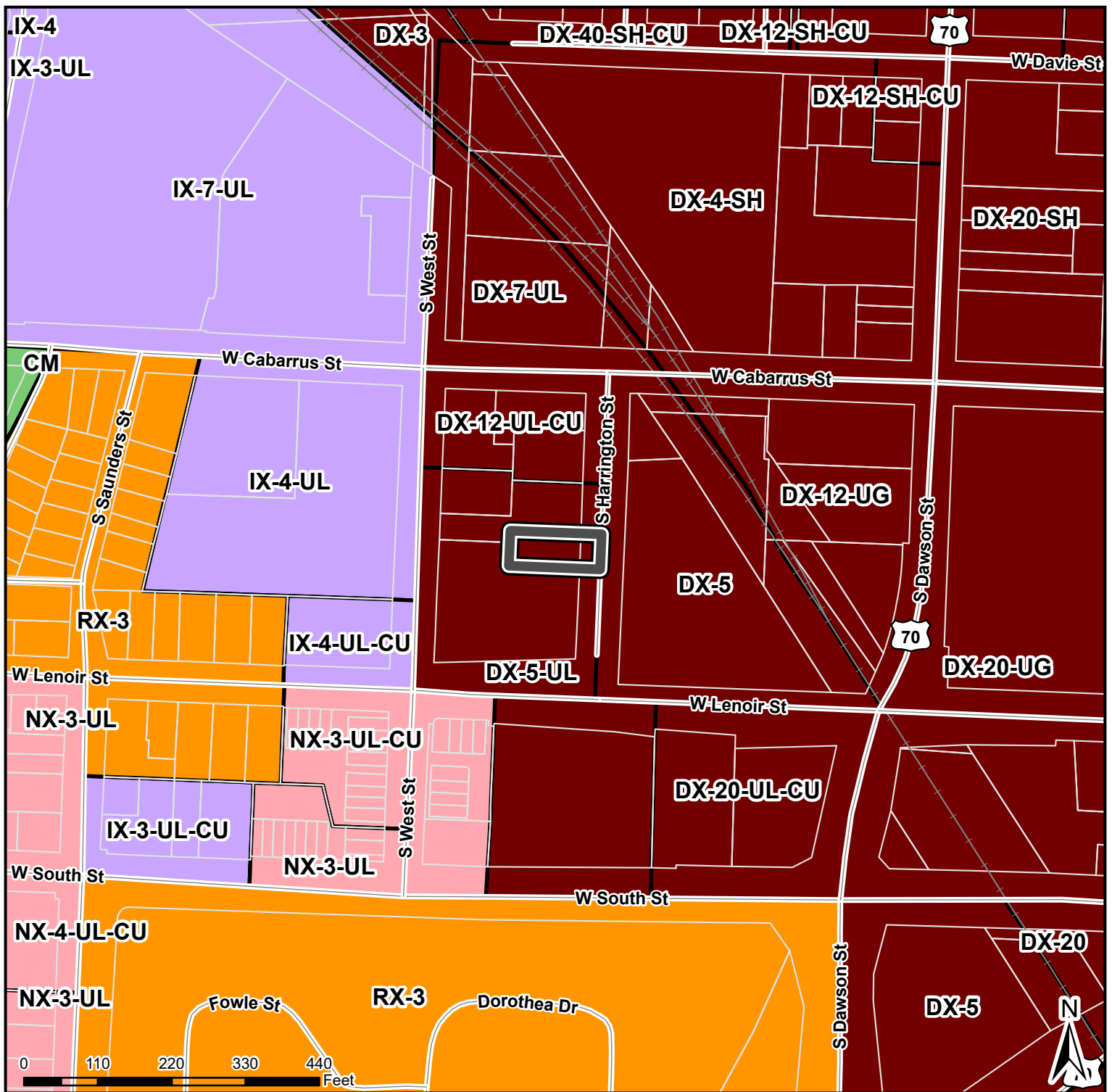
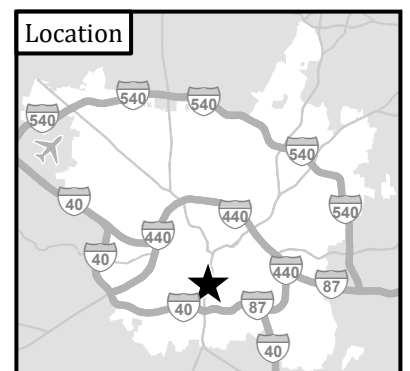


Existing Zoning

Z-31-2022



Property	520 S Harrington St
Size	0.13 acres
Existing Zoning	DX-5-UL
Requested Zoning	DX-20-UL-CU



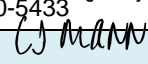


Rezoning Application and Checklist

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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	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5	Frontage: UL	Overlay(s):	
Proposed zoning base district: DX	Height: 20	Frontage: UL	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:	Date amended (1):	Date amended (2):	
Property address: 520 S. Harrington Street			
Property PIN: 1703-56-1702			
Deed reference (book/page): 17611/756			
Nearest intersection: S Harrington St and W Cabarrus St		Property size (acres): 0.13	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Vista Real Estate LLC, 8315 Six Forks Rd., Suite 205, Raleigh, NC 27615			
Property owner email:			
Property owner phone:			
Applicant name and address: Jennifer G. Ashton, Longleaf Law Partners			
Applicant email: jashton@longleaflp.com			
Applicant phone: 919-780-5433			
Applicant signature(s): 			
Additional email(s):			

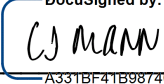
Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-5-UL	Proposed zoning: DX-20-UL-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) Light Manufacturing; (iv) Vehicle repair (minor); (v) Vehicle repair (major); (vi) Vehicle fuel sales; and (vii) Pawnshop.
2. Public façades of Structured Parking: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street, façades shall comply with the following:
 - a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
3. Parapet walls of Structured Parking. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
4. Lighting of Structured Parking. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent such visibility.
 - b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies
 - c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.
 - d. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

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: A331BF41B98740C...

Printed Name(s): CJ MANN

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.

Public Benefits

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

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.

Public Mitigation	
1	Public Mitigation

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

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:

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

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

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					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
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					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
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					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

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

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:

REZONING OF PROPERTY CONSISTING OF +/- 0.13 ACRES,
LOCATED SOUTH OF THE S HARRINGTON STREET AND W CABARRUS STREET
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
APRIL 11, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, April 11, 2022 at 5:30 p.m. The property considered for this potential rezoning totals approximately .13 acres, and is located south of the S Harrington Street and W Cabarrus Street intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1703-56-1702. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants 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 Owners and Tenants
From: Jennifer Ashton
Date: April 1, 2022
Re: First Neighborhood Meeting for Rezoning of 520 S Harrington Street

You are invited to attend a virtual meeting to discuss the proposed rezoning of 520 S Harrington Street. We have scheduled an informational meeting with surrounding neighbors on Monday, April 11, 2022 from 5:30 PM until 6:30 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: 875 9499 1835
Password: 553468

To join by telephone:

+1 646 558 8656
Meeting ID: 875 9499 1835
Password: 553468

The purpose of this meeting is to discuss the proposed rezoning of 520 S Harrington Street (with Property Identification Number (PIN) 1703-56-1702). The property totals approximately 0.13 acres in size, and is located south of the S Harrington Street and W Cabarrus Street intersection.

The property is currently zoned Downtown Mixed Use with a 5-story height limit and an Urban Limited frontage (DX-5-UL). The proposed rezoning would change the zoning to Downtown Mixed Use, with a 20-story height limit, and an Urban Limited frontage (DX-20-UL). The purpose of the rezoning is to allow for a mixed-use development.

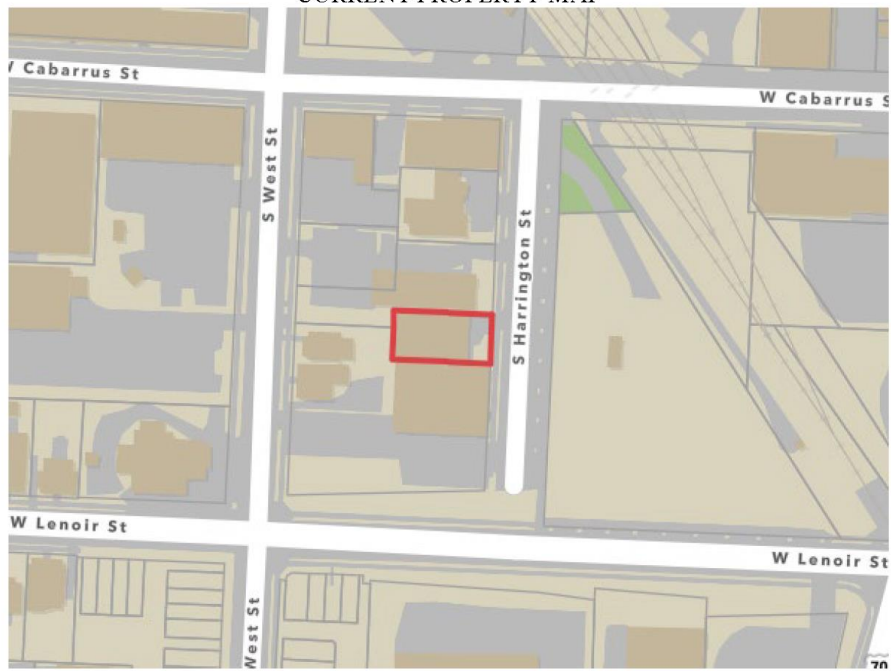
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the 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 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

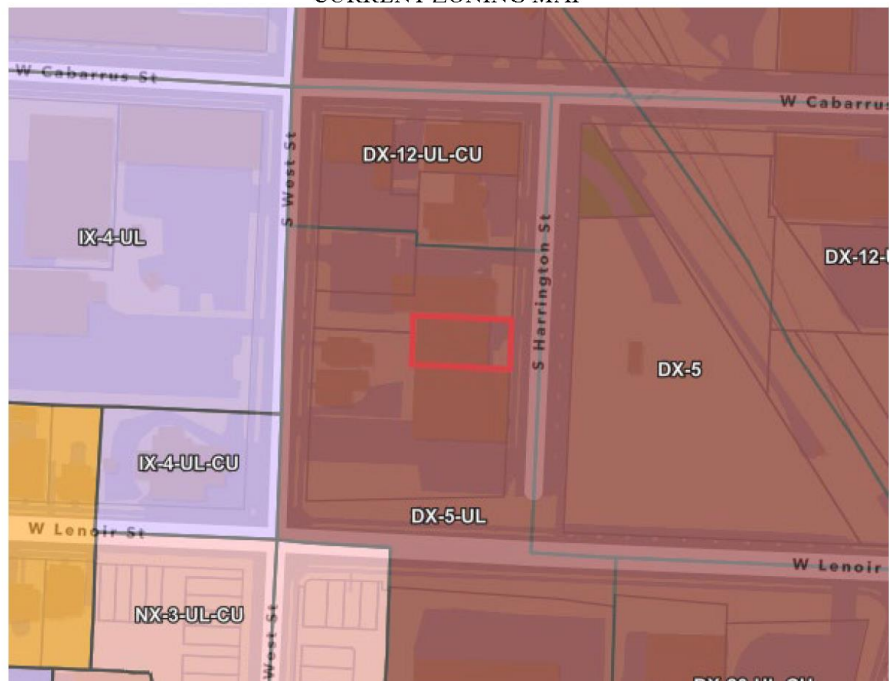
Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: DX	Height: 5	Frontage: UL	Overlay(s):	
Proposed zoning base district: DX	Height: 20	Frontage: UL	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:	Date amended (1):	Date amended (2):
Property address: 520 S Harrington St		
Property PIN: 1703-56-1702		
Deed reference (book/page): 17611/756		
Nearest intersection: S Harrington St and W Cabarrus St		Property size (acres): 0.13
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Vista Real Estate LLC, 8315 Six Forks Rd, Suite 205, Raleigh, NC 27615		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919.780.5433		
Applicant signature(s):		
Additional email(s):		

EXHIBIT B – NOTICE LIST

103 BRAGG LLC
225 CANDIA LN
CARY NC 27519-8810

309 ELM, LLC
1531 IREDELL DR
RALEIGH NC 27608-2304

416 REDEVELOPMENT LLC
PO BOX 6309
RALEIGH NC 27628-6309

514 S HARRINGTON STREET LLC
514 S HARRINGTON ST
RALEIGH NC 27601-2108

522 S HARRINGTON LLC
1507 BARDEN DR
RALEIGH NC 27605-1747

658 MAYWOOD AVE LLC
514 S HARRINGTON ST
RALEIGH NC 27601-2108

ANDERSON, JONATHAN W. ANDERSON,
JENNIFER W.
PO BOX 6356
RALEIGH NC 27628-6356

ANSLEY, JASON LAU, JESSICA
222 GLENWOOD AVE APT 421
RALEIGH NC 27603-1495

AUSTIN, STEPHEN B AUSTIN, DENISE W
523 S WEST ST UNIT 407
RALEIGH NC 27601-2259

BERNSTEIN, SIDNEY BERNSTEIN, SUZANNE O
523 212 S WEST ST
RALEIGH NC 27601-2258

BLACKMAN, ROBERT PHILIP II MURRAY,
BRADLEY
519 W LENOIR ST
RALEIGH NC 27601-2131

BOGHOSIAN, HANNAH
523 204 S WEST ST
RALEIGH NC 27601-2257

BOUTERSE, KARLA BOUTERSE, DYLAN
522 S HARRINGTON ST UNIT 102
RALEIGH NC 27601-2108

BOVIO, ERNEST L JR BOVIO, HOLLY H
523 S WEST ST UNIT 303
RALEIGH NC 27601-2258

BOWDEN, WINSTON
523 S WEST ST UNIT 201
RALEIGH NC 27601-2257

BRAUN, STEPHEN M BRAUN, JACQUELINE W
514 DANIELS ST # 371
RALEIGH NC 27605-1317

CABARRUS WEST PROPERTY LLC
516 W CABARRUS ST
RALEIGH NC 27603-1912

CHUNG, ANN Y
523 S WEST ST UNIT 208
RALEIGH NC 27601-2257

COMEAU, JEFFREY D
505 W LENOIR ST
RALEIGH NC 27601-2131

COMPASS RALEIGH 1031 LLC
2217 STANTONSBURG RD
GREENVILLE NC 27834-2841

CROTEAU, ANNE E ANDELMAN, JAMES E
523 S WEST ST UNIT 507
RALEIGH NC 27601-2261

CSRA OPPORTUNITY ZONE FUND VI OWNER LLC
10900 NUCKOLS RD STE 200
GLEN ALLEN VA 23060-9246

DEAN-MCKINNEY, TRAVIS DEAN-MCKINNEY,
MELISSA
523 307 S WEST ST
RALEIGH NC 27601-2258

DICK HENRY EMPIRE LLC
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200

DUKES PROPERTIES AND CONSTRUCTION LLC
3803 JUNCTION BLVD
RALEIGH NC 27603-5264

EK REAL ESTATE SERVICES OF NY LLC
215 PARK AVE S STE 1713
NEW YORK NY 10003-1619

ENNIS, RYAN ENNIS, KRISTIN
523 402 S WEST ST
RALEIGH NC 27601-2259

ERLING, CHAD
602 S WEST ST
RALEIGH NC 27601-2144

FAIRWEATHER CONDO OWNERS ASSOC INC
PO BOX 99149
RALEIGH NC 27624-9149

FERRIOL, ROBERT 523 502 S WEST ST RALEIGH NC 27601-2260	FILOMENA, ANTHONY P. II FILOMENA, CAROL 523 101 S WEST ST RALEIGH NC 27601	GASKINS, KIMBERLY R. DAVIS, THOMAS C. 523 308 S WEST ST RALEIGH NC 27601
GAVANKAR, SANDEEP S. 523 312 S WEST ST RALEIGH NC 27601	GREEN, MICHAEL GREEN, LYNETTE 3339 QUARRY DR FAYETTEVILLE NC 28303-4675	HALE, ROBIN 510 W SOUTH ST RALEIGH NC 27601-2138
HAUSLE, CHRISTIAN 507 W LENOIR ST RALEIGH NC 27601-2131	HOBBY FAMILY LLC PO BOX 18506 RALEIGH NC 27619-8506	HOEJLUND-RASMUSSEN, TROELS EMIL HOEJLUND-RASMUSSEN, SARA KRISTINE HOEEG 508 W SOUTH ST RALEIGH NC 27601-2138
HONEA, MORRIS E PO BOX 6631 RALEIGH NC 27628-6631	HOWELL, JANE 523 S WEST ST UNIT 302 RALEIGH NC 27601-2258	HUNTLEY, LAURA ADACK 523 410 S WEST ST RALEIGH NC 27601-2260
INDRASIUTE, RUTA 523 309 S WEST ST RALEIGH NC 27601-2259	IORDANOU, MICHAEL TRUSTEE FBO KRYSTINA IORDANOU SOUTH DAKOTA TRUST COMPANY TRUSTEE 523 504 S WEST ST RALEIGH NC 27601	JOHNSON, JANNA CLAIRE 523 210 S WEST ST RALEIGH NC 27601
KINCAID, ANDREW PAUL 509 W LENOIR ST RALEIGH NC 27601-2131	KL WEST END PHASE II LLC STE 250 4321 LASSITER AT NORTH HILLS AVE RALEIGH NC 27609-5782	KL WEST END PHASE II LLC 4321 LASSITER AT NORTH HILLS AVE RALEIGH NC 27609-5780
KLISH, CHRISTINE HORTON KLISH, CYPRIAN THEODORE III 622 S WEST ST RALEIGH NC 27601-2144	KNISLEY, MARTHA BOATMAN BURKE, ANNE MAGER 523 203 S WEST ST RALEIGH NC 27601-2257	LAING, RUSSELL LAING, ALLISON 523 S WEST ST UNIT 306 RALEIGH NC 27601-2258
LEA, ALMA LUCILLE TRUSTEE ALMA LUCILLE LEA REVOCABLE TRUST 615 BAYBUSH DR RALEIGH NC 27615-3182	LOTRECCHIANO, THOMAS LOTRECCHIANO, MOLLIE E 523 S WEST ST UNIT 501 RALEIGH NC 27601-2260	LUCAS, PHILLIP JEROME JR LUCAS, JESSICA ANDREA 511 W LENOIR ST RALEIGH NC 27601-2131
MANNING, LEO TIMOTHY 523 209 S WEST ST RALEIGH NC 27601	MEANS, SARAH KATE 523 310 S WEST ST RALEIGH NC 27601	MELAZZINI, JORGE MELAZZINI, ISABEL 523 S WEST ST UNIT 412 RALEIGH NC 27601-2260
MELFI, ROBERT LEE, HSIUAI ELIZABETH 523 S WEST ST UNIT 406 RALEIGH NC 27601-2259	MILES, EDWARD D WOODY, JONATHAN F 618 S WEST ST RALEIGH NC 27601-2144	MILL SOURCE CAPITAL, LLC 623 LAKESTONE DR RALEIGH NC 27609-6339

NATH, KEOLAHMATIE
523 S WEST ST UNIT 207
RALEIGH NC 27601-2257

NC RAILROAD COMPANY
2809 HIGHWOODS BLVD STE 100
RALEIGH NC 27604-1000

NC RAILROAD INC
2809 HIGHWOODS BLVD STE 100
RALEIGH NC 27604-1000

NIOU, YU-MING
523 409 S WEST ST
RALEIGH NC 27601-2260

NUTT, WILLIAM VIRDEN III
523 311 S WEST ST
RALEIGH NC 27601

OAKLEY, RODNEY
523 S WEST ST UNIT 205
RALEIGH NC 27601-2257

PETER'S HOLDING, LLC
645 N MAIN ST
HIGH POINT NC 27260-5017

PRINCE, GUYNN ANDERSON PRINCE, SUZANNE V
523 S WEST ST UNIT 408
RALEIGH NC 27601-2260

PROGRESS ENERGY CAROLINAS INC
PEB 3A
410 S WILMINGTON ST
RALEIGH NC 27601-1849

PSYCH WARD EMPIRE LANDLORD, LLC
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

PURUSHOTHAMAN, SONYA
523 508 S WEST ST
RALEIGH NC 27601-2261

RALEIGH-DAWSON ASSEMBLAGE LLC
TAFT FAMILY VENT-FRANKIE
2217 STANTONSBURG RD
GREENVILLE NC 27834-2841

RESIDENT/TENANT
523 S WEST ST UNIT 305
RALEIGH NC 27601

RESIDENT/TENANT
516 W LENOIR ST
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST UNIT 102
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST UNIT 202
RALEIGH NC 27601

RESIDENT/TENANT
614 S WEST ST
RALEIGH NC 27601

RESIDENT/TENANT
604 S WEST ST
RALEIGH NC 27601

RESIDENT/TENANT
616 S WEST ST
RALEIGH NC 27601

RESIDENT/TENANT
507 W LENOIR ST
RALEIGH NC 27601

RESIDENT/TENANT
606 S WEST ST
RALEIGH NC 27601

RESIDENT/TENANT
520 W LENOIR ST
RALEIGH NC 27601

RESIDENT/TENANT
522 W LENOIR ST
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST UNIT 206
RALEIGH NC 27601

RESIDENT/TENANT
504 W SOUTH ST
RALEIGH NC 27601

RESIDENT/TENANT
506 W SOUTH ST
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST UNIT 505
RALEIGH NC 27601

RESIDENT/TENANT
320 W SOUTH ST
RALEIGH NC 27601

RESIDENT/TENANT
523 S WEST ST UNIT 503
RALEIGH NC 27601

RESIDENT/TENANT 518 W LENOIR ST RALEIGH NC 27601	RESIDENT/TENANT 505 S WEST ST RALEIGH NC 27601	RESIDENT/TENANT 520 S HARRINGTON ST RALEIGH NC 27601
RESIDENT/TENANT 428 S DAWSON ST RALEIGH NC 27601	RESIDENT/TENANT 430 S DAWSON ST RALEIGH NC 27601	RESIDENT/TENANT 401 W CABARRUS ST RALEIGH NC 27603
RESIDENT/TENANT 328 W SOUTH ST RALEIGH NC 27601	RESIDENT/TENANT 510 S HARRINGTON ST RALEIGH NC 27601	RESIDENT/TENANT 400 S WEST ST RALEIGH NC 27601
RESIDENT/TENANT 502 W LENOIR ST RALEIGH NC 27601	RESIDENT/TENANT 316 W CABARRUS ST RALEIGH NC 27601	RESIDENT/TENANT 416 W South St RALEIGH NC 27601
RESIDENT/TENANT 416 W South St UNIT 100 RALEIGH NC 27601	RESIDENT/TENANT 416 W South St UNIT 101 RALEIGH NC 27601	RESIDENT/TENANT 416 W South St UNIT 102 RALEIGH NC 27601
RESIDENT/TENANT 416 W South St UNIT 103 RALEIGH NC 27601	RESIDENT/TENANT 416 W South St UNIT 201 RALEIGH NC 27601	RESIDENT/TENANT 416 W South St UNIT A RALEIGH NC 27601
RESIDENT/TENANT 416 W South St UNIT B RALEIGH NC 27601	RESIDENT/TENANT 416 W South St UNIT C RALEIGH NC 27601	RESIDENT/TENANT 517 W CABARRUS ST RALEIGH NC 27601
RESIDENT/TENANT 301 W CABARRUS ST RALEIGH NC 27601	RESIDENT/TENANT 518 S WEST ST RALEIGH NC 27601	RESIDENT/TENANT 327 W DAVIE ST RALEIGH NC 27601
RESIDENT/TENANT 418 S DAWSON ST RALEIGH NC 27601	RESIDENT/TENANT 410 W SOUTH ST RALEIGH NC 27601	RESIDENT/TENANT 327 W Davie St STE 100 RALEIGH NC 27601
RESIDENT/TENANT 327 W Davie St STE 102 RALEIGH NC 27601	RESIDENT/TENANT 327 W Davie St STE 106 RALEIGH NC 27601	RESIDENT/TENANT 327 W Davie St STE 108 RALEIGH NC 27601

RESIDENT/TENANT
327 W Davie St STE 112
RALEIGH NC 27601

RESIDENT/TENANT
327 W Davie St STE 114
RALEIGH NC 27601

RESIDENT/TENANT
327 W Davie St UNIT A
RALEIGH NC 27601

RESIDENT/TENANT
327 W Davie St UNIT B
RALEIGH NC 27601

ROWEN, KATHRYN K.
523 405 S WEST ST
RALEIGH NC 27601

SARODE, DARSHAN
523 301 S WEST ST
RALEIGH NC 27601

SHAFFER, ERIC J SHAFFER, JACLYN D
517 W LENOIR ST
RALEIGH NC 27601-2131

SILVERPLATE PROPERTIES, LLC
2108 CLARK AVE
RALEIGH NC 27605-1606

SOUTH STREET HOLDINGS, LLC
3402 BRADLEY PL
RALEIGH NC 27607-6802

SPANO, ANNE MARIE
523 304 S WEST ST
RALEIGH NC 27601

STEFFEN, BEATE STEFFEN, KARL
8221 GREEN HOPE SCHOOL RD
CARY NC 27519-1578

STRIEN, ARIETTE VAN AUFORT, PHILLIPE
523 S WEST ST UNIT 404
RALEIGH NC 27601-2259

SWIERZ, MATTHEW GREGORY
608 S WEST ST
RALEIGH NC 27601-2144

THARRINGTON, SHARON P
2317 RIDGE RD
RALEIGH NC 27612-5112

THE WEST STREET TOWNHOMES OWNERS
ASSOCIATION II IN
JAMIE BAKER
3708 FORESTVIEW RD
RALEIGH NC 27612-8042

THE WEST STREET TOWNHOMES OWNERS
ASSOCIATION INC
3708 FORESTVIEW RD
RALEIGH NC 27612-8042

THOMSEN, CAROL THOMSEN, SAMUEL
PO BOX 5096
CARY NC 27512-5096

THORN, MARTHA J THORN, JEFFREY S
523 S WEST ST UNIT 411
RALEIGH NC 27601-2260

TRUSTEE FOR WILLIS LUMPKIN AND PAMELA
BLIZZARD REV WILLIS LUMPKIN AND PAMELA
BLIZZARD REVOCABLE TRUST
523 S WEST ST UNIT 506
RALEIGH NC 27601-2261

VAZQUEZ, DAVID CAFFREY, COLLEEN
523 S WEST ST UNIT 211
RALEIGH NC 27601-2258

VISTA REAL ESTATE LLC
8315 SIX FORKS RD STE 205
RALEIGH NC 27615-2103

W. SOUTH STREET STORAGE LLC
C/O NEIL SAPRA
1447 PEACHTREE ST NE STE 470
ATLANTA GA 30309-3033

WATSON, MICHAEL R TRUSTEE MICHAEL R.
WATSON LIVING TRUST
624 S WEST ST
RALEIGH NC 27601-2144

WEBER, MICHAEL
612 S WEST ST
RALEIGH NC 27601-2144

WILLIAMSON, RANDALL
523 S WEST ST UNIT 401
RALEIGH NC 27601-2259

WSR CABARRUS LLC
813 MILL GREENS CT
RALEIGH NC 27609-4260

EXHIBIT C – ITEMS DISCUSSED

- 1.** Notices and sending zoom recording to Fairweather Condo HOA President
- 2.** Rezoning process
- 3.** Description of the property
- 4.** Current Zoning of property
- 5.** Policy guidelines
- 6.** Proposed Rezoning
- 7.** Future meetings

EXHIBIT D – MEETING ATTENDEES

1. Jennifer Ashton (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Sam Morris (Longleaf Law Partners)
4. Matthew Klem (City of Raleigh)
5. CJ Mann (Applicant Team)
6. Suzanne Prince
7. Denise Austin (President of the Fairweather HOA)

Urban Design Guidelines Addendum

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



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", "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.

Urban Form Designation:

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

1

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

Response:

2

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

Response:

3

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

Response:

4

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

Response:

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response:
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response:
7	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.
	Response:
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.
	Response:
9	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.
	Response:
10	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.
	Response:
11	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.
	Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response:

13	New public spaces should provide seating opportunities.
	Response:
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
15	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.
	Response:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response:
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.
	Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response:
19	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.
	Response:
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response:

21	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.
	Response:
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response:
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.
	Response:
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.
	Response:
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.
	Response:
26	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.
	Response:
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response:

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	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response:
2	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.
	Response:
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response:
4	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.
	Response:
5	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.
	Response:
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response:

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.
	Response:
8	Building entries should be at grade.
	Response:
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response:
10	The use of solid roll-down security gates is discouraged.
	Response:
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.
	Response:
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response:
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response:
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.
	Response:
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.
	Response:

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:
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:
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response:
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:
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:
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response:
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response:
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:

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

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response:
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response:
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response:
35	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.
	Response:
36	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).
	Response:
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response:
38	A minimum of 35 percent of each upper story should be windows.
	Response:
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response:
40	Buildings may step back further at intersections in order to articulate the corners.
	Response:

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

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response:
51	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.
	Response:
52	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.
	Response: