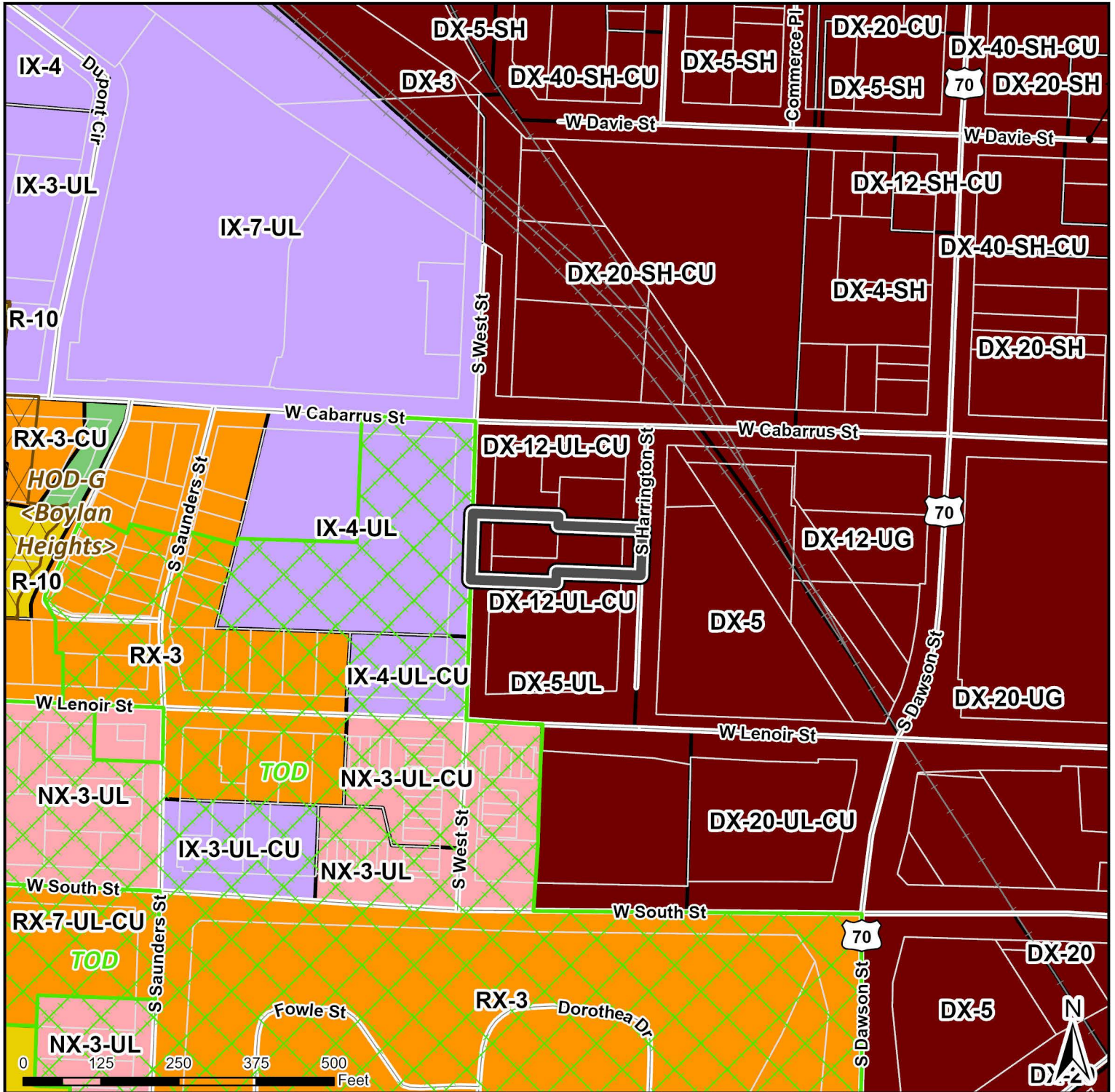
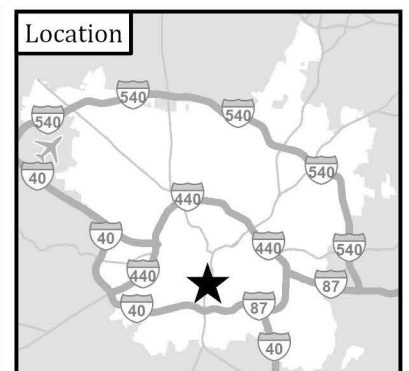


Existing Zoning

Z-15-2023



Property	513 S West St; 514 S Harrington St
Size	0.45 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-12-UL-CU



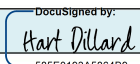


Rezoning Application and Checklist

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 18 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	General Use	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5	Frontage: UL	Overlay(s): N/A	
Proposed zoning base district: DX	Height: 12	Frontage: UL	Overlay(s): N/A	
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: 3/2/23	Date amended (1):	Date amended (2):
Property address: 513 S West Street; 514 S Harrington Street		
Property PIN: 1703560831; 1703561708		
Deed reference (book/page): Book 19044, Page 1379; Book 19044, Page 1382		
Nearest intersection: W Cabarrus St & S West St	Property size (acres): 0.45	
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: CABARRUS & WEST LLC, 160 Mine Lake Ct, Ste 200, Raleigh, NC 27615		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, Smith Anderson, on behalf of Cabarrus & West LLC		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s):	<small>DocuSigned by:</small>  <small>585E0193A5864B9...</small>	
Additional email(s):		

RECEIVED

By Sean Stewart at 12:45 pm, Mar 14, 2023

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 3/2/23	Office Use Only Rezoning case # _____
Existing zoning: DX-5-UL	Proposed zoning: DX-12-UL-CU	

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) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); (v) Vehicle repair (major); (vi) Vehicle fuel sales; and (vii) Pawnshop.</p> <p>If the Property is redeveloped with a structure greater than five (5) stories in height, the following conditions shall apply:</p> <p>2. Developer shall install a minimum six foot (6') tall fence along the shared boundary line with the adjoining property at 523 S. West Street (PIN 1703-56-0643, Book of Maps 2017, Page 2528, Wake County registry) (the "Fairweather Property") for demolition of the existing building and construction of any new building. Developer may remove fencing as is necessary during construction or as required by the City of Raleigh, but shall restore fence within forty-eight (48) hours following work necessitating its removal or as permitted by the City of Raleigh.</p> <p>3. No pole-mounted lighting structure or mechanical equipment located between the building and the Fairweather Property shall exceed three feet (3') in height.</p> <p>4. If the first five (5) stories of any building facade has a 0' setback from the shared property line with the Fairweather Property, the maximum transparency for the first five stories of that portion of the building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property shall be 0%. If the first five stories of any building facade has a setback of 6' or greater from the shared property line with the Fairweather Property, the maximum transparency for the first five stories of that portion of the building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property shall be 25%.</p> <p>5. For the first five (5) stories of any new building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property, the following conditions shall apply:</p> <p style="padding-left: 40px;">(a) No external illumination of the first five (5) stories of any new building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property is permitted except for exterior lighting of building entrances, exits, loading docks, or as required by the City of Raleigh. Exterior lighting of common and private terraces shall not be restricted by this condition.</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.

Property Owner(s) Signature: DocuSigned by:
Hart Dillard
385E0193A5804B9...

Printed Name(s): Hart G Dillard

RECEIVED

By Sean Stewart at 12:45 pm, Mar 14, 2023

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 3/2/23	Office Use Only Rezoning case # _____
Existing zoning: DX-5-UL	Proposed zoning: DX-12-UL-CU	

Narrative of Zoning Conditions Offered

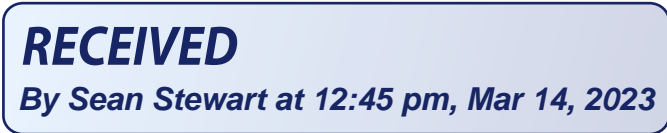
- (b) No illuminated exterior signs are permitted on the building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property is permitted except for signs marking entrances, exits, loading docks, or as required by the City of Raleigh.

- (c) Balconies cannot be located on the first five (5) stories of any portion of any building facade(s) facing and immediately adjacent to the shared property line with the Fairweather Property.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: DocuSigned by:
Hart Dillard _____

Printed Name(s): Hart G Dillard



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 property is designated as Central Business District on the Future Land Use Map, which recognizes the DX zoning district as being the primary district for the mixed-used core of downtown.
2. The property is located in the core area of downtown, outside of the Downtown Transition Areas. The Recommended Height Designations for the property, as shown on Table LU-2 of the Comprehensive Plan, provides that the maximum building height for properties in the core/transit area is forty (40) stories. Planning staff noted in a recent rezoning on an adjacent property (Z-31-22) that a height of 12 stories consistent with the "general" context on Table LU-2 "would be more clearly consistent with all relevant policies" including the Downtown West Gateway Area Plan and Equitable Development Around Transit Guidance.
3. The property is designated as "Downtown" on the City's Urban Form Map and is located within a Frequent Transit Area and is near a Transit Station Area, all of which recommend an urban approach to frontage. The applicant is proposing to utilize the Urban Limited Frontage.
4. The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency" (The proposed use is consistent with the existing Central Business District Land Use Designation. The Comprehensive Plan provides that DX is the primary district for the mixed-use core of downtown.); DT 1.2 "Vertical Mixed Use" (the rezoning will facilitate a vertical mixed-use development); DT 1.3 "Underutilized Sites in Downtown (The rezoning will redevelop underutilized sites in downtown.); DT 1.4 "Redevelopment around Raleigh Union Station" (The rezoning will redevelop underutilized sites near Raleigh Union Station. The property is in close proximity to Raleigh Union Station and the proposed Go Triangle Regional Bus Facility, and the proposed rezoning will facilitate success of these transportation hubs and the downtown overall. Of note, the property is not within a Downtown Transition Area, additionally supporting the proposed maximum building height of twenty (20) stories.); DT 1.6 "Supporting Retail Growth"; DT 1.16 "High Density Development" (The rezoning will encourage the highest density development within close proximity to planned transit stations given the property's location near Union Station and the proposed Go Triangle Regional Bus Facility.); DT 2.12 "Development Around Major Transit Facilities"; and DT 3.8 "Downtown as a Regional Center".

Public Benefits

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

1. The rezoning request is reasonable and in the public interest because it facilitates the redevelopment of underutilized property located in close proximity to the City's major transit hubs, and retail and office spaces. Industrial zoning and existing uses also provide a buffer to lower-scale residential uses.
2. The rezoning request increases the area's housing variety and housing supply.

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 no known historic resources located on the property.

Public Mitigation

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

N/A

Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

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.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: Downtown

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p>Response: The proposed rezoning does not front along Fayetteville Street.</p>
2	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance. Street trees will be required per the Urban Limited frontage.</p>
4	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
5	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>

7	<p>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.</p> <p>Response: The Urban Limited frontage requires street-facing pedestrian entrances.</p>
8	<p>Building entries should be at grade.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
9	<p>The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
10	<p>The use of solid roll-down security gates is discouraged.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
11	<p>Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
12	<p>Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
13	<p>The articulation of the façade should be designed to appear more vertical than horizontal.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
14	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
15	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>

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.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
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.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	<p>Response:</p> <p>The proposed development does not front along Fayetteville Street.</p>
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.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
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.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	<p>Response:</p> <p>The proposed development does not front along Fayetteville Street.</p>
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.
	<p>Response:</p> <p>The proposed rezoning anticipates compliance with this guidance.</p>

24	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
26	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
27	<p>Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
28	<p>Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
29	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
30	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
31	<p>Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>

32	<p>Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
33	<p>Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.</p> <p>Response: The proposed rezoning does not involve government buildings.</p>
34	<p>The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.</p> <p>Response: The Urban Limited frontage requires that building entrances face the public rights-of-way.</p>
35	<p>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.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
36	<p>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).</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
37	<p>Materials covering original architectural features of historic or architecturally significant buildings are discouraged.</p> <p>Response: The proposed rezoning does not concern historic or architecturally significant buildings.</p>
38	<p>A minimum of 35 percent of each upper story should be windows.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
39	<p>Building corners that face an intersection should strive for a distinctive form and high level of articulation.</p> <p>Response: The Urban Limited frontage encourages compliance with this guidance.</p>
40	<p>Buildings may step back further at intersections in order to articulate the corners.</p> <p>Response: Noted.</p>

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.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
45	All mechanical and electrical mechanisms should be concealed.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
47	Signs should be constructed with durable materials and quality manufacturing.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
48	Sign bands above transom and on awnings are preferred signage locations.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
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.
	<p>Response: The proposed rezoning anticipates compliance with this guidance.</p>

50	<p>Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.</p> <p>Response: The proposed rezoning anticipates compliance with this guidance.</p>
51	<p>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.</p> <p>Response: Noted.</p>
52	<p>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.</p> <p>Response: Noted.</p>

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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input 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 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application submitted through Permit and Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

AMY C. CROUT
DIRECT DIAL: (919) 821-6694
E-Mail: acrout@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

January 19, 2023

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss proposed rezoning of lands located at 513 S. West Street and 514 S. Harrington Street, Raleigh, NC 27603 (PINS: 1703560831 and 1703561708)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of lands located at 513 S. West Street and 514 S. Harrington Street, Raleigh, NC 27603 (PINS: 1703560831 and 1703561708) (collectively, the "Property").

The neighborhood meeting will be held on February 2, 2023 from 6 p.m. to 7 p.m. in the Halifax Community Center located at 1023 Halifax Street, Raleigh, North Carolina 27604.

The Property is currently zoned Downtown Mixed Use (DX-5-UL) and is proposed to be rezoned to Downtown Mixed Use -3 (DX-12-UL-CU). The enclosed maps show the location of the Property and the current zoning of the neighborhood.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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:

Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at acrout@smithlaw.com.

Sincerely,



Amy C. Crout

enclosures

MEETING AGENDA

1. Meeting Welcome and Introductions of Speakers.
2. Project Presentation
3. Question and Answer

SUMMARY OF ISSUES

A neighborhood meeting was held on 2/2/23 (date) to discuss a potential rezoning located at 513 S West Street and 514 S Harrington Street (property address). The neighborhood

Meeting was held at Halifax Community Center, 1023 Halifax St., Raleigh, NC 27604 (location). There were approximately 7 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Impact of rezoning on proposed development of property under current zoning.
Number of apartments that could be added to proposed building on property if property is rezoned.
S. Harrington Street as a dead end street, and potential impacts to Fairweather Condominium residents' access to and from their building.
Impact of taller building on view from Fairweather Condominium's rooftop terrace.
Concerns about lack of parking for new restaurants and shops located in building.
Architectural distinctiveness of Fairweather Condominium building and how proposed development on property could impact Fairweather.
Options for mitigating impacts of new building on Fairweather Condominium, including setbacks, wall articulation, landscaping.
Impact of construction noise and traffic on surrounding buildings.

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 19th day of January, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

01/23/2023
Date