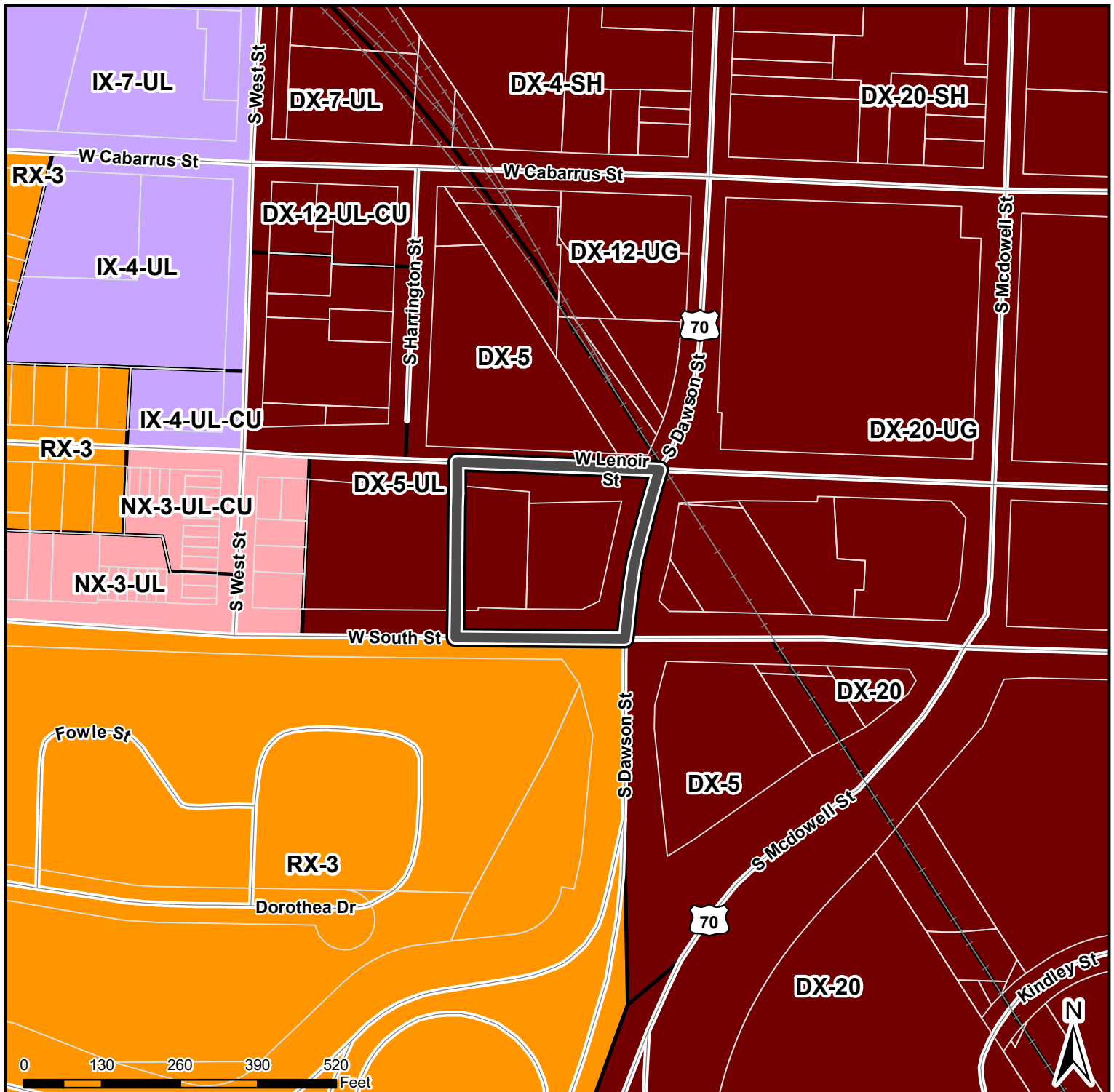


Existing Zoning

Z-29-2020



Property	320 & 328 W South St
Size	1.32 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Ira Mabel, AICP, Senior Planner

DEPARTMENT: Planning and Development

DATE: January 5, 2012

SUBJECT: City Council agenda item for February 2, 2021 – Z-29-20

On January 5, 2012, City Council authorized the public hearing for the following item:

Z-29-20 320 & 328 W. South Street, approximately 1.32 acres located [on the western side of S. Dawson Street, between W. South Street and W. Lenoir Street](#).

Signed zoning conditions provided on December 31, 2020 prohibit three uses otherwise allowed in DX districts, and require the developer to choose between two limited development scenarios.

Current zoning: Downtown Mixed Use-5 stories-Urban Limited (DX-5-UL)

Requested zoning: Downtown Mixed Use-20 stories-Urban Limited-Conditional Use (DX-20-UL-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (9 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12066

CASE INFORMATION: Z-29-20 W. SOUTH STREET

Location	On the western side of S. Dawson Street, between W. South Street and W. Lenoir Street Address: 320 & 328 W. South Street PINs: 1703563326, 1703564375 iMaps , Google Maps , Directions from City Hall
Current Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU
Area of Request	1.32 acres
Corporate Limits	The subject site is within the city's corporate limits.
Property Owner	CSRA Opportunity Zone Fund VI Owner LLC 10900 Nuckols Road, Suite 200 Glen Allen, VA 23060
Applicant	Michael Birch, Longleaf Law Partners
Council District	C
PC Recommendation Deadline	February 22, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited: adult establishment; pawnshop; detention center, jail, prison.
2. The developer shall choose one of the following two scenarios:
 - a) A maximum of 300 dwelling units and 97,000 square feet of non-residential uses, no more than 50,000 square feet of which may be used for personal service, restaurant/bar, and retail sales uses.
 - b) A maximum of 211,000 square feet of office (and all other) uses.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Downtown, Core Transit Area
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3—Conditional Use District Consistency Policy LU 4.7—Capitalizing on Transit Access Policy LU 4.8—Station Area Land Uses Policy LU 7.5—High-impact Commercial Uses Policy UD 1.10—Frontage Policy UD 7.3—Design Guidelines Policy DT 1.3—Underutilized Sites in Downtown Policy DT 1.16—High Density Development Policy DT 3.3—Encouraging Pedestrian-Scale Design Policy DT 7.19—Downtown Design Guideline Consistency Policy AP-DW 1—Zoning Consistency Policy AP-DW 13—Development Intensity Policy AP-DW 14—Convention Center Service Uses
Inconsistent Policies	Policy LU 5.1—Reinforcing the Urban Pattern Policy LU 7.4—Scale and Design of New Commercial Uses Policy LU 8.12—Infill Compatibility

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
6/9/2020 4 attendees	11/5/2020 6 attendees	12/8/2020	1/5/2021

PLANNING COMMISSION RECOMMENDATION

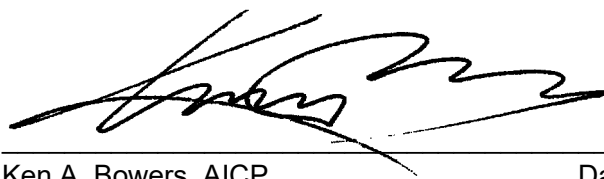
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is reasonable and in the public interest because it is consistent with policies for land use around transit and is consistent with the Downtown West Gateway Area Specific Guidance.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: O'Haver; Second: Mann In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, Miller, O'Haver and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 12/8/2020

Staff Coordinator: Ira Mabel: (919) 996-2652; Ira.Mabel@raleighnc.gov



ZONING STAFF REPORT – CASE Z-29-20

Conditional Use District

OVERVIEW

This request is to rezone approximately 1.32 acres from Downtown Mixed Use-5 stories-Urban Limited (DX-5-UL) to Downtown Mixed Use-20 stories-Urban Limited-Conditional Use (DX-20-UL-CU). Proposed zoning conditions prohibit three uses otherwise allowed in DX districts, and require the developer to choose between two development scenarios:

- a) a maximum of 300 dwelling units and 97,000 square feet of non-residential uses, no more than 50,000 square feet of which may be used for personal service, restaurant/bar, and retail sales uses.
- b) a maximum of 211,000 square feet of office (and all other) uses.

The subject site consists of two parcels on the east side of the block bounded by W South Street, S Dawson Street, and W Lenoir Street. There is currently a small commercial building, a church, and approximately 25,000 square feet of surface parking on the site. The lot lines on the north side of the block along Lenoir Street are highly irregular and create an oddly angled and uneven right-of-way.

The remainder of the block has a self-storage facility, a commercial building with retail space, and a number of unoccupied parcels on S West Street. To the north of the site is an electrical substation; to the northwest is the Fairweather, a mixed-use building containing 1,800 square feet of retail space and 45 housing units. To the east is a railroad line and open space. To the south is the Raleigh Housing Authority's Heritage Park development, 122 one- to five-bedroom apartment units.

Other nearby uses in the area are varied. New and existing multi-family development and small-scale neighborhood-serving commercial uses to the west transition to more heavily commercial uses and large civic spaces such as Red Hat Amphitheater and the Raleigh Convention Center to the east. The railroad tracks to the east and Western Boulevard to the south create physical boundaries between downtown and Dorothea Dix Park, respectively.

This area functions as a transitional zone between downtown and more residential neighborhoods. The subject site is designated as Central Business District on the Future Land Use Map, as is all the nearby land to the north, south, east, and west. The transition to lower intensity Neighborhood Mixed Use and Moderate Density Residential designations occurs to the west along S West Street.

The site, and all adjacent parcels, are located within the Downtown Center and the Core Transit Area on the Urban Form Map. This classification suggests an urban frontage approach, which is included in the request as Urban Limited (UL) frontage. Many other zoning districts nearby also include a UL frontage, which prohibits parking between buildings and the street.

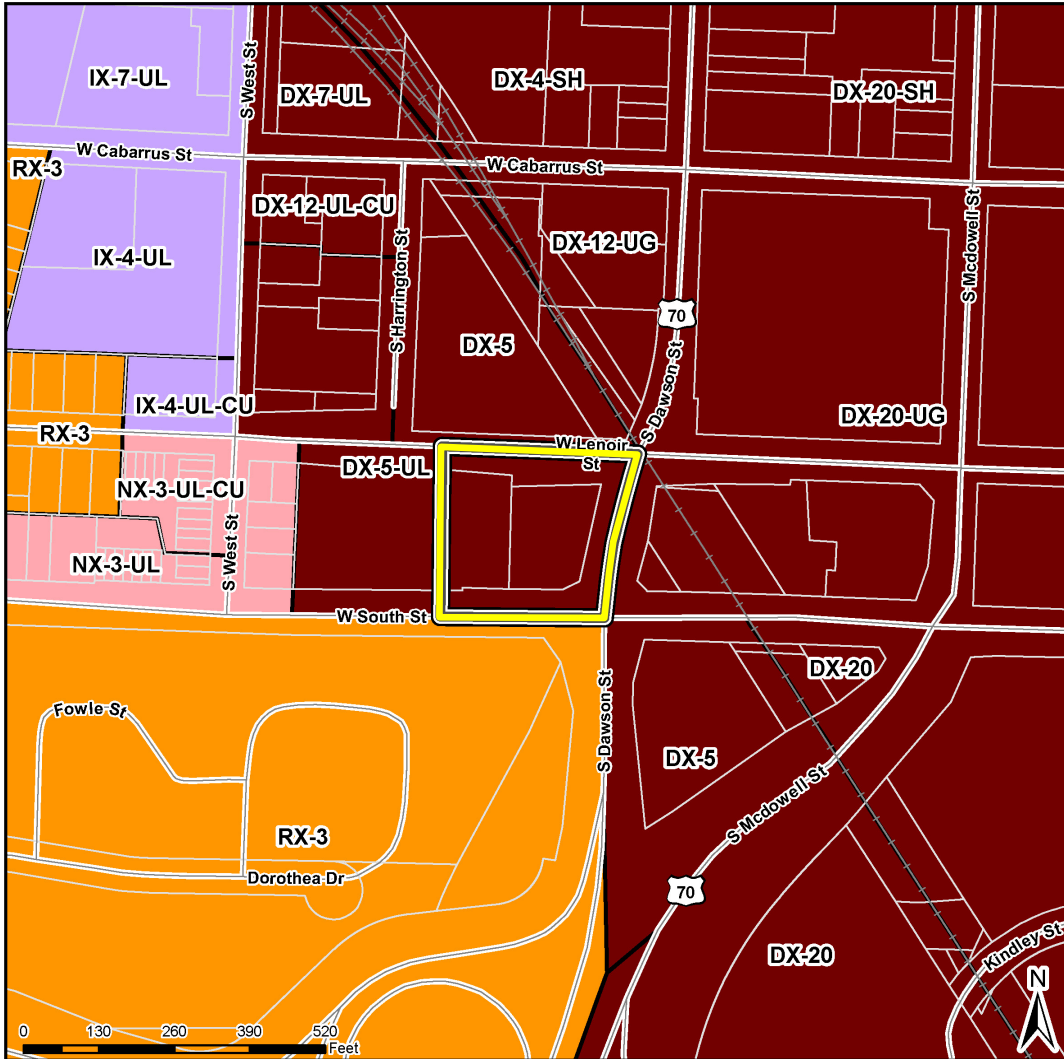
The site is within the boundaries of the Convention Center District of the Downtown West Gateway Area Plan. The relevant policies for that area have to do with encouraging high-intensity and mixed-use development to support the Convention Center.

OUTSTANDING ISSUES

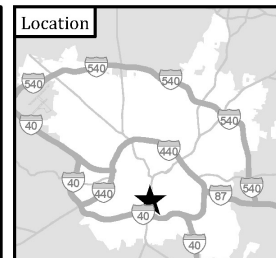
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-29-2020



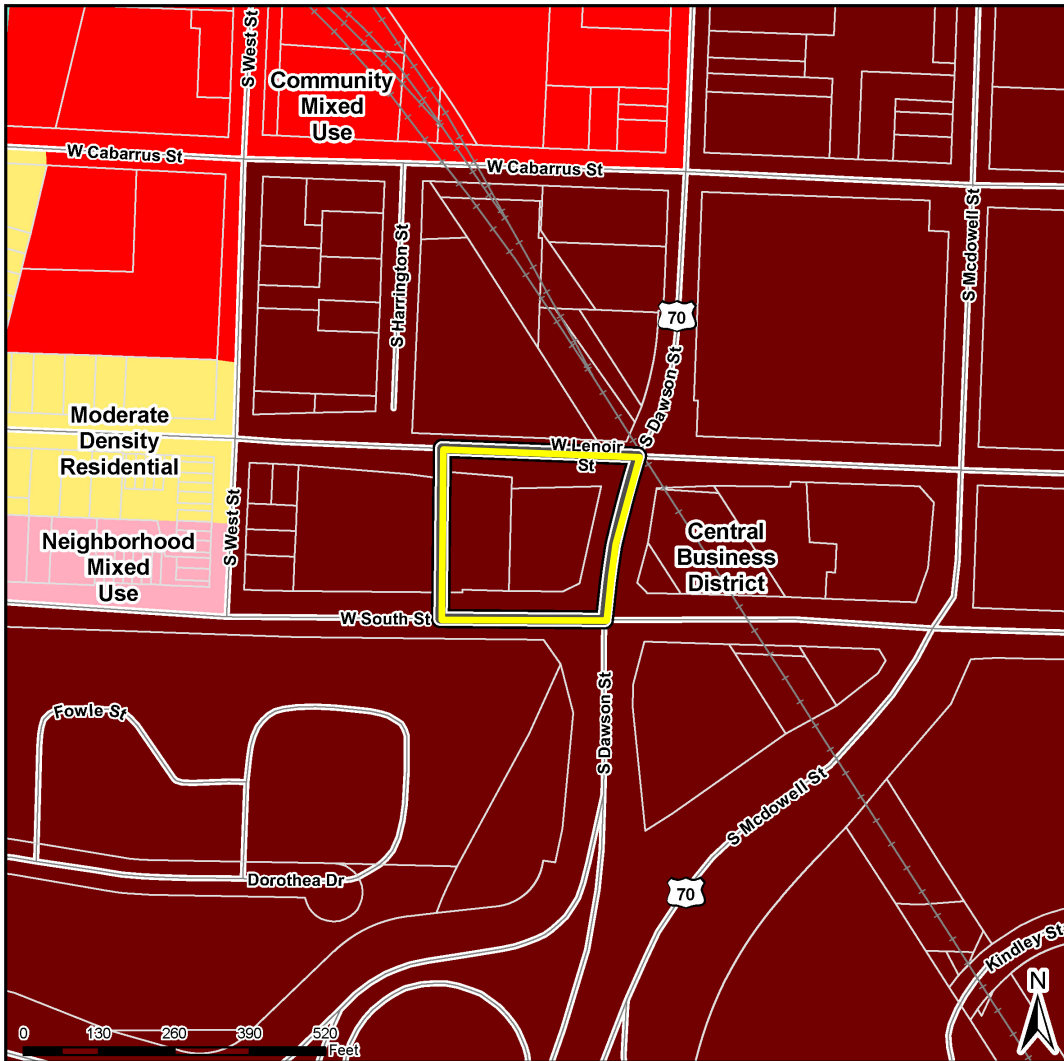
Property	320 & 328 W South St
Size	1.32 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU



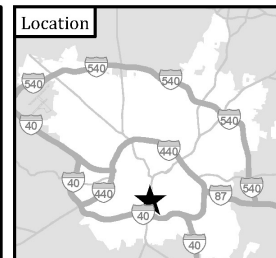
Map by Raleigh Department of City Planning (mansoff): 7/14/2020

Future Land Use

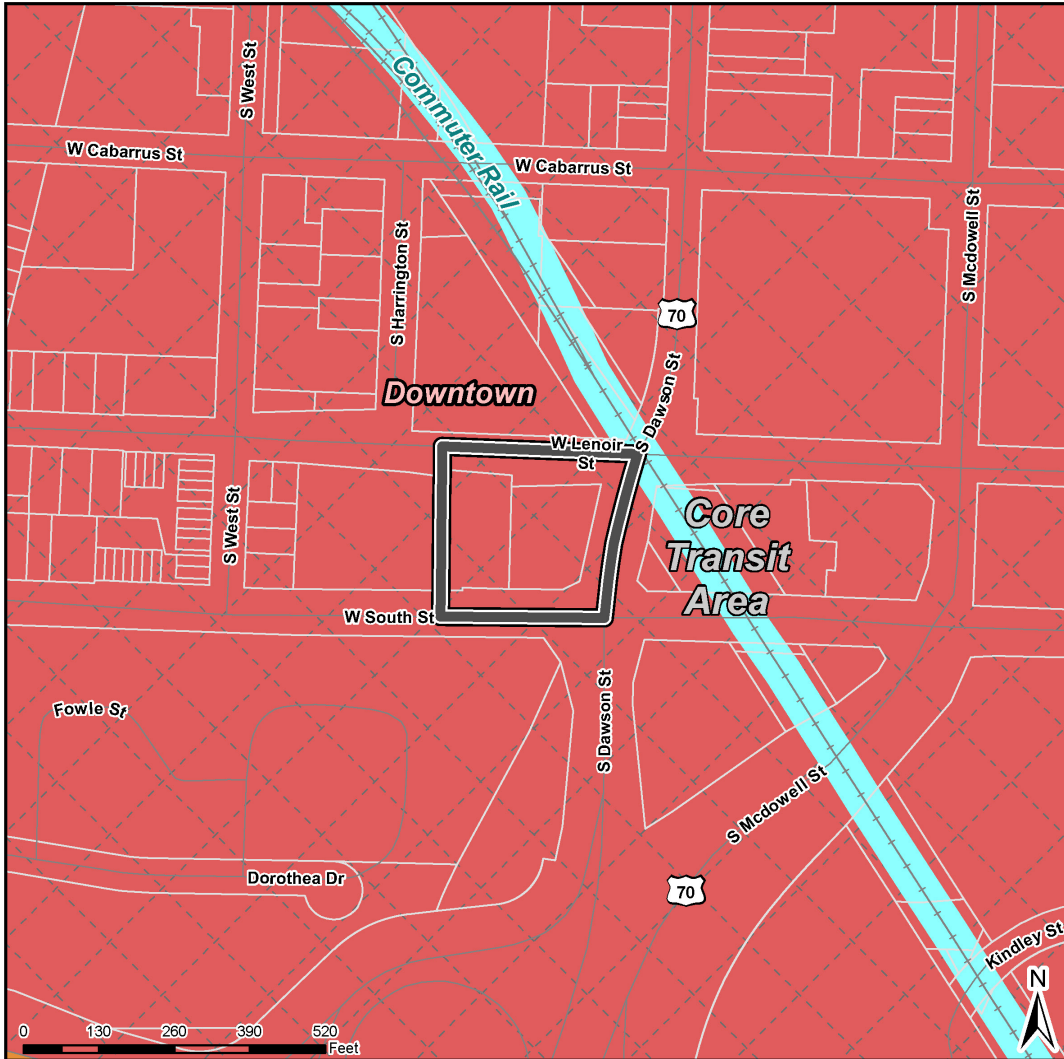
Z-29-2020



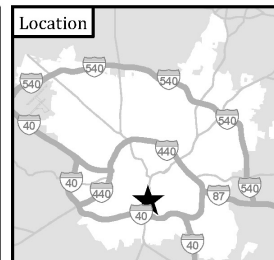
Property	320 & 328 W South St
Size	1.32 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU



Map by Raleigh Department of City Planning (mansolf): 7/14/2020



Property	320 & 328 W South St
Size	1.32 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU



Map by Raleigh Department of City Planning (mansolf): 7/14/2020

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The request is consistent with the vision and themes in the Comprehensive Plan.

The request is consistent with the **Managing Our Growth** vision theme. This theme encourages integrated land uses; providing desirable spaces and places to live, work, and play; and development in areas where infrastructure is already in place. An increase in vertical mixed-use development within downtown, which has the highest concentration of employment and transit options available in the city, fulfills these goals.

The request is consistent with the **Coordinating Land Use and Transportation** vision theme. This theme envisions higher density residential and mixed-use development to support new local and regional public transit services. Although final station locations are not known at this time, the subject site is 1/3 of a mile of the likely Western Avenue BRT station at S Saunders Street, and 1/3 of a mile from the southern BRT route, as well.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes. The subject site is classified as Central Business District on the Future Land Use Map, which recommends the Downtown Mixed Use zoning district.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

N/A

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes. Community facilities and streets appear to be sufficient to serve the proposed use.

Future Land Use

Future Land Use designation: Central Business District

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The request is for Downtown Mixed Use zoning. The subject site is classified as Central Business District on the Future Land Use Map, which recommends the Downtown Mixed Use zoning district.

Due to the site's proximity to likely future BRT stations, this location would be classified as Core/Transit in Table LU-2, which recommends heights of 3 to 40 stories.

Urban Form

Urban Form designation: Downtown, Core Transit Area

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other**

Overview: The site is located within the Downtown Center and the Core Transit Areas, which suggest an urban frontage. The request includes an Urban Limited (UL) frontage, which is one of the urban frontage options.

Impact: The Urban Limited frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk, but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

The primary street build-to in UL is 0 – 20 feet, with a minimum of 50% of the building width being within that range. Street-facing entrances are required every 75 feet.

Compatibility: The Urban Limited designation is compatible with neighboring properties and the general context of the area. Most of the mixed-use zoning districts nearby have either an Urban Limited or Urban General frontage. If approved, every parcel on the rezoning site's block would have a UL frontage.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The density and building types permitted in DX districts are compatible with the urban nature of this part of the city. Nearby zoning districts include DX-5 and DX-20, with general, mixed use, and apartment building types existing currently. The request also includes a condition which prohibits some of the uses allowed in DX districts that are the least compatible with downtown residential areas. However, there are also less intense RX-3 and NX-3 zoning districts nearby, and many two-story residential and commercial buildings.

Overall, the request is generally compatible with the property and the surrounding area and can potentially be established without adversely impacting neighboring properties.

Public Benefits of the Proposed Rezoning

- The request would allow increased land use intensity in the urban core of Raleigh with high access to transit and employment options.

Detriments of the Proposed Rezoning

- The request would permit an intense commercial zoning district and much taller buildings than are currently permitted adjacent to a moderate density residential neighborhood.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy LU 1.2—Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

Policy LU 1.3—Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- The request is consistent with the Future Land Use Map designation of Central Business District, which envisions a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses.

Policy LU 4.7—Capitalizing on Transit Access

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.

Policy LU 4.8—Station Area Land Uses

A complementary mix of uses, including multifamily residential, offices, retail, civic, and entertainment uses, should be located within transit station areas.

Policy DT 1.16—High Density Development

Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major corridors (as identified by the thoroughfare plan), surrounding the squares, and within close proximity to planned transit stations.

- If approved, the subject site would add new commercial and/or residential development in an area with easy access to transit and downtown. The site is in a Core Transit Area and within walking distance of multiple proposed BRT routes. The DX zoning district allows a development intensity appropriate for a site with this level of transit access.

Policy LU 7.5—High-impact Commercial Uses

Ensure that the city's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- Although the request is for a Downtown Mixed Use zoning district, the conditions limit some high-impact uses such, namely adult establishment, pawnshop and detention center. However, other high-impact uses such as vehicle service and fuel sales are still permitted. Given the site's proximity to the Heritage Park residential development, consistency with this policy could be further improved through additional use restrictions.

Policy UD 1.10—Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- A Downtown Center and Core Transit Area urban form designation suggests an urban frontage option, which was included with this request via Urban Limited. All of the zoning districts with frontage designations in the nearby area west of the rail line are also UL, including directly northwest and west of the site.

Policy UD 7.3—Design Guidelines

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 proposed Urban Limited frontage is an urban frontage that is consistent with the Urban Design Guidelines. The relation of the building to the street in the UL frontage conforms to Urban Design Guidelines 6, 7, 8, 23, and 24. The required build-to on three streets will ensure a defined urban space that provides interest to pedestrians and has a primary entrance on the primary public street. The transparency requirement of the DX district conforms with guideline 25. The proximity to multiple BRT routes satisfies guideline 17.

Guideline 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.
Guideline 7	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.
Guideline 8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
Guideline 17	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.
Guideline 23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
Guideline 24	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.
Guideline 25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.

Policy DT 1.3—Underutilized Sites in Downtown

Encourage the redevelopment of underutilized sites in downtown, included but not limited to vacant sites, surface parking lots, and brownfield sites.

- Approximately 50% of the rezoning site currently contains surface parking. The request for 20-story mixed-use zoning will potentially facilitate the redevelopment of the site with substantial amounts of residential, office, and/or retail space.

Policy DT 3.3—Encouraging Pedestrian-Scale Design

All new development within the Downtown District but not on a Retail Street should integrate architectural elements that connect to the public right-of-way. Examples of such architectural elements include but are not limited to: inclusion of windows at the sidewalk level, multiple building entrances adjacent to public right-of-way, pedestrian scale building materials with a high level of detail, lighting along the sidewalks, and awnings

Policy DT 7.19—Downtown Design Guideline Consistency

Development projects in downtown should implement and be consistent with the design guidelines in Table DT-1 to the maximum extent practicable.

- The Urban Limited frontage will require that future development have an activated and pedestrian oriented streetscape. This frontage also supports walkability by requiring pedestrian entrances and transparency, as well as by restricting the location of parking.

*The rezoning request is **inconsistent** with the following policies:*

Policy LU 5.1—Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance

Policy LU 7.4—Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

Policy LU 8.12—Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- The requested DX district is in keeping with the character of the surrounding area, and a 20-story building would not necessarily be incompatible with the surrounding context. Due to the site's proximity to likely future BRT stations, this location would be classified as Core/Transit in Table LU-2, which recommends heights of 3 to 40 stories. However, 20 stories would be much taller than the existing two- to five-story development in the area.

Area Plan Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy AP-DW 1—Zoning Consistency

Map AP-DW-1 shall be used alongside the Future Land Use Map to evaluate the consistency of all proposed zoning maps amendments within the Downtown West Gateway plan boundaries. Where there is a conflict regarding preferred densities, the guidance in this Area Plan shall control.

Policy AP-DW 13—Development Intensity

Encourage higher intensity development along Dawson Street with a reduction in scale and intensity along S. West Street as a transition to the Saunders North Redevelopment Area.

Policy AP-DW 14—Convention Center Service Uses

Mixed use development with an emphasis on hotel and service retail to support the Convention Center is encouraged along with office, residential and structured parking.

- The site is within the boundaries of the Convention Center District of the Downtown West Gateway Area Plan. Map AP-DW-1 describes that area as “High Density Mixed Use: residential, office, retail, hotel, parking deck. 4 Story / 30 units/acre minimum.” Likewise, Policy AP-DW 13 calls for “higher intensity development along Dawson Street.” The rezoning request complies with both the use and intensity guidance of the area plan.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	82	The transit score for the site is much higher than the citywide average.
Walk Score	30	73	The walk score for the site is much higher than the citywide average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: According to Walk Score, this part of Raleigh has walkability that is much higher than average. The dense street grid, proximity to downtown, and general availability of potential destinations all likely contribute to this. The implementation of BRT will only increase the quality of transit service and walkability in the area.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The proposed district would not alter the types of housing possible in the neighborhood. Approval of this rezoning request would allow the most energy-efficient housing units to be developed.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	Increasing the maximum building height correspondingly increases the potential number of housing units possible.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed district does not change the types of housing allowed.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	The site is currently served by GoRaleigh Routes 11 and 21, with stops on the same block as the rezoning site.

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Summary: The request will not alter the type of development that is possible under the existing entitlement, but will allow a greater amount of housing to be built.

IMPACT ANALYSIS

Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Lenoir St Park (0.3 miles) and City Plaza Park (0.4 miles).
3. Nearest existing greenway trail access is provided by Rocky Branch Greenway Trail (0.4 miles).
4. Current park access level of service in this area is graded an A letter grade.
5. The City of Raleigh Dog Park Study Report indicates a deficit in public access to dog parks in downtown Raleigh. See especially Downtown Recommendation #4: "Proactively seek out partnership opportunities to develop a publicly accessible dog park... This solution may require consideration of cost-share arrangements, leasing of privately owned land, or agreements to provide maintenance, indemnification, and other contributions" toward the creation of a public-private dog park facility (pages 62-69).

Impact Identified: None.

Public Utilities

1. The proposed rezoning would add approximately 138,125 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Impact Identified: None.

Stormwater

Floodplain	N/A
Drainage Basin	Rocky
Stormwater Management	UDO Chapter 9
Overlay District	N/A

Impact Identified: No downstream structural impacts identified.

Transit

1. The site is currently served by GoRaleigh Routes 7, 11, and 21, all with stops within 0.25 miles of the site.

Impact Identified: None.

Transportation

1. Location: The Z-29-20 site is located in Downtown Raleigh, on the west side of Dawson Street between South and Lenoir Streets.
2. Area Plans: The Z-29-20 site is located within the Downtown West Gateway Area Plan.

Policy AP-DWG 3 of this Area Plan calls for “Transportation Network Connectivity.” It suggests additional street, pedestrian, greenway, bicycle, and transit connections. Policy AP-DWG 5 calls for “broader pedestrian systems”. The plan specifically details the area surrounding the recently constructed Raleigh Union Station and the future Raleigh Union Bus Station, which are providing city and regional services. The plan suggests that this area should develop as a transit hub and downtown destination.

The Plan also comments on Streetscape Design in Policy AP-DWG 12, in which it indicates that streetscape improvements such as curbing, landscaping, and lighting should be sensitive to the history of the district.

3. Other Projects in the Area: East of the site is the West Street Extension – South, which will extend West Street under the railroads to connect to portions of the street north and south of the tracks, connecting Union Station and the Warehouse District of Downtown Raleigh. This project is currently being designed, but the construction timeline will not be known until full construction funding for the project is identified.
4. Existing Streets: The subject property has frontage on West Lenoir Street, West South Street, and South Dawson Street. West Lenoir Street is designated as a main street with parallel parking; West South Street is designated as a 3-lane avenue with parallel parking; South Dawson Street designated as a 6-lane divided avenue. It is the City of Raleigh's practice to designate two halves of a one-way pair system together as a median divided street section, thus both Dawson Street and McDowell Street have three lanes on one direction. South Street and Lenoir Street are maintained by the City of Raleigh. Dawson Street is maintained by NCDOT.
5. Street Network: In accordance with UDO section 8.3.2, the maximum block perimeter for DX-20 Zoning districts is 2,000 feet. The existing block perimeter is approximately 1,600 feet.
6. Pedestrian Facilities: Sidewalks are complete in the vicinity of the Z-29-20 site. Development of the site should result in wider sidewalks conforming to Article 8.5 of the UDO.
7. Bicycle Facilities: West South Street has bicycle lanes from South Saunders Street to South Dawson Street; west of Dawson Street, there are existing shared lane markings. Map T-3 in the comprehensive plan designates South Dawson Street for a separated bikeway.

Z-29-20 is within the bikeshare service area. Stations nearest the site are at South Street and South Saunders Street, Davie Street and Dawson Street, and the Duke Energy Center for the Performing Arts. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. The addition of Bikeshare infrastructure may help to mitigate traffic concerns, as trips would be converted from motorized vehicles to bicycles.

8. Access: The Z-29-20 site may be accessed by West Lenoir Street and West South Street. Driveway spacing standards prohibit vehicle access to South Dawson Street on this site.
9. Traffic Impact Analysis (TIA) Determination: Based on the Envision results, approval of case Z-29-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from DX-5-UL to DX-20-UL-CU is projected to have 101 new trips in the AM peak hour and 101 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-29-20 Existing Land Use Church and Commercial/Industrial	Daily	AM	PM
	48	3	4
Z-29-20 Current Zoning Entitlements DX-5-UL Downtown Mixed Use	Daily	AM	PM
	1,201	124	131
Z-29-20 Proposed Zoning Maximums DX-20-UL-CU Downtown Mixed Use	Daily	AM	PM
	2,19	225	231
Z-29-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	988	101	101

Impact Identified: None.

Urban Forestry

1. This rezoning doesn't affect the requirements of Urban Forestry.

Impact Identified: None.

Impacts Summary

The rezoning request is not anticipated to have major impacts on existing or planned infrastructure or services.

Mitigation of Impacts

No mitigation necessary.

CONCLUSION

This request is to rezone two parcels totaling approximately 1.32 acres from Downtown Mixed Use-5 stories-Urban Limited (DX-5-UL) to Downtown Mixed Use-20 stories-Urban Limited-Conditional Use (DX-20-UL-CU). Proposed zoning conditions prohibit three uses otherwise allowed in DX districts, and require the developer to choose between two development scenarios: (a) a maximum of 300 dwelling units and 97,000 square feet of non-residential uses, no more than 50,000 square feet of which may be used for personal service, restaurant/bar, and retail sales uses; or (b) a maximum of 211,000 square feet of office (and all other) uses.

The request is **consistent** with Comprehensive Plan overall; **consistent** with the Future Land Use Map; and **consistent** with the Urban Form Map. The request is **consistent** with the Downtown West gateway Area Specific Guidance.

The request is **consistent** with Comprehensive Plan policies regarding development near transit, urban design, and development downtown. The request is **inconsistent** with policies regarding infill compatibility.

The request would support the Vision Themes of *Expanding Housing Choice* and *Coordinating Land Use and Transportation*.

CASE TIMELINE

Date	Action	Notes
7/13/2020	Submitted application	TIA required, application incomplete
10/13/2020	Submitted revised conditions	TIA no longer required, application complete
12/8/2020	Planning Commission review	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	DX-5-UL	DX-5	RX-3	DX-20-UG	DX-5-UL
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	Central Business District	Central Business District	Central Business District	Central Business District	Central Business District
Current Land Use	Commercial building; Church	Utility	Apartments	Open space	Self-service storage
Urban Form	Downtown; Core Transit Area	Downtown; Core Transit Area	Downtown; Core Transit Area	Downtown; Core Transit Area	Downtown; Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	DX-5-UL	DX-20-UL-CU
Total Acreage	1.32	1.32
Setbacks:		
Front	3'	3'
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Build-to's:		
Primary street	0'/20', 50%	0'/20', 50%
Side street	0'/20', 25%	0'/20', 25%
Residential Density:	102	227
Max. # of Residential Units	135	300
Max. Gross Building SF	157,998 (res. only)	358,604 (res. + retail)
Max. Gross Office SF	103,274 (office only)	211,000
Max. Gross Retail SF	14,597 (res. + retail)	50,000
Max. Gross Industrial SF	-	-
Potential F.A.R	2.75	6.24

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

12/31/2020 - 108
RECEIVED
CITY CLERKS OFFICE
4:32 AM

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number **Z-29-20**

OFFICE USE ONLY

Date Submitted **10.13.20**

Rezoning Case #

Existing Zoning **DX-5-UL** Proposed Zoning **DX-20-UL**

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 within the DX zoning district shall be prohibited: (i) adult establishment; (ii) pawnshop; and (iii) detention center, jail, prison.
2. The maximum development intensities for the property shall be one of the following scenarios, at the election of the property owner:
 - (a) 300 dwelling units and 97,000 square feet gross floor area of non-residential uses, no more than 50,000 square feet of which may be used for personal service, restaurant/bar, and retail sales uses; or
 - (b) 211,000 square feet gross floor area of Office and Medical land uses.

References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO section 6.1.4). This condition shall not act as a prohibition on specific land uses not prohibited in Condition 1 of this rezoning ordinance. Additionally, the floor area for any land use permitted by this rezoning ordinance that is not expressly listed above shall be counted against the amount of floor area assigned for Office and Medical land uses.

Prior to issuance of the first building permit for development of the property or the recordation of the first subdivision plat for the property, whichever occurs first, the developer shall elect one of the above scenarios. However, this shall not preclude the subsequent election of another scenario so long as it complies with this condition. The election and any amendment thereto will be in writing and filed with the Planning and Development Department by the property owner. Each subdivision or site plan for development of property subject to this rezoning ordinance shall include a note indicating the specific scenario selected by the developer.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

Print Name

Louis J. Rogers

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District DX Height 5 Frontage UL Overlay(s) _____			
Proposed Zoning Base District DX Height 20 Frontage UL Overlay(s) _____			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address 320 & 328 W. South Street			
Property PIN 1703-56-4375 & 1703-56-3326		Deed Reference (book/page) 17832 / 710	
Nearest Intersection W. South Street and S. Dawson Street			
Property Size (acres) 1.32	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
CSRA Opportunity Zone Fund VI Owner, LLC 10900 Nuckols Rd., Suite 200 Glen Allen, VA 23060		Email	
Applicant Name/Address		Phone 919.645.4317	Fax
Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Email mbirch@longleaflp.com	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

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.	
<div></div>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<div></div>	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning Case #
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.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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. | <p><i>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.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> |

7.	<p><i>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.</i></p> <p>Response:</p>
8.	<p><i>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.</i></p> <p>Response:</p>
9.	<p><i>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.</i></p> <p>Response:</p>
10.	<p><i>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.</i></p> <p>Response:</p>
11.	<p><i>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.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<i>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.</i> Response:
16.	<i>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.</i> Response:
17.	<i>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.</i> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<i>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.</i> Response:

20.	<p><i>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.</i></p> <p>Response:</p>
21.	<p><i>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.</i></p> <p>Response:</p>
22.	<p><i>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.</i></p> <p>Response:</p>
23.	<p><i>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.</i></p> <p>Response:</p>
24.	<p><i>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.</i></p> <p>Response:</p>
25.	<p><i>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.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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 type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input type="checkbox"/>			

REZONING OF PROPERTY CONSISTING OF +/- 1.32 ACRES,
LOCATED IN THE NORTHWEST QUADRANT OF THE W. SOUTH STREET AND S.
DAWSON STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JUNE 9, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, June 9, at 5:00 p.m. The property considered for this potential rezoning totals approximately 1.32 acres, and is located in the northwest quadrant of the W. South Street and S. Dawson Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-56-4375 and 1703-56-3326. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch
Date: May 27, 2020
Re: Neighborhood Meeting for Rezoning of 320 & 328 W. South Street

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Tuesday, June 9th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

<https://us02web.zoom.us/j/84326443120?pwd=UGVGVFtFRsU0RPYkhleW04SUFxdz09>

Meeting ID: 843 2644 3120

Password: SouthSt

Or call:

+1 646 558 8656

Meeting ID: 843 2644 3120

Password: 220028

The purpose of this meeting is to discuss a potential rezoning of the property located at 320 & 328 W. South Street (with Property Identification Number (PIN) 1703-56-4375 and 1703-56-3326, respectively). The property is approximately 1.32 acres in size, and is located northwest of the W. South Street and S. Dawson Street intersection.

The property is currently zoned Downtown Mixed-Use with a maximum 5-story height limit and Urban Limited frontage (DX-5-UL), and the proposed rezoning would increase the maximum height limit to twenty stories (DX-20-UL).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application, including proposed zoning conditions

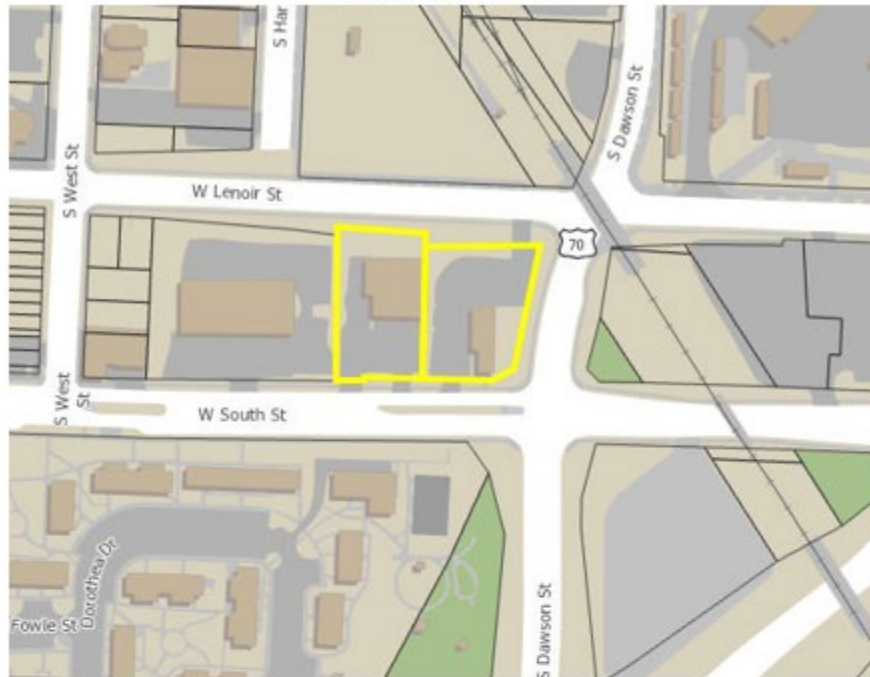
The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Sincerely,

Michael Birch

CURRENT AERIAL



CURRENT ZONING

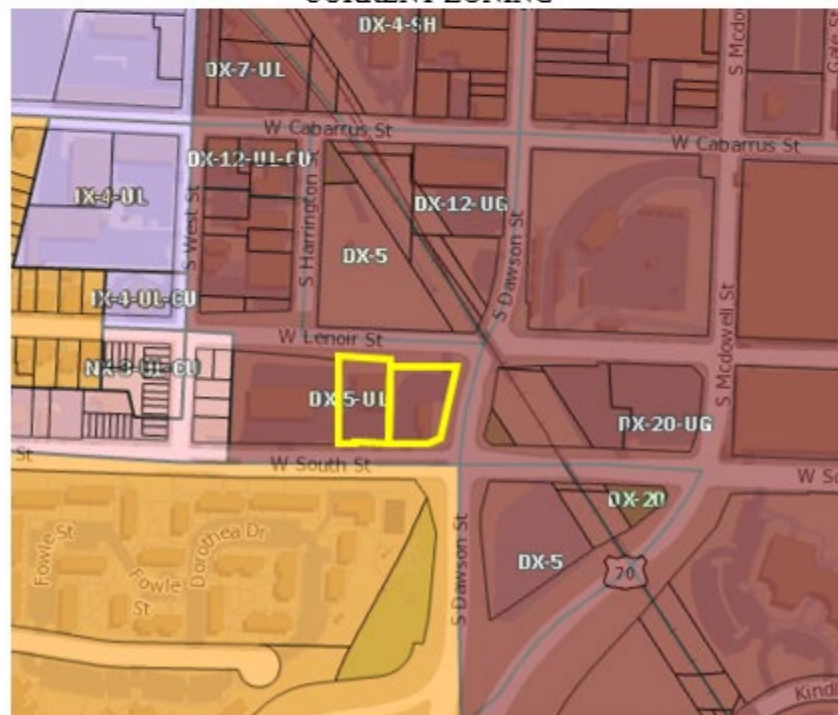


EXHIBIT B – NOTICE LIST

1703457694 HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462	1703457939 HOUSING AUTH CITY OF RALEIGH 900 HAYES ST RALEIGH NC 27604-1462	1703467269 THARRINGTON, SHARON P 2317 RIDGE RD RALEIGH NC 27612-5112
1703467279 BRAUN, STEPHEN M BRAUN, JACQUELINE W 514 DANIELS ST # 371 RALEIGH NC 27605-1317	1703467343 THE WEST STREET TOWNHOMES OWNERS ASSOCIATION II IN JAMIE BAKER 3708 FORESTVIEW RD RALEIGH NC 27612-8042	1703467389 THE WEST STREET TOWNHOMES OWNERS ASSOCIATION INC 3708 FORESTVIEW RD RALEIGH NC 27612-8042
1703467465 PATZ, ANDREW BERUGODA, NITCHIKO 507 W LENOIR ST RALEIGH NC 27601-2131	1703467485 LANE, PAMELA CHRISTINE LANE, WILLIAM MATTHEW 505 W LENOIR ST RALEIGH NC 27601-2131	1703467736 CABARRUS WEST PROPERTY LLC 516 W CABARRUS ST RALEIGH NC 27603-1912
1703468248 WATSON, MICHAEL R TRUSTEE MICHAEL R. WATSON LIVING TRUST 624 S WEST ST RALEIGH NC 27601-2144	1703468340 KLISH, CHRISTINE HORTON KLISH, CYPRIAN THEODORE III 622 S WEST ST RALEIGH NC 27601-2144	1703468343 MILES, EDWARD D WOODY, JONATHAN F 618 S WEST ST RALEIGH NC 27601-2144
1703468344 MILL SOURCE CAPITAL, LLC 623 LAKESTONE DR RALEIGH NC 27609-6339	1703468346 EK REAL ESTATE SERVICES OF NY LLC 215 PARK AVE S STE 1713 NEW YORK NY 10003-1619	1703468348 LINDQWISTER, ULF J TRUSTEE DECLARATION OF TRUST OF ULF J LINDQWISTER 4322 W LONGMEADOW CT PEORIA IL 61615-8926
1703468441 SWIERZ, MATTHEW GREGORY 608 S WEST ST RALEIGH NC 27601-2144	1703468443 LINDQWISTER, ULF J. TRUSTEE ULF J. LINDQWISTER REVOCABLE TRUST 4322 W LONGMEADOW CT PEORIA IL 61615-8926	1703468444 STEFFEN, BEATE STEFFEN, KARL 8221 GREEN HOPE SCHOOL RD CARY NC 27519-1578
1703468446 ERLING, CHAD 602 S WEST ST RALEIGH NC 27601-2144	1703468600 SILVERPLATE PROPERTIES, LLC 2108 CLARK AVE RALEIGH NC 27605-1606	1703469278 416 REDEVELOPMENT LLC PO BOX 6309 RALEIGH NC 27628-6309
1703469373 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703469377 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703469453 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410
1703469493 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703554806 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703557909 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703560527 522 S HARRINGTON LLC 1507 BARDEN DR RALEIGH NC 27605-1747	1703560597 522 S HARRINGTON LLC 1507 BARDEN DR RALEIGH NC 27605-1747	1703560645 522 S HARRINGTON, LLC JIM SCHAAF SMA 1507 BARDEN DR RALEIGH NC 27605-1747

1703560817 WSR CABARRUS LLC 349 W MAIN ST STE 200 DURHAM NC 27701-3215	1703560831 658 MAYWOOD AVE LLC 514 S HARRINGTON ST RALEIGH NC 27601-2108	1703560984 WSR CABARRUS LLC 1507 BARDEN DR RALEIGH NC 27605-1747
1703561345 W. SOUTH STREET STORAGE LLC C/O NEIL SAPRA 1447 PEACHTREE ST NE STE 470 ATLANTA GA 30309-3033	1703561702 VISTA REAL ESTATE LLC 8315 SIX FORKS RD STE 205 RALEIGH NC 27615-2103	1703561708 514 S HARRINGTON STREET LLC 514 S HARRINGTON ST RALEIGH NC 27601-2108
1703561827 WSR CABARRUS LLC 349 W MAIN ST STE 200 DURHAM NC 27701-3215	1703562950 DUKE ENERGY PROGRESS INC TAX DEPT - DEC41B 550 S TRYON ST CHARLOTTE NC 28202-4200	1703563326 CSRA OPPORTUNITY ZONE FUND VI OWNER LLC 10900 NUCKOLS RD STE 200 GLEN ALLEN VA 23060-9246
1703563723 PROGRESS ENERGY CAROLINAS INC PEB 3A 410 S WILMINGTON ST RALEIGH NC 27601-1849	1703563874 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703563954 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703564375 CSRA OPPORTUNITY ZONE FUND VI OWNER LLC 10900 NUCKOLS RD STE 200 GLEN ALLEN VA 23060-9246	1703564778 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703565611 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703565644 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703565698 RALEIGH-DAWSON ASSEMBLAGE LLC TAFT FAMILY VENT-FRANKIE 2217 STANTONSBURG RD GREENVILLE NC 27834-2841	1703565779 COMPASS RALEIGH 1031 LLC 2217 STANTONSBURG RD GREENVILLE NC 27834-2841
1703565859 COMPASS RALEIGH 1031 LLC 2217 STANTONSBURG RD GREENVILLE NC 27834-2841	1703566237 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703567322 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703567402 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703568135 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703568384 CITY OF RALEIGH 222 W HARGETT ST RALEIGH NC 27601-1316
1703569162 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703569731 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703650860 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703660333 CITY OF RALEIGH 222 W HARGETT ST RALEIGH NC 27601-1316		

EXHIBIT C – ITEMS DISCUSSED

- a. Future Land Use Map designation
- b. Urban Form Map
- c. Downtown West Gateway Area Plan Map

EXHIBIT D – MEETING ATTENDEES

1. Ira Mabel
2. Ken Thompson
3. Victoria Coates
4. Richard Cox
5. Bill Egan

REZONING OF PROPERTY CONSISTING OF +/- 1.32 ACRES,
LOCATED IN THE NORTHWEST QUADRANT OF THE W. SOUTH STREET AND S.
DAWSON STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 5, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Thursday, November 5, at 5:00 p.m. The property considered for this potential rezoning totals approximately 1.32 acres, and is located in the northwest quadrant of the W. South Street and S. Dawson Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-56-4375 and 1703-56-3326. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: October 21, 2020
Re: Neighborhood Meeting for Rezoning of 320 & 328 W. South Street (Z-29-20)

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Thursday, November 5th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>
Meeting ID: 897 8654 0185
Password: 385713

To join by telephone:

+1 646 558 8656
Meeting ID: 897 8654 0185
Password: 385713

The purpose of this meeting is to discuss rezoning case Z-29-20, which includes two properties located at 320 & 328 W. South Street (with Property Identification Number 1703-56-4375 and 1703-56-3326, respectively). The properties total approximately 1.32 acres in size, and are located on the west side of Dawson Street, between W. South Street and W. Lenoir Street.

The properties are currently zoned Downtown Mixed-Use with a maximum 5-story height limit and Urban Limited frontage (DX-5-UL), and the pending rezoning requests an increase in the maximum height limit to 20 stories, while maintaining the Downtown Mixed-Use district and Urban Limited frontage (DX-20-UL).

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

EXHIBIT B – NOTICE LIST

1703453824 4TH WARD DEVELOPMENT LLC 514 DANIELS ST STE 338 RALEIGH NC 27605-1317	1703453827 4TH WARD DEVELOPMENT LLC 514 DANIELS ST STE 338 RALEIGH NC 27605-1317	1703453904 MURRAY, V G JR PO BOX 1487 RALEIGH NC 27602-1487
1703453909 716 SOUTH SAUNDERS LLC 716 S SAUNDERS ST RALEIGH NC 27603-2118	1703453920 4TH WARD DEVELOPMENT LLC 514 DANIELS ST STE 338 RALEIGH NC 27605-1317	1703457694 HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462
1703457939 HOUSING AUTH CITY OF RALEIGH 900 HAYES ST RALEIGH NC 27604-1462	1703458438 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703462163 LAMBERT DEVELOPMENT SOUTH STREET II LLC 5 HANOVER SQ FL 14 NEW YORK NY 10004-2672
1703462380 STEWART, DAVID W STEWART, CORRINE O PO BOX 25127 RALEIGH NC 27611-5127	1703462458 STEWART, DAVID W STEWART, CORRINE O PO BOX 25127 RALEIGH NC 27611-5127	1703462475 EQUITY TRUST CO CUSTODIAN PO BOX 2544 RALEIGH NC 27602-2544
1703462498 EDWARDS, P H PO BOX 30488 RALEIGH NC 27622-0488	1703462599 MALONE, SEAN 606 W LENOIR ST RALEIGH NC 27603-2146	1703462770 TUORTO, MEGAN M TUORTO, PAUL J 513 ROSENGARTEN ALY RALEIGH NC 27603-2153
1703462794 LOPES, JOSEPHINA SILVA 511 ROSENGARTEN ALY RALEIGH NC 27603-2153	1703463004 716 SOUTH SAUNDERS LLC 716 S SAUNDERS ST RALEIGH NC 27603-2118	1703463316 STEWART, DAVID W STEWART, RRINE O PO BOX 25127 RALEIGH NC 27611-5127
1703463350 STEWART, DAVID W STEWART, RRINE O PO BOX 25127 RALEIGH NC 27611-5127	1703463410 STEWART, DAVID W STEWART, RRINE O PO BOX 25127 RALEIGH NC 27611-5127	1703463423 STEWART, DAVID W STEWART, RRINE O PO BOX 25127 RALEIGH NC 27611-5127
1703463447 UNION BAPTIST CHURCH PO BOX 25491 RALEIGH NC 27611-5491	1703463469 UNION BAPTIST CHURCH 600 S SAUNDERS ST RALEIGH NC 27603-2116	1703463569 BAILEY, C ANTHONY PO BOX 2544 RALEIGH NC 27602-2544
1703463625 GREEN, M H JR HEIRS CAITLIN WARD, EXEC 521 W CABARRUS ST RALEIGH NC 27603-1911	1703463659 WEBSTER, CLIFFORD WAYNE JR 514 S SAUNDERS ST RALEIGH NC 27603-2156	1703463717 SMITH, MARY HELEN SMITH, JEFFREY E 509 ROSENGARTEN ALY RALEIGH NC 27603-2153
1703463773 HOFFMAN, WILLIAM CAIN MARCACCIO, NICCOLO ALEXANDER 512 S SAUNDERS ST RALEIGH NC 27603-2156	1703463797 SAVCO S LLC 1406 SYCAMORE ST RALEIGH NC 27604-1325	1703463821 RAWLS, BRADEN OROZ, ALEXANDER 507 ROSENGARTEN ALY RALEIGH NC 27603-2153

1703463845 IRELAND, DOMINO RAY IRELAND, DEBRA LYNN 505 ROSENGARTEN ALY RALEIGH NC 27603-2153	1703463869 HOPE, LUCY B 503 ROSENGARTEN ALY RALEIGH NC 27603-2153	1703463985 LEHNHARDT, TERESA 607 W CABARRUS ST RALEIGH NC 27603-1913
1703464385 SOUTH STREET HOLDINGS, LLC 3402 BRADLEY PL RALEIGH NC 27607-6802	1703464493 LYDA, MARY 5471 CRESCENTVIEW PKWY RALEIGH NC 27606-4520	1703464672 DAVIS, ROBERT JR DAVIS, KAREN 526 W LENOIR ST RALEIGH NC 27601-2132
1703464678 CARPENTER, KYLIE CARPENTER, CHARLES 515 S SAUNDERS ST RALEIGH NC 27603-2155	1703464782 ROBERTS, DEAN EVANS, CATHRINE 513 S SAUNDERS ST RALEIGH NC 27603-2155	1703464795 BRYAN, HANNAH 511 S SAUNDERS ST RALEIGH NC 27603-2155
1703464800 MAGSAM, TEGAN KAIL MCDOUGLE, MICHAEL DAVID 508 S SAUNDERS ST RALEIGH NC 27603-2156	1703464813 LYNCH, ANNA WILLIAMSON, JERRY 506 S SAUNDERS ST RALEIGH NC 27603-2156	1703464827 WYNIA, ERIN LEIGH 504 S SAUNDERS ST RALEIGH NC 27603-2156
1703464924 GUDDAT, MATTHEW 603 W CABARRUS ST RALEIGH NC 27603-1913	1703464953 VANSPYBROOK, DAVID E 601 W CABARRUS ST RALEIGH NC 27603-1913	1703465311 SOUTH STREET HOLDINGS, LLC 3402 BRADLEY PL RALEIGH NC 27607-6802
1703465372 SOUTH STREET HOLDINGS, LLC 3402 BRADLEY PL RALEIGH NC 27607-6802	1703465435 ATWATER, CASEY V 521 W LENOIR ST RALEIGH NC 27601-2131	1703465484 BLACKMAN, ROBERT PHILIP II MURRAY, BRADLEY 519 W LENOIR ST RALEIGH NC 27601-2131
1703465611 HONEA, MORRIS E PO BOX 6631 RALEIGH NC 27628-6631	1703465641 HONEA, MORRIS E PO BOX 6631 RALEIGH NC 27628-6631	1703465691 HONEA, MORRIS E PO BOX 6631 RALEIGH NC 27628-6631
1703465708 GROSSMAN, KATHRYN MARY PAULETTE, TATE SEWELL 509 S SAUNDERS ST RALEIGH NC 27603-2155	1703465812 STEVENS, CODY A STEVENS, CLAIRE A 507 S SAUNDERS ST RALEIGH NC 27603-2155	1703465826 THOMAS, JONATHAN M 505 S SAUNDERS ST RALEIGH NC 27603-2155
1703465932 GREEN, M H JR HEIRS CAITLIN WARD, EXEC 521 W CABARRUS ST RALEIGH NC 27603-1911	1703466289 ARTHUR, JACOB ARTHUR, JENNIFER 516 W SOUTH ST RALEIGH NC 27601-2138	1703466299 LARKIN, EMILY WALLIS LARKIN, JOHN J 514 W SOUTH ST RALEIGH NC 27601-2138
1703466332 SOUTH STREET HOLDINGS, LLC 3402 BRADLEY PL RALEIGH NC 27607-6802	1703466444 SHAFFER, ERIC J SHAFFER, JACLYN D 517 W LENOIR ST RALEIGH NC 27601-2131	1703466493 WALDEN, WADE L 2728 EVANS RD APEX NC 27502-9690

1703466640 LEA, ALMA LUCILLE TRUSTEE ALMA LUCILLE LEA REVOCABLE TRUST 615 BAYBUSH DR RALEIGH NC 27615-3182	1703466858 CABARRUS WEST PROPERTY LLC 516 W CABARRUS ST RALEIGH NC 27603-1912	1703467219 BOUCHER, BRIAN JAMES BOUCHER, MICHAEL ALEXANDER 512 W SOUTH ST RALEIGH NC 27601-2138
1703467229 HALE, ROBIN 510 W SOUTH ST RALEIGH NC 27601-2138	1703467249 HOEJLUND-RASMUSSEN, TROELS EMIL HOEJLUND-RASMUSSEN, SARA KRISTINE HOEG 508 W SOUTH ST RALEIGH NC 27601-2138	1703467269 THARRINGTON, SHARON P 2317 RIDGE RD RALEIGH NC 27612-5112
1703467279 BRAUN, STEPHEN M BRAUN, JACQUELINE W 514 DANIELS ST # 371 RALEIGH NC 27605-1317	1703467343 THE WEST STREET TOWNHOMES OWNERS ASSOCIATION II IN JAMIE BAKER 3708 FORESTVIEW RD RALEIGH NC 27612-8042	1703467389 THE WEST STREET TOWNHOMES OWNERS ASSOCIATION INC 3708 FORESTVIEW RD RALEIGH NC 27612-8042
1703467435 LUCAS, PHILLIP JEROME JR LUCAS, JESSICA ANDREA 511 W LENOIR ST RALEIGH NC 27601-2131	1703467455 MORRIS, STEVEN R MORRIS, KIMBERLY H 509 W LENOIR ST RALEIGH NC 27601-2131	1703467465 PATZ, ANDREW BERUGODA, NITCHIKO 507 W LENOIR ST RALEIGH NC 27601-2131
1703467485 COMEAU, JEFFREY D 505 W LENOIR ST RALEIGH NC 27601-2131	1703467600 LEA, ALMA LUCILLE TRUSTEE ALMA LUCILLE LEA REVOCABLE TRUST 615 BAYBUSH DR RALEIGH NC 27615-3182	1703467736 CABARRUS WEST PROPERTY LLC 516 W CABARRUS ST RALEIGH NC 27603-1912
1703468248 WATSON, MICHAEL R TRUSTEE MICHAEL R. WATSON LIVING TRUST 624 S WEST ST RALEIGH NC 27601-2144	1703468340 KLISH, CHRISTINE HORTON KLISH, CYPRIAN THEODORE III 622 S WEST ST RALEIGH NC 27601-2144	1703468343 MILES, EDWARD D WOODY, JONATHAN F 618 S WEST ST RALEIGH NC 27601-2144
1703468344 MILL SOURCE CAPITAL, LLC 623 LAKESTONE DR RALEIGH NC 27609-6339	1703468346 EK REAL ESTATE SERVICES OF NY LLC 215 PARK AVE S STE 1713 NEW YORK NY 10003-1619	1703468348 LINDQWISTER, ULF J TRUSTEE DECLARATION OF TRUST OF ULF J LINDQWISTER 4322 W LONGMEADOW CT PEORIA IL 61615-8926
1703468441 SWIERZ, MATTHEW GREGORY 608 S WEST ST RALEIGH NC 27601-2144	1703468443 LINDQWISTER, ULF J. TRUSTEE ULF J. LINDQWISTER REVOCABLE TRUST 4322 W LONGMEADOW CT PEORIA IL 61615-8926	1703468444 STEFFEN, BEATE STEFFEN, KARL 8221 GREEN HOPE SCHOOL RD CARY NC 27519-1578
1703468446 ERLING, CHAD 602 S WEST ST RALEIGH NC 27601-2144	1703468600 SILVERPLATE PROPERTIES, LLC 2108 CLARK AVE RALEIGH NC 27605-1606	1703469278 416 REDEVELOPMENT LLC PO BOX 6309 RALEIGH NC 27628-6309
1703469373 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703469377 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703469453 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410

1703469493 RAPP VENTURES LLC 308 EDINBURGH DR CARY NC 27511-6410	1703475257 3119 ASSOCIATES LLC 516 W CABARRUS ST RALEIGH NC 27603-1912	1703477144 CLANCY PROPERTIES LLC C/O CLANCY & THEYS CONST CO PO BOX 27608 RALEIGH NC 27611-7608
1703478178 CLANCY PROPERTIES LLC C/O CLANCY & THEYS CONST CO PO BOX 27608 RALEIGH NC 27611-7608	1703478424 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703479338 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703479371 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703554806 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703557909 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703559479 CAPITAL CITY URBAN DEVELOPMENT LLC 333 FAYETTEVILLE ST STE 225 RALEIGH NC 27601-2932	1703560527 522 S HARRINGTON LLC 1507 BARDEN DR RALEIGH NC 27605-1747	1703560597 522 S HARRINGTON LLC 1507 BARDEN DR RALEIGH NC 27605-1747
1703560645 522 S HARRINGTON, LLC JIM SCHAAFSMA 1507 BARDEN DR RALEIGH NC 27605-1747	1703560817 WSR CABARRUS LLC 813 MILL GREENS CT RALEIGH NC 27609-4260	1703560831 658 MAYWOOD AVE LLC 514 S HARRINGTON ST RALEIGH NC 27601-2108
1703560984 WSR CABARRUS LLC 813 MILL GREENS CT RALEIGH NC 27609-4260	1703561345 W. SOUTH STREET STORAGE LLC C/O NEIL SAPRA 1447 PEACHTREE ST NE STE 470 ATLANTA GA 30309-3033	1703561702 VISTA REAL ESTATE LLC 8315 SIX FORKS RD STE 205 RALEIGH NC 27615-2103
1703561708 514 S HARRINGTON STREET LLC 514 S HARRINGTON ST RALEIGH NC 27601-2108	1703561827 WSR CABARRUS LLC 813 MILL GREENS CT RALEIGH NC 27609-4260	1703562950 DUKE ENERGY PROGRESS INC TAX DEPT - DEC41B 550 S TRYON ST CHARLOTTE NC 28202-4200
1703563326 CSRA OPPORTUNITY ZONE FUND VI OWNER LLC 10900 NUCKOLS RD STE 200 GLEN ALLEN VA 23060-9246	1703563723 PROGRESS ENERGY CAROLINAS INC PEB 3A 410 S WILMINGTON ST RALEIGH NC 27601-1849	1703563874 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703563954 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703564375 CSRA OPPORTUNITY ZONE FUND VI OWNER LLC 10900 NUCKOLS RD STE 200 GLEN ALLEN VA 23060-9246	1703564778 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703565611 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703565644 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703565698 RALEIGH-DAWSON ASSEMBLAGE LLC TAFT FAMILY VENT-FRANKIE 2217 STANTONSBURG RD GREENVILLE NC 27834-2841

1703565779 COMPASS RALEIGH 1031 LLC 2217 STANTONSBURG RD GREENVILLE NC 27834-2841	1703565859 COMPASS RALEIGH 1031 LLC 2217 STANTONSBURG RD GREENVILLE NC 27834-2841	1703566237 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703567322 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703567402 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703568135 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703568384 CITY OF RALEIGH 222 W HARGETT ST RALEIGH NC 27601-1316	1703569162 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703569731 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1703570190 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703570284 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703570356 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703570424 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703572039 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703572085 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703573207 NC RAILROAD INC 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703574098 HOBBY FAMILY LLC PO BOX 18506 RALEIGH NC 27619-8506	1703574387 HOLMES, MICHAEL VAN HOLMES, ELLEN H 310 N FRONT ST WILMINGTON NC 28401-5182
1703575056 HOBBY FAMILY LLC PO BOX 18506 RALEIGH NC 27619-8506	1703575147 PSYCH WARD EMPIRE LANDLORD, LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703575293 TEN TWO AND FOUR LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
1703575338 PSYCH WARD EMPIRE LANDLORD, LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703575387 ASHE AVENUE VENTURES LLC C/O WINIFRED BOLTON 1500 DELLWOOD DR RALEIGH NC 27607-6719	1703576014 DICK HENRY EMPIRE LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
1703576047 DICK HENRY EMPIRE LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703576140 DICK HENRY EMPIRE LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703576333 EMPIRE CONSOLIDATED DEVELOPMENT LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
1703576349 EMPIRE CONSOLIDATED DEVELOPMENT LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703578036 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703578115 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

1703578119 BARRINGER PARTNERS LLC TIM MILLER 4020 OLD PINEVILLE RD CHARLOTTE NC 28217-1744	1703578132 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703578243 T SQUARE PTNR MRS. JAMES R. TROTTER 2501 WHITE OAK RD RALEIGH NC 27609-7613
1703578323 NCR HOSPITALITY CORPORATION BENCHMARK AUTO WORKS 227 W DAVIE ST RALEIGH NC 27601-1736	1703650860 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703651630 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703651637 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703651661 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703652604 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
1703653346 NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	1703654924 NORTH CAROLINA ASSOCIATION OF EDUCATORS INC PO BOX 27347 RALEIGH NC 27611-7347	1703660333 CITY OF RALEIGH 222 W HARGETT ST RALEIGH NC 27601-1316
1703663373 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703664619 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	1703665351 SALISBURY STREET HOTEL LLC 3141 JOHN HUMPHRIES WYND STE 200 RALEIGH NC 27612-5383
1703670048 MILLSTREAM PROPERTIES LLC PO BOX 6494 RALEIGH NC 27628-6494	1703670203 WAKE CNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	1703670203 MILLSTREAM PROPERTIES LLC PO BOX 6494 RALEIGH NC 27628-6494
1703670364 CONCORD-EMPIRE DAVIE STREET LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	1703671000 MILLSTREAM PROPERTIES LLC PO BOX 6494 RALEIGH NC 27628-6494	1703671005 NO DIVING LLC 1519 BROOKSIDE DR RALEIGH NC 27604-2002
1703671008 JORDAN, SHIRLEY P 2016 NANCY ANN DR RALEIGH NC 27607-3353	1703673025 RALDT LLC 4131 PARKLAKE AVE STE 360 RALEIGH NC 27612-2390	1703673211 PHOENIX OF RALEIGH LLC SOTOODEH & ASSOCIATES 5 HUTTON CENTRE DR STE 860 SANTA ANA CA 92707-8725

EXHIBIT C – ITEMS DISCUSSED

1. Updates to zoning conditions, specifically regarding development intensity scenarios
2. Expected construction timeline
3. Rezoning process generally and upcoming meetings

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills
2. Claire Stevens
3. Greg Kelly
4. Ira Mabel
5. Victoria Coates
6. Jake Baum



Pre-Application Conference

Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 4/24/20	
Attendees: Ira Mabel, Hannah Reckhow, JP Mansolf, Worth Mills, Michael Birch, Jake Baum, Ken Thompson, Victoria Coates	
Site Address/PIN: 320, 328 W South St	
Current Zoning/Designation: DX-5-UL	
Proposed Zoning/Designation: DX-20	
City Council District: C (Corey.Branch@raleighnc.gov)	
Notes: Looking for DX-20-UL. FLUM and Urban Form policies would support 20 stories. Question would be how appropriate people feel about the height across from the housing authority property to the south. Parks said last pre-app that this area is lacking park amenities and would be looking for opportunities to add them. There is some work that is being done to even out the Northern property lines of the parcels. Second neighborhood meeting would be required. PC is starting to meet virtually.	
Department & Staff	Notes
Transportation <input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166	ROW abandonment is a legislatively controlled process. Some change of policy on occasion that would require a TIA for DX districts. From a site design standpoint, you wouldn't get access to Dawson. Existing bikeshare station at South and S Saunders.
Historic Preservation <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	

<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	