



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: RX	Height: 3	Frontage:	Overlay(s): TOD
Proposed zoning base district: DX	Height: 12	Frontage:	Overlay(s): TOD
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: 405 Dorothea Drive; 416 Dorothea Drive		
Property PIN: 1703457694; 1703457939		
Deed reference (book/page): Book 002339 Page 552; Book 002329 Page 294		
Nearest intersection: Dorothea Drive and S. Saunders Street		Property size (acres): 11.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Signed by: <i>Misty Lommers - Johnson</i>		
Applicant signature(s): <i>Misty Lommers - Johnson</i>		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case # _____
Existing zoning: RX-3 (TOD)	Proposed zoning: DX-12-CU(TOD)	

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; and (iv) Detention center, jail, prison.

2. The property owner will dedicate no less than 122 units as affordable for households earning 30% area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department.

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:

Property Owner(s) Signature: *Ashley Lommers - Johnson*
2535CD280A2B48B...

Printed Name: Ashley Lommers - Johnson

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, all of which can be supported with the proposed increase in density and mix of uses. DX is the primary district for the CBD.
2. The proposed zoning of Downtown Mixed Use (DX) is consistent with the subject properties' location within 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 Plan policies for appropriate uses situated Downtown.
3. The proposed rezoning advances numerous policies in the Comprehensive Plan related to transit due to the proximity of the subject properties to the Western Boulevard BRT corridor and related station area at Western Boulevard and S. Saunders Street. Policies include: LU 4.7 "Capitalizing on Transit," LU 4.8 "Station Area Land Uses," LU 4.9 "Corridor Development," and LU 4.11 "Auto-oriented uses in transit areas," and T 1.1 "Coordination with Land Use Map."
4. The proposed housing on the site in connection with the transit corridor and in Downtown also support many Comprehensive Plan policies, including: H 2.17 "Equitable Housing Around Transit," H 1.1 "Mixed Income Neighborhoods," H 1.8 "Zoning for Housing," H. 1.9 "Housing Diversity," H. 2.15 Affordable Units in TODs," H 2.13 "Transit Accessibility," H 2.12 "Minimize Displacement," DT 4.1 "Encouraging Downtown Housing," DT 4.2 "Adaptive Use for Housing," DT 4.3 "Expanding Downtown's Affordable Housing Supply," DT 4.4 "Mixed-Income Housing," and DT 4.5 "Promoting Downtown as a Neighborhood."

Public Benefits

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

The proposed rezoning will facilitate multifamily development that would encourage more residential units along a downtown corridor which is experiencing residential redevelopment in close proximity to the downtown core. It will also support redevelopment capable of providing a mix of uses for the benefit of residents and neighbors, and providing increased housing, including affordable units, in close proximity to the expanded job opportunities anticipated for the nearby convention center and concert venue.

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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Urban 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" or "Mixed-Use Center", 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.

Urban form designation:

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

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</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 Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: January 3, 2025

Re: Neighborhood Meeting regarding 405 and 416 Dorothea Drive (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 15, 2025, from 6 pm to 7 pm**. The meeting will be held at the Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential Mixed Use - up to 3 stories -Transit Overlay District (RX-3 (TOD)) and is proposed to be rezoned to Downtown Mixed Use – up to 12 stories– Conditional Use – Transit Overlay District (DX-12-CU (TOD)). The purpose of the zoning request is to permit Downtown Mixed-Use development of the site at a maximum height of 12 stories. 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 and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

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

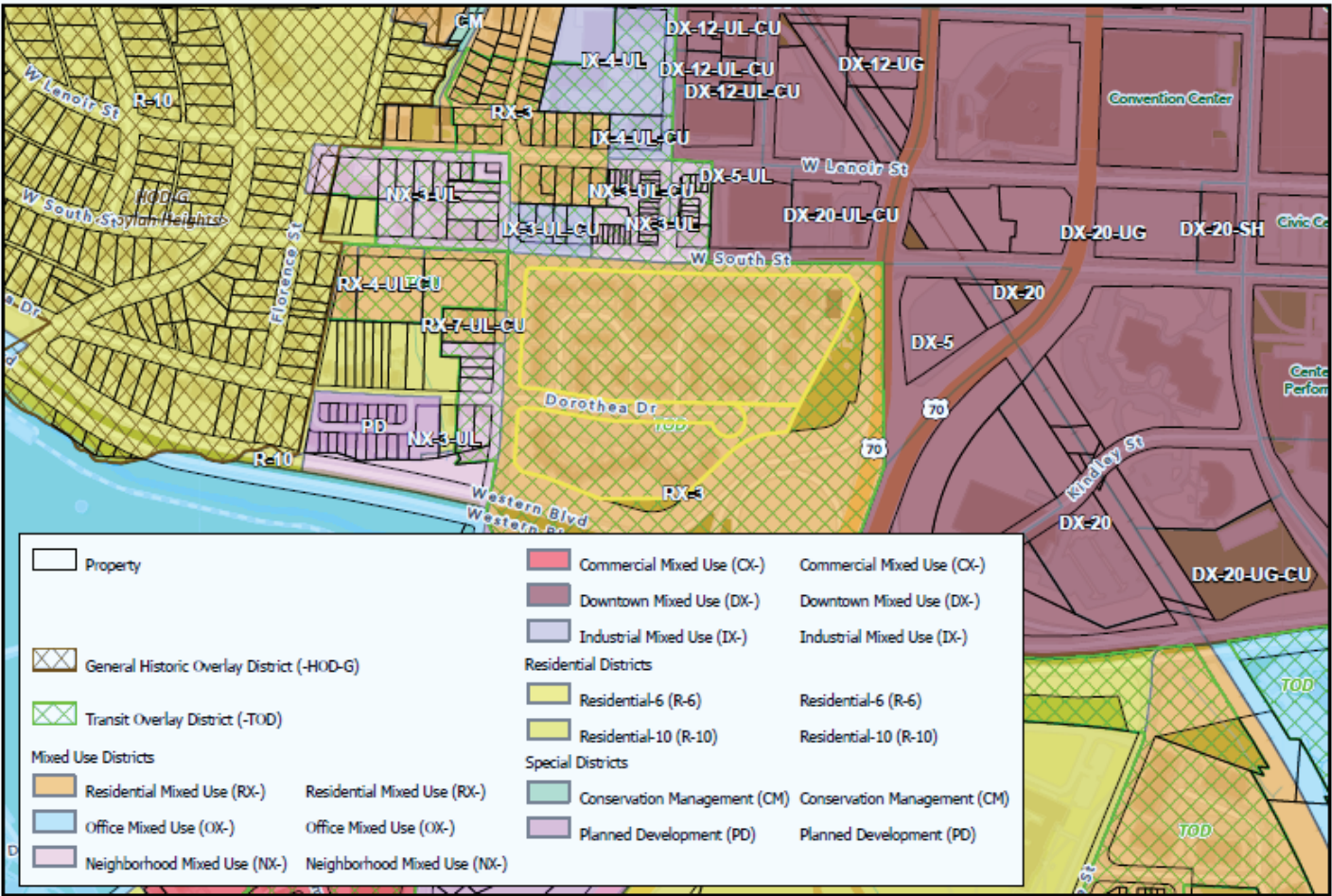
Sincerely,

A handwritten signature in blue ink, appearing to read "m82", is shown on a light blue rectangular background.

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). 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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: RX	Height: 3	Frontage:	Overlay(s): TOD	
Proposed zoning base district: DX	Height: 12	Frontage:	Overlay(s): TOD	
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: 405 Dorothea Drive; 416 Dorothea Drive		
Property PIN: 1703457694; 1703457939		
Deed reference (book/page): Book 002339 Page 552; Book 002329 Page 294		
Nearest intersection: Dorothea Drive and S. Saunders Street		Property size (acres): 11.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Property owner email: mstuart@morningstarlawgroup.com		
Property owner phone: 919-890-3318		
Applicant name and address: Housing Authority of the City of Raleigh, North Carolina, 900 Haynes Street, Raleigh NC 27604		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: 919-890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: RX-3 (TOD)	Proposed zoning: DX-12-CU(TOD)	

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; and (iv) Detention center,jail, prison.

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

Property Owner(s) Signature: _____

Printed Name: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

After several community meetings, the applicant has come up with three different scenarios for
redevelopment. The redevelopment will take place in different phases, and over many years, and
building heights will start low and become higher as they move east towards downtown, starting
at 3 stories and going up to 12 stories. The density proposed is 1,000 units on 90 acres. The
property is in a Transit Overlay District. The nearby bus stop has the highest amount of bus runs
(at least 1 every 15 min). The plan is for the property to be very walkable, with plenty of green
space, which is required due to the nearby interstate clover leaf and utilities. Applicant is working
with the DOT to try to remove the clover leaf and possibly move utilities to allow more green space,

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

and Applicant does not expect there to be any issues with this proposal, but there are no guaranties
Applicant feels the green space is important for a community connection between different types
of housing, i.e. affordable and regular. Applicant is planning a sort of living street where programs
can be held and neighbors can interact. Diversity in this area is important to the vision.
There are currently no grocery stores within walking distance, but Applicant hope to see retail
spaces to be added in the future like a grocery store, child care, Montessori, museums, etc. as a
mixed-use zoning is important to this area. Plans can change, so nothing is written in stone at the
moment.

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The neighbors would like a neighborhood with varying income levels, and Applicant stated this
was a part of their vision for the property. The current neighborhood is almost empty as Applicant
has been assisting residents with relocating. They are welcome to come back as units become
available, but that is not a requirement. Several former residents have stated they are happy with
their current homes and don't want to move, but they will be welcome to move back if they change
their mind. The first phase will be targeted to seniors and is targeted to be 100% seniors. The
Housing Authority will have an onsite office for affordable housing, and there will be another office
for the regular housing. There will possibly be disability housing, but that is something they are

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

working on with another department as there are certain requirements for disability housing. There
is nothing in stone right now for disability housing. There were questions regarding the new Red
Hat Amphitheater in relation to the project and will there be access from the property. Applicant is
working with the DOT regarding this issue. There are proposals that affect the way traffic is
directed that was not available for the meeting. There were questions about how many households
are still in the property and how many had already been moved. There are currently 30 households
still residing at the property. 45-50 households have been moved. There were also questions
regarding the removing of current structures and roads, and if it will all be moved at the same time

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

or in phases. Applicant stated everything will be removed at once, and the redevelopment will be
built in stages. The final density will depend upon if the clover leaf is able to be removed. Timeline
for starting this is hopeful for July/August as the current plan is to submit the request the following
Friday, but no guaranties. Will be doing more at a later time. The neighbors are happy that the
Applicant isn't planning to include taller buildings. Applicant stated taller buildings cost more money
and won't go well with the vision for this project. All agreed this is the best scenario. Neighbors
also believe removing the clover leaf to be a good thing and will add to the project. There were
questions regarding access to other streets, including Western. There will be access, but the

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

streets will be built in such a way as it won't be desirable to cut through the development. The plan
is for an 8 story parking deck. Neighbors asked about the number of bedrooms/bathrooms in each
unit. There will be a varying amount of 1, 2, 3 bedroom units depending upon the plan that is
approved. Rent will vary, but starting rent close to \$1,000. When asked about how affordable
housing affects neighboring property value, Applicant stated affordable housing actually raises
the property values of nearby properties, according to studies. The infrastructure that is added
nearby (like libraries, and other community buildings) increases nearby property values. This will
improve the area. The area is currently not walkable, and the residents do not feel connected to

SUMMARY OF ISSUES

A neighborhood meeting was held on January 15, 2025 (date) to discuss a potential rezoning located at 405 and 416 Dorothea Drive (property address). The neighborhood meeting was held at Heritage Park Community Learning Center, 416 Dorothea Drive, Raleigh, NC 27601 (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

their neighbors and community. They cannot walk to the nearby downtown area or the farmer's
market. The Applicant hopes to change that so residents feel connected to their community.

