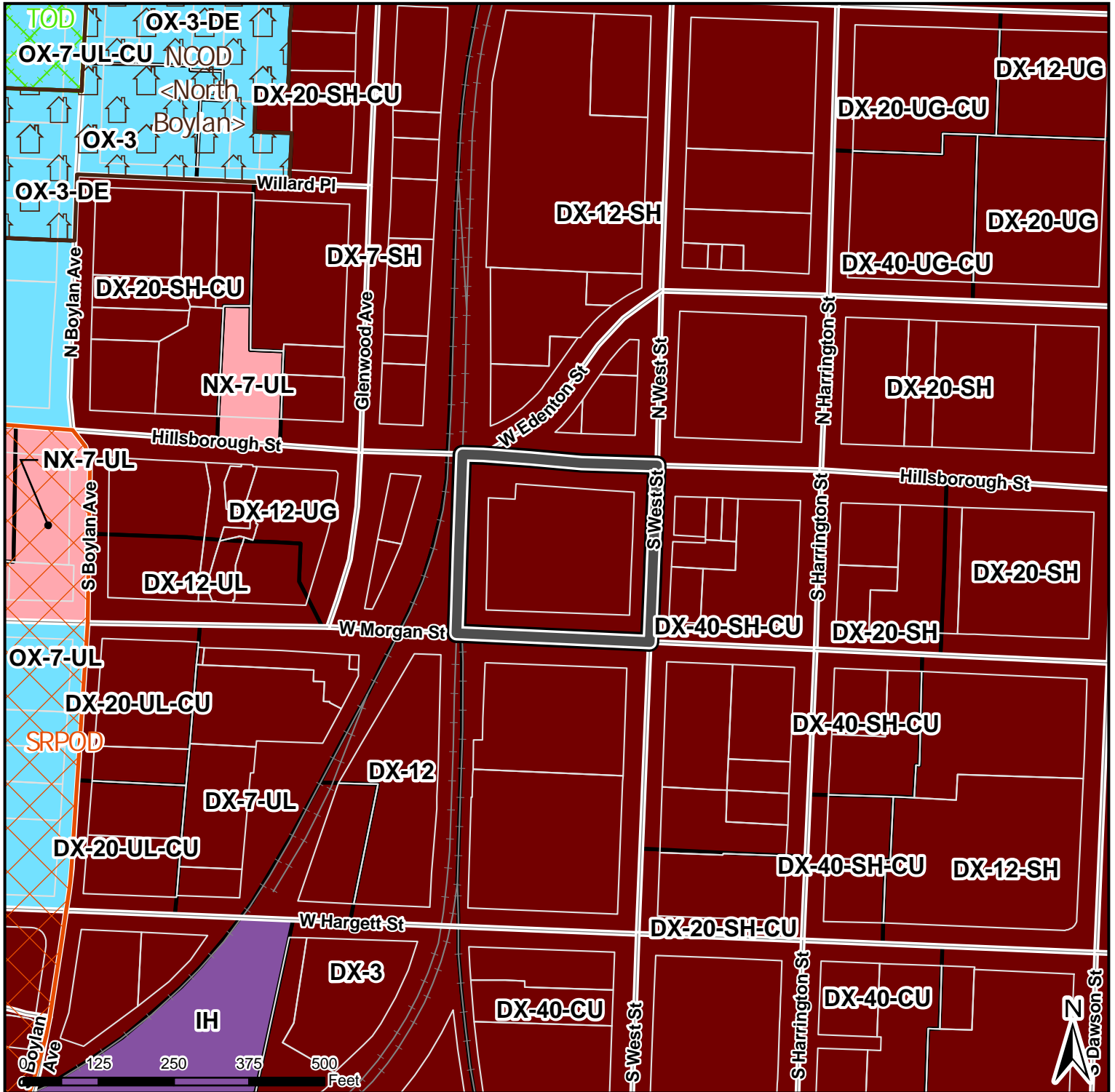
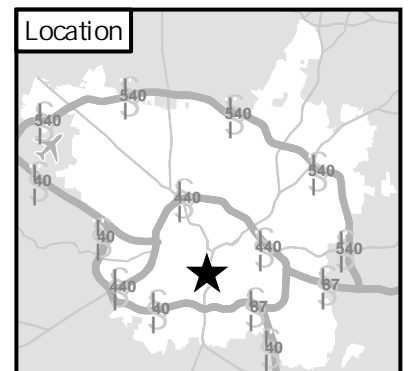


Existing Zoning

Z-20-2023



Property	501 Hillsborough St
Size	1.15 acres
Existing Zoning	DX-12-SH
Requested Zoning	DX-40-SH-CU



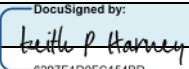


Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 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: 12	Frontage: SH	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: SH	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 4/13/2023	Date amended (1):	Date amended (2):
Property address: 501, 509, 513, and 515 Hillsborough Street; 502, 510, 512, 512 1/2 and 514 W. Morgan Street; and 10 S. West Street, Raleigh, NC		
Property PIN: 1703498193, 1703488949, 1703497166, 1703499156, 1703498135, 1703499022, 1703497096, 1703497057, 1703498033, 1703499059		
Deed reference (book/page): DB 17757, PG 2743; DB 18509, PG 320; DB 19136 PG 1635		
Nearest intersection: Hillsborough St. & West St.		Property size (acres): collectively, 1.15 acres
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Hennepin Ventures, LLC, 1212 New York Ave NW, STE 1000, Washington, DC, 20005		
Property owner email:		
Property owner phone:		
Applicant name and address: Toby Coleman, Smith Anderson, on behalf of Hennepin Ventures, LLC		
Applicant email: tcoleman@smithlaw.com		
Applicant phone: 919-821-6778		
Applicant signature(s): 		
Additional email(s): <small>6297E1D0FC154BD...</small>		

** The properties have recently been combined into a single parcel on GIS.
 Property address: 501 Hillsborough Street
 Property PIN: 1703498069

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-12-SH	Proposed zoning: DX-40-SH-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the DX-district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison; (iii) Vehicle repair (minor); (iv) Vehicle repair (major); (v) Vehicle fuel sales; and (vi) Pawnshop.

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:
Keith P Harney
6297E1D0FC154BD... _____

Printed Name(s): Keith P Harney

Certificate Of Completion

Envelope Id: C7514610A41F4F6589FA469D08E3B466	Status: Completed
Subject: Complete with DocuSign: 501 Hillsborough Street--Rezoning Application--For Signature by Owner(1...	
Source Envelope:	
Document Pages: 13	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Bertha Dixon
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	PO Box 2611
	Raleigh, NC 27602
	bdixon@smithlaw.com
	IP Address: 99.37.52.39


Record Tracking

Status: Original	Holder: Bertha Dixon	Location: DocuSign
4/6/2023 2:07:06 PM	bdixon@smithlaw.com	

Signer Events

Keith P Harney
 KH@cloudhq.com
 Chief Operating Officer
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 6297E1D0FC154BD...
 Signature Adoption: Pre-selected Style
 Using IP Address: 208.185.193.186

Timestamp

Sent: 4/6/2023 2:12:14 PM
 Viewed: 4/12/2023 4:13:22 PM
 Signed: 4/12/2023 5:08:53 PM

Electronic Record and Signature Disclosure:
 Accepted: 4/12/2023 4:13:22 PM
 ID: 78f9ac99-93bd-42c5-8863-8beb9bc1ade8

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Toby Coleman
 toleman@smithlaw.com
 Security Level: Email, Account Authentication (None)

COPIED

Sent: 4/6/2023 2:12:15 PM
 Viewed: 4/11/2023 6:52:36 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	4/6/2023 2:12:15 PM
Certified Delivered	Security Checked	4/12/2023 4:13:22 PM
Signing Complete	Security Checked	4/12/2023 5:08:53 PM
Completed	Security Checked	4/12/2023 5:08:53 PM

Payment Events

Status

Timestamps

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 within the Downtown Center on the City's Urban Form Map (Map UD-1), which recommends an urban approach to frontage. The applicant is proposing to utilize the Shopfront frontage, which is consistent with this approach.
3. 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. The property is also located just north of the boundary of the Downtown West Gateway Area Plan. As shown on Map AP-DW 1, the property is located adjacent to the areas designated on that Plan as "Station Area Core", and "High Density Mixed Use." Policy AP-DW 8, titled "Building Height Transition," provides that taller buildings are encouraged within the Station Area Core. Given the close proximity of the property to the Station Area Core, the proposed rezoning for a maximum building height of forty (40) stories is consistent with this Area Plan Guidance. The proposed rezoning also is consistent with Policy AP-DW 2, titled "Mixed Use Development," as it would allow for a vertical mix of uses in a multi-story building.
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 forty (40) stories.); DT 1.5 "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 1.6 "Supporting Retail Growth"; 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.

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. The rezoning request increases the area's housing variety and housing supply, along with further facilitating the development of additional office space and ground floor retail space to accommodate employment opportunities in Downtown.

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 permits development consistent 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 permits development consistent with this guidance.</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 permits development consistent 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 permits development consistent 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 permits development consistent with this guidance.</p>

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	<p>Response:</p> <p>The Shopfront frontage requires street-facing pedestrian entrances.</p>
8	Building entries should be at grade.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
10	The use of solid roll-down security gates is discouraged.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	<p>Response:</p> <p>The proposed rezoning permits development consistent with this guidance..</p>
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	<p>Response:</p> <p>The proposed rezoning permits development consistent 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.
	Response: The proposed rezoning permits development consistent with this guidance.
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response: The proposed rezoning permits development consistent with this guidance.
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response: The proposed rezoning permits development consistent with this guidance.
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response: The proposed rezoning permits development consistent with this guidance.
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response: The proposed rezoning permits development consistent with this guidance.
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response: The proposed rezoning permits development consistent with this guidance.
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response: The proposed development does not front along Fayetteville Street.
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response: The proposed rezoning permits development consistent with this guidance.

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 permits development consistent with this guidance.</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p>
	<p>Response: The proposed rezoning permits development consistent 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 permits development consistent 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 permits development consistent with this guidance. The property is currently located more than 100 feet from existing towers on different blocks.</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 permits development consistent 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 permits development consistent 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 permits development consistent 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 permits development consistent 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 permits development consistent 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 Shopfront 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 permits development consistent 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 permits development consistent 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 permits development consistent 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 proposed rezoning permits development consistent 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 permits development consistent 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 permits development consistent 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 permits development consistent 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 permits development consistent with this guidance.</p>
45	All mechanical and electrical mechanisms should be concealed.
	<p>Response: The proposed rezoning permits development consistent 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 permits development consistent with this guidance.</p>
47	Signs should be constructed with durable materials and quality manufacturing.
	<p>Response: The proposed rezoning permits development consistent with this guidance.</p>
48	Sign bands above transom and on awnings are preferred signage locations.
	<p>Response: The proposed rezoning permits development consistent 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 permits development consistent 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 permits development consistent 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 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.

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood Meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

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

LAWYERS

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

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

February 16, 2023

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

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

Re: Notice of neighborhood meeting to discuss proposed rezoning of lands located at 501, 509, 513, and 515 Hillsborough Street; 502, 510, 512 and 514 W. Morgan Street; and 10 S. West Street, Raleigh, NC 27604 (PINS: 1703498193, 1703488949, 1703497166, 1703499156, 1703498135, 1703499022, 1703497096, 1703497057, 1703498033, 1703499059) (collectively, the “Property”)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the above-referenced Property, which encompasses the city block bounded by Hillsborough Street to the north, S West Street to the east, W. Morgan Street to the south, and the railroad tracks to the west. The Property is specifically located at: 501, 509, 513, and 515 Hillsborough Street; 502, 510, 512 and 514 W. Morgan Street; and 10 S. West Street, Raleigh, NC 27604 (PINS: 1703498193, 1703488949, 1703497166, 1703499156, 1703498135, 1703499022, 1703497096, 1703497057, 1703498033, 1703499059).

The neighborhood meeting will be held on February 28, 2023 from 6 p.m. to 7 p.m. in the Pullen Park Community Center located at 408 Ashe Avenue, Raleigh, North Carolina 27606.

The Property is currently zoned Mixed Use (DX-12-SH) and is proposed to be rezoned to DX-40-SH. 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.

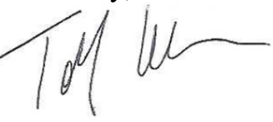
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding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

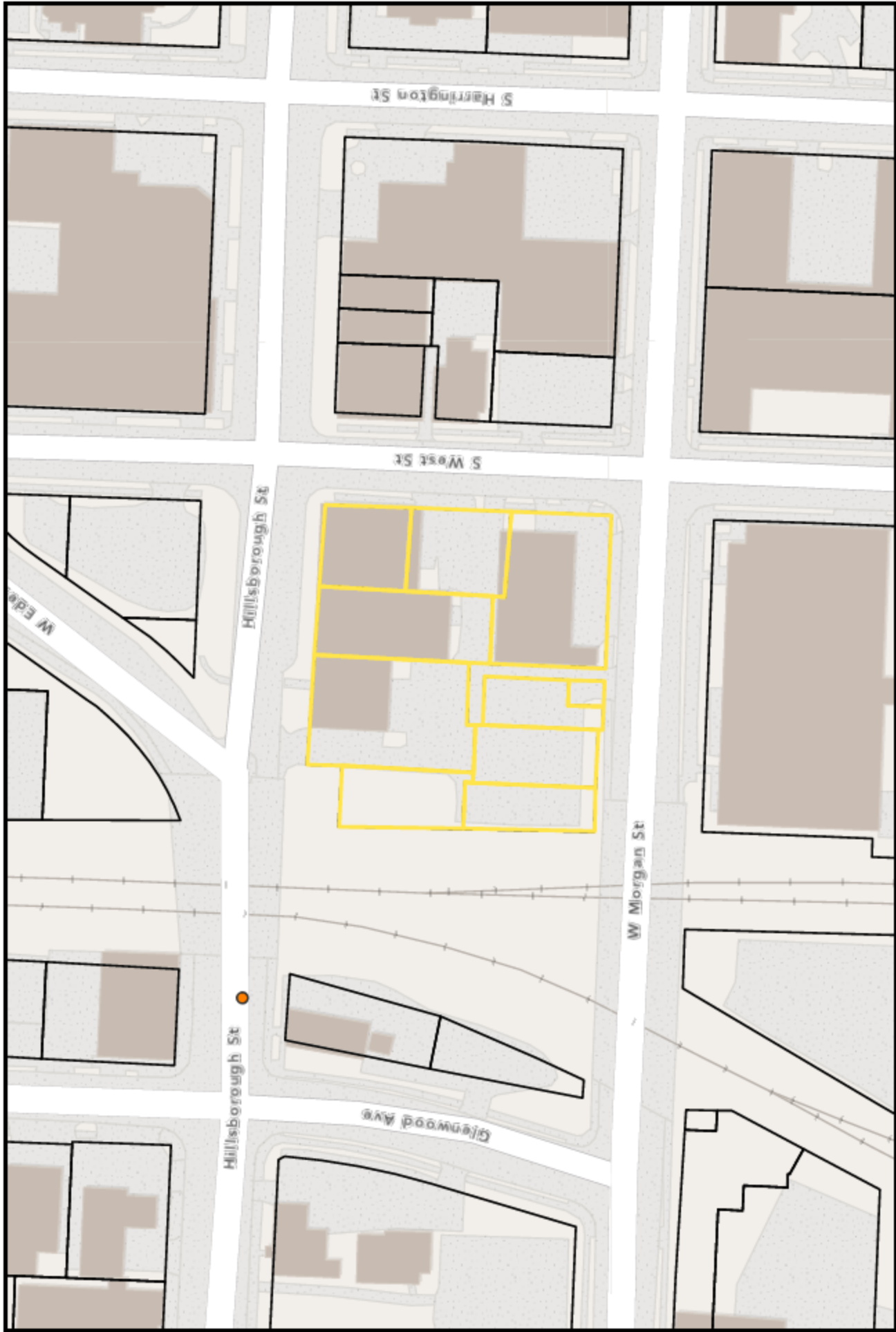
February 16, 2023
Page 2

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 919-821-6778 or via email at tcoleman@smithlaw.com.

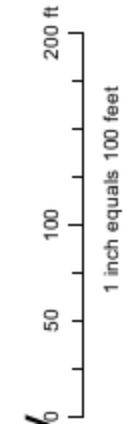
Sincerely,


Toby Coleman

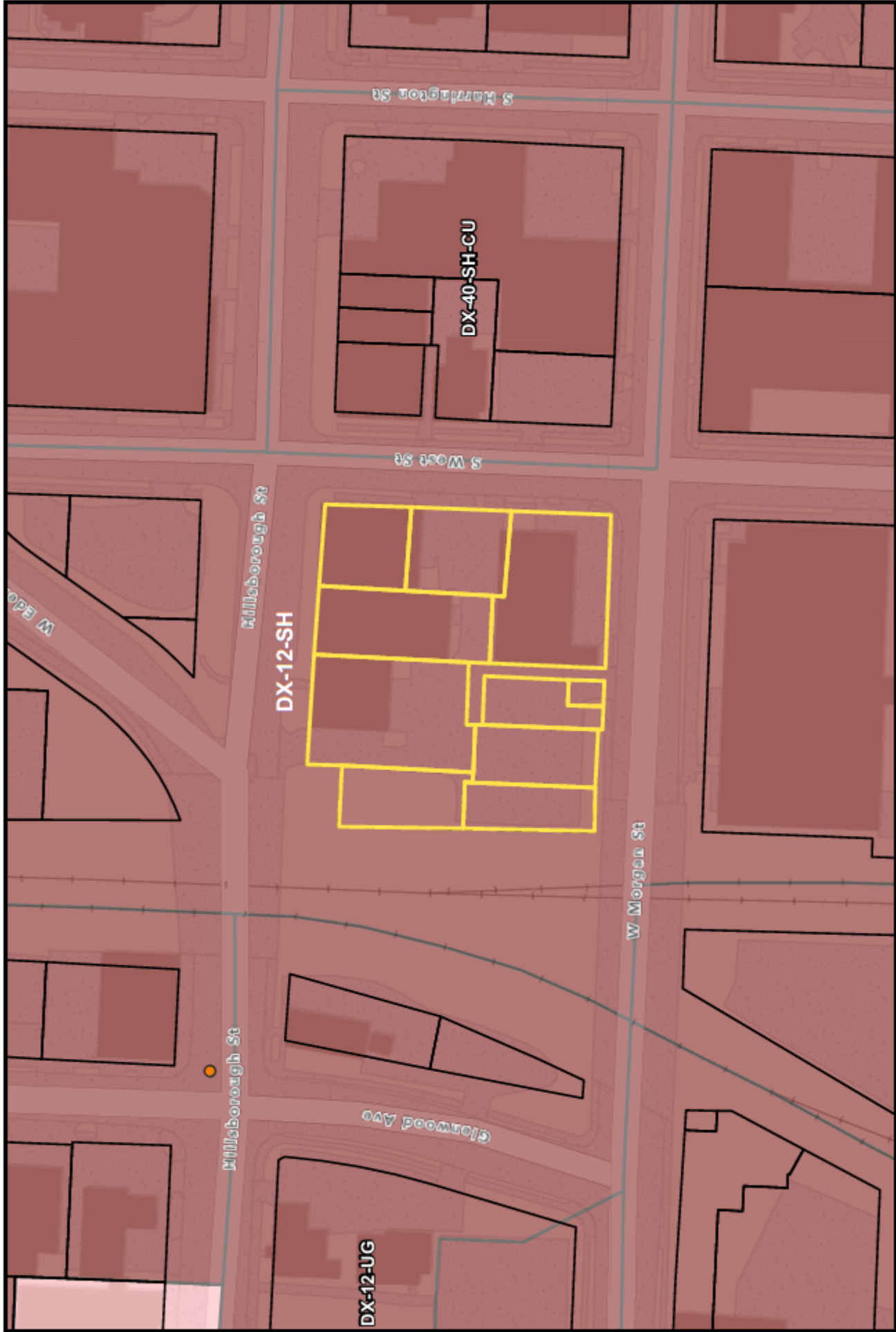
enclosures



501 Hillsborough Assemblage - Without Zoning Overlay



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 Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



501 Hillsborough Assemblage - With Zoning Overlay

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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 17th day February, 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

2/28/2023

Date