919) 590-0371		
Applicant signature(s): 		
Additional email(s):		

**RECEIVED**

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

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

Narrative of Zoning Conditions Offered
<p>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.</p> <p>2. As shown on the attached Zoning Condition Exhibit A, the maximum height of buildings constructed on the property shall be 240' in Zone 1 and 360' in Zone 2 as measured per the exhibit.</p> <p>3. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.</p> <p>4. There shall be no on-site surface parking between any building and the eastern boundary of the site.</p> <p>5. Upon development of the subject properties as reflected in a Tier 3 administrative site review, the properties shall include pedestrian connectivity along the eastern boundary of the site.</p> <p>6. Upon development of the subject properties as reflected in a Tier 3 administrative site review, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3 C situated along Peace Street and/or the adjacent city owned parcel.</p> <p>7. A maximum of 500,000 gross square feet of office space shall be provided.</p> <p>8. The Developer shall contribute \$1,200,000 to the City's affordable housing fund prior to the issuance of a certificate of occupancy for the 500th unit on the property.</p>

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.

Signed by:

Chris Carter

78D41B2ED434482...

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: Chris Carter

RECEIVED

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

## 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 rezoning is consistent with the Future Land Use Map designation for the properties of Central Business District (CBD). The CBD category is intended to enhance Downtown Raleigh as a vibrant mixed use urban center. CBD recognizes Downtown as the "heart of the city" with high-intensity office, retail, housing, institutional, cultural and visitor-serving uses. DX is the primary district for the CBD. Height up to 40 stories is supported in the core.
2. The proposed rezoning is consistent with the Downtown Transition Map (DT-2) and Policy DT 1.14 (Downtown Transition Areas) as amended in September, 2023. This Policy addresses areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, recommending residential densities taper to be compatible with adjacent development and non-residential uses directed away from transition areas. The proposed height is consistent with policies contained in Table LU-2 as a core/transit area within the Central Business District providing for height up to 40 stories.
4. The proposed rezoning will facilitate the redevelopment of an underutilized site in Downtown (Policy DT 1.3). In particular, the proposed rezoning meets several economic development policies, including Policy ED 2.4 (Attracting Investment in Emerging Neighborhoods), Policy ED 1.1 (Corridor revitalization) and Policy ED 1.2 (Mixed Use development). The proposed development will enhance economic stimulation by creating transit-and pedestrian-friendly environments
5. The properties are within the Urban Form Map, which supports the proposed urban frontage. The site is within ¼ mile of the proposed Bus Rapid Transit corridor on Capital Boulevard heading north from Downtown. In addition, the site is immediately adjacent to the high speed rail corridor and S-Line. 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), Policy UD 2.7 (Public Open Space) and Policy UD 3.4 (Enhanced Streetwalls).
6. The proposed rezoning also meets a number of policies related to parks given the proximity of the site to a planned, major urban park. Those policies include PR 3.13 (Greenway Oriented Development), PR 4.3 (Partnerships and Collaboration to develop innovative park arrangements and spaces), and PR 5.5 (Encourage Public Open Space in Rezoning).

### Public Benefits

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

The proposed rezoning is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for development given its current underutilization. The proposed development will stimulate and revitalize this northern gateway into Downtown Raleigh.

The proposed rezoning creates opportunity for housing, retail, and public open space supporting a walkable, pedestrian-friendly experience.

The proposed height is consistent with the policies contained in the Comprehensive Plan as a core/transit area within the Central Business District. It is located near Bus Rapid Transit and is immediately adjacent to the high speed rail corridor and S-Line supporting a pedestrian-friendly development framework. It will bring a vibrant mixed use development that will enhance Downtown Raleigh which is the intention of the Central Business District.

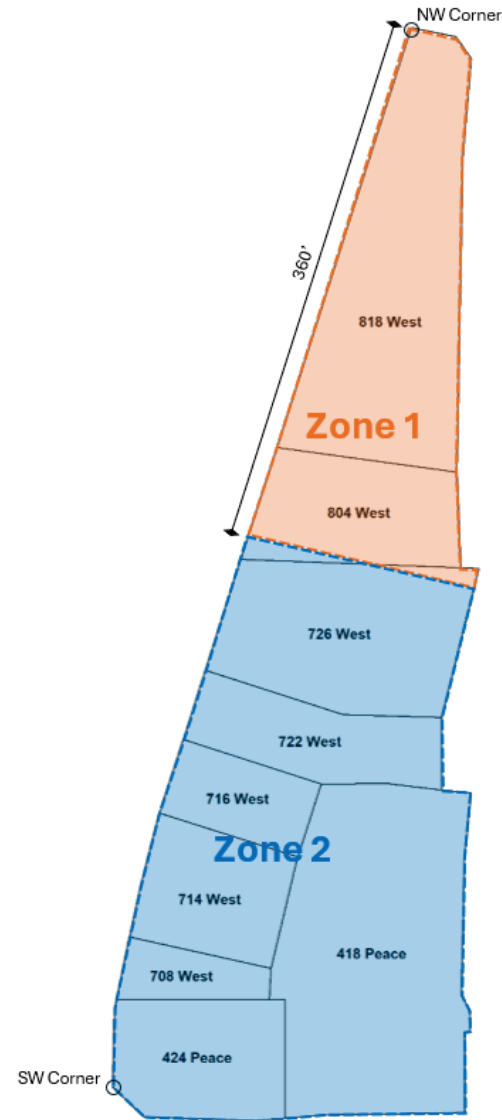
The proposed rezoning is reasonable and in the public interest given the strategic importance of this site adjacent to the planned Smoky Hollow Park. The proximate urban open space encourages more intensity and interplay with an adjacent site. The development will complement the public use of the City's adjacent property and use of the planned Smoky Hollow Park.

Rezoning Application Addendum #2	
Impact on Historic Resources	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div></div>
<p>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.</p>	
Inventory of Historic Resources	
<p>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>	
<div>N/A</div>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<div>N/A</div>	

ATTACHMENT A						
PIN	STREET ADDRESS	OWNER NAME	OWNER ADDRESS	ACREAGE	CURRENT ZONING	PROPOSED ZONING
1704523204	424 West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.24	IX-12	DX-30-UG
1704524340	418 West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.65	IX-12	DX-30-UG
1704523300	708 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.08	IX-12	DX-30-UG
1704523326	714 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.21	IX-12	DX-30-UG
1704523443	716 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.11	IX-12	DX-30-UG
1704523448	722 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.19	IX-12	DX-30-UG
1704524524	726 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.37	IX-12	DX-30-UG
1704524633	804 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.22	IX-12	DX-30-UG
1704524754	816 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.54	IX-12	DX-30-UG
Total Acreage				2.61		

- The West Street Right-of-Way Boundary (the "West Street ROW") shall be defined as the western boundary of the site stretching from the NW Corner to the SW Corner as shown on the adjoining map.
- The delineation between Zone 1 and Zone 2 shall be defined as a line originating on the current West Street ROW 360' from the northwestern-most corner of the 818 West Street parcel (shown as NW Corner on the adjoining map) and extending across the site perpendicular to the West Street ROW.
- Zone 1 area shall be limited in height to **240'** over West Street, as measured from the top of the curb on West Street and perpendicular across the property from the West Street ROW.
- Zone 2 area shall be limited in height to **360'** over West Street, as measured from the top of the curb on West Street and perpendicular across the property from the West Street ROW.

## Zoning Condition Exhibit 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 <b>Rezoning Checklist</b> 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 <a href="#">Fee Guide</a> 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"/>
<b>For properties requesting a Conditional Use District:</b>					
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"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
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 <b>Master Plan Checklist</b> 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"/>





Jason Barron | Partner  
434 Fayetteville Street, Suite 2200  
Raleigh, NC 27601

919-590-0371  
[jbarron@morningstarlawgroup.com](mailto:jbarron@morningstarlawgroup.com)  
[www.morningstarlawgroup.com](http://www.morningstarlawgroup.com)

Date: April 7, 2025

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

Dear Neighbors:

We are counsel for Raleigh Development Company II, LLC, ("RDC, II"), which is considering rezoning the above-captioned Property. You are cordially invited to attend a meeting to discuss the potential rezoning to take place on April 23, 2025, from 6:00pm to 7:00pm at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606.

The Property is currently zoned Industrial Mixed Use – 12 stories max (IX-12) and is proposed to be rezoned to Downtown Mixed Use, up to 30 stories with an Urban General frontage (DX-30-UG). The purpose of the zoning request is to allow more flexibility in height. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

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

Matthew McGregor, MGEO  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

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

Jason Barron  
Morningstar Law Group  
919-590-0371  
[jbarron@morningstarlawgroup.com](mailto:jbarron@morningstarlawgroup.com)

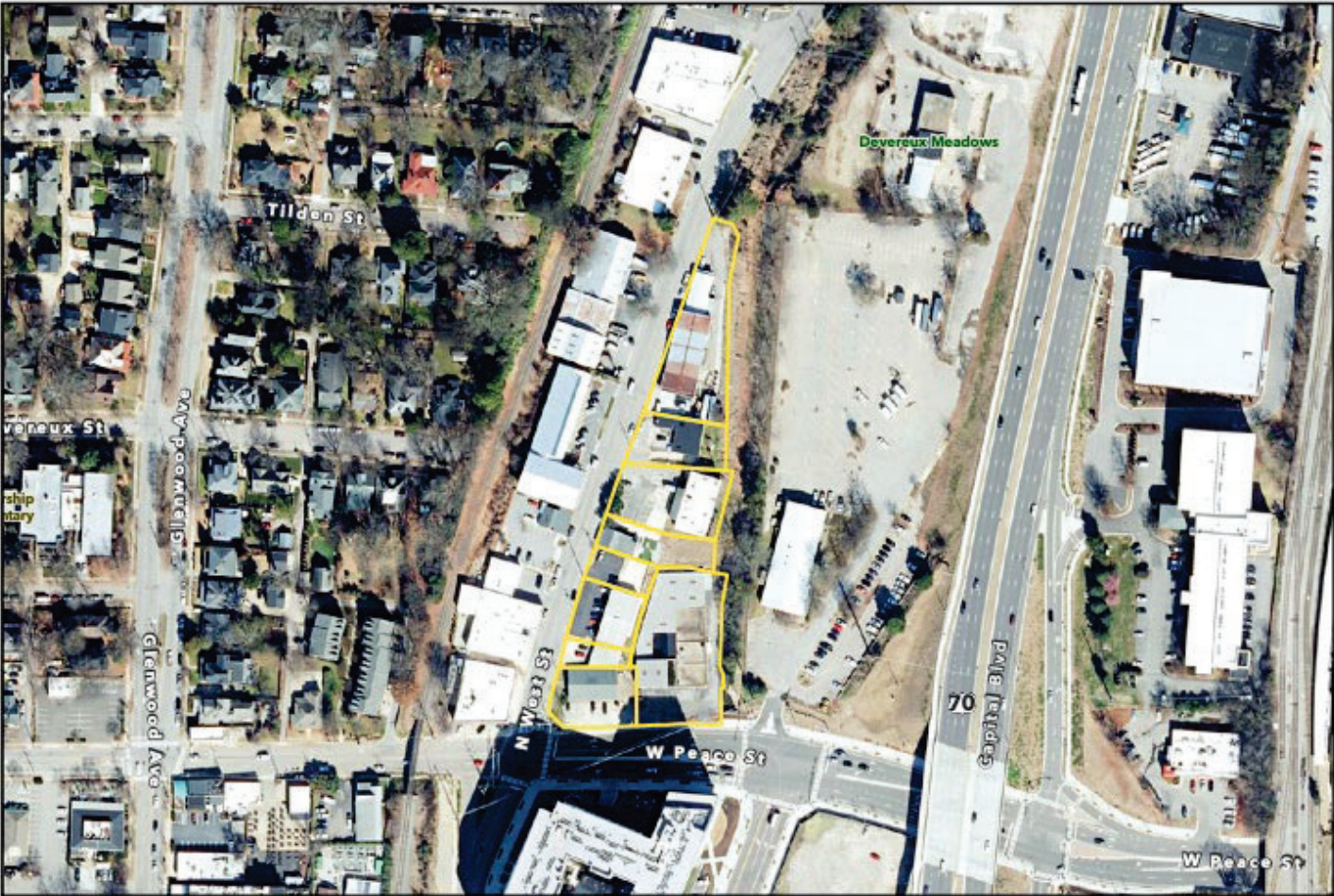
Sincerely,

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

## **Neighborhood Meeting Agenda**

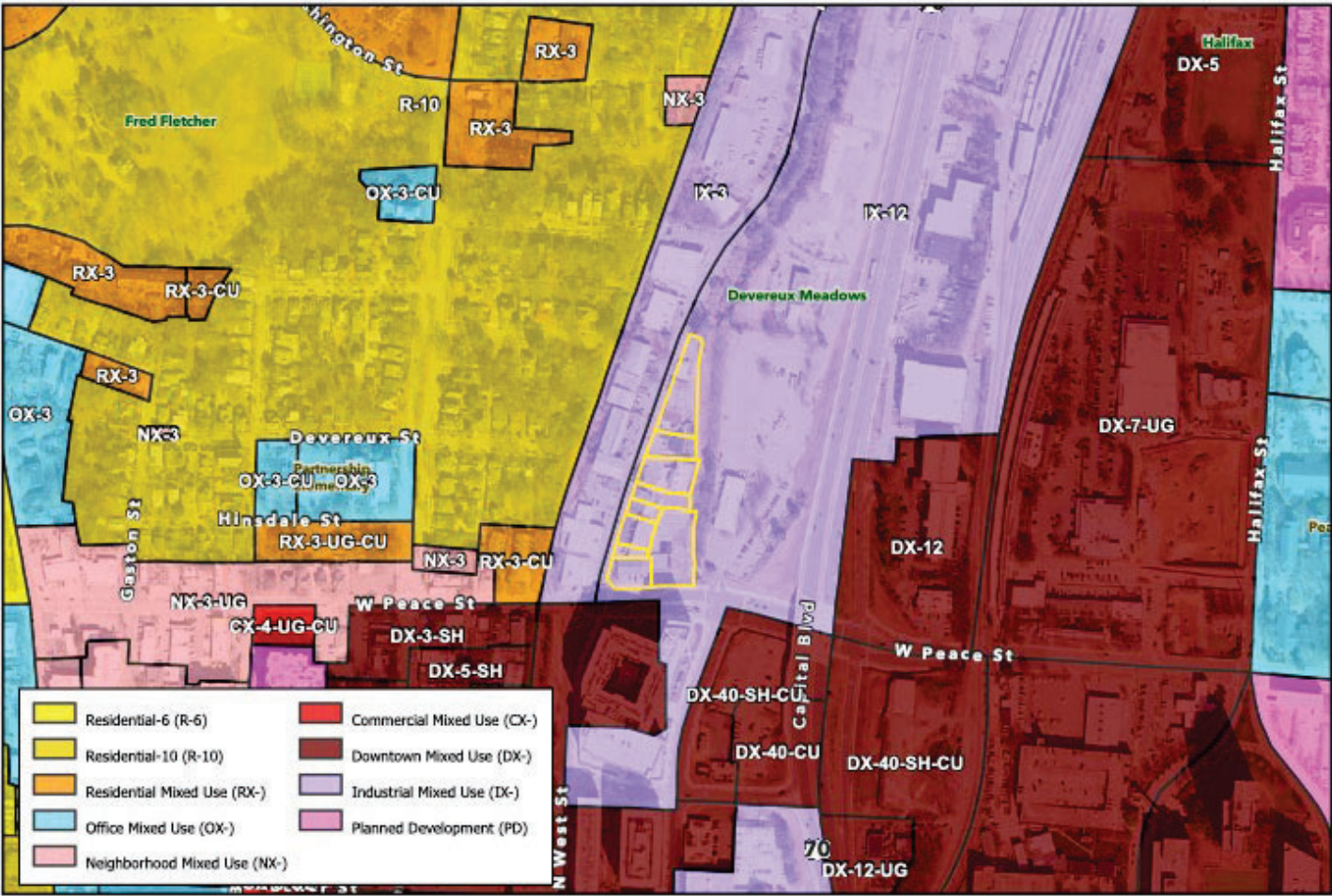
- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial





Zoning





# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 12	Frontage:
Proposed zoning base district: DX		Height: 30	Frontage: UG
			Overlay(s):
<b>Helpful Tip:</b> View the <a href="#">Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street		
Property PIN: 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754		
Deed reference (book/page): 18940/1643; 16084/2605; 11494/801; 16727/334; 17651/464		
Nearest intersection: N West St & W Peace St		Property size (acres): 2.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601		
Property owner email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Property owner phone: 919.590.0371		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601		
Applicant email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a>		
Applicant phone: 919.590.0371		
Applicant signature(s):		
Additional email(s):		

SUMMARY OF ISSUES

A neighborhood meeting was held on April 23, 2025 (date) to discuss a potential rezoning located at 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804, & 818 North West Street (property address). The neighborhood meeting was held at McKimmon Conference and Training Center at NC State, 1101 Gorman St., Raleigh NC 27606 (location). There were approximately 92 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached.

## First Neighborhood Meeting Report | Peace/West Rezoning

**Date:** April 23, 2025

**Community Connector:** Suzanne Prince

**City Representative:** Bynum Walter

At 6:00 PM, the applicant opened the meeting and presented the proposed rezoning for the assemblage of parcels located at the northeast corner of the intersection of Peace Street and West Street. The applicant explained the rezoning process, the site's current zoning, the future land use designation, the components of the proposed rezoning to DX-30-UG, the proposed rezoning conditions, and the proposed project's integration with the City's Smoky Hollow Park project.

A participant asked about affordable housing at the proposed development.

**Response: There is going to be a contribution made to the City's affordable housing fund. There are no affordable units proposed at this specific site.**

A participant made a comment about the site's designation as a Downtown Transition Area.

**Response: Thank you.**

Several participants asked about the anticipated rental rates for the units.

**Response: We don't have exact rents at this point. It would be a range and would reflect market rents at the time the units are developed.**

A participant asked how the proposed rezoning benefits the City and its residents.

**Response: It is a benefit to place density where density is expected. The specific characteristics of this site indicate density is appropriate here.**

A participant asked how many units are expected.

**Response: Approximately 800 to 900 units.**

A participant asked whether the maximum height condition reduces the number of units.

**Response: Yes, likely around 150 units reduced.**

A participant commented about transit service and the need for low income housing.

**Response: Thank you.**

A participant asked to see the future land use designation slide and commented that he believes 30 stories is too high at the site.

**Response: Thank you.**

A participant commented that upzoning from 12 to 30 stories would be inappropriate in her opinion.

**Response: Thank you.**

A participant stated she had to sit through two light changes near the property that morning and indicated that increased traffic is her concern.

**Response: Thank you.**

A participant asked about the height differences for residential and commercial uses.

**Response: The plan is for commercial on the ground with residential above. Incorporating more residential means the height will be lower than if the buildings were mostly commercial.**

A participant asked if the height and stories are capped.

**Response: Yes.**

A participant asked about the possibility of a successful project with the current zoning.

**Response: We would not be here if that was the case.**

A participant expressed concerns about the units being for rent rather than for purchase.

**Response: Thank you.**

A participant expressed concern that the City needs more affordable housing.

**Response: Understood.**

A participant expressed concerns about staffing for emergency services.

**Response: I have to trust that the City will evaluate emergency response time through the respective processes.**

A participant commented that there are other developable parcels downtown and asked what benefit comes to the City by upzoning this parcel.

**Response: We believe it is the right place, given this site's specific characteristics, to increase density.**

A participant asked what specific policies in the 2030 Comp Plan are advanced.

**Response: The site's future land use designation as "Central Business District."**



A participant expressed support for the project and stated that adding 800 units near transit is how we mitigate traffic.

**Response: Thank you.**

A participant expressed disapproval of increasing the height from 12 to 30 stories.

**Response: Thank you.**

A participant commented that the transition area should taper down to respect the historic neighborhoods.

**Response: Thank you.**

A participant commented about the presence of other developable parcels already zoned for 40 stories.

**Response: Thank you.**

A participant commented that Raleigh is growing at a rate slower than the 2030 Comp Plan predicted.

**Response: Thank you.**

A participant commented that rezoning to 30 stories does not make sense because the City has rezoned 24 rezoning cases increasing height to 40 stories, and no one has built a 40 story building.

**Response: Thank you.**

A participant asked if the rendering shown is the building that will be built.

**Response: We do not have a specific design yet. This is just a representative concept.**

A participant showed a model of what 30 stories would look like.

A participant commented about potential issues with drainage.

**Response: Environmental aspects and analyses are part of the development plan process.**

A McKimmon Center representative entered the meeting room shortly after 7:00PM and announced that the time for the meeting had expired.

The applicant thanked the neighbors for their participation and closed the meeting.

Print Name	Address	Phone and/or Email Address
Edna Rich Bullock	219 E. Cubana St. Sub.	errb10@gmail.com
Mary Craven Poteat	904 Glenwood Ave. 27605	marycravenpoteat@gmail.com
Helen Tart	611 Monroe Dr	helenlecter@yahoo.com
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