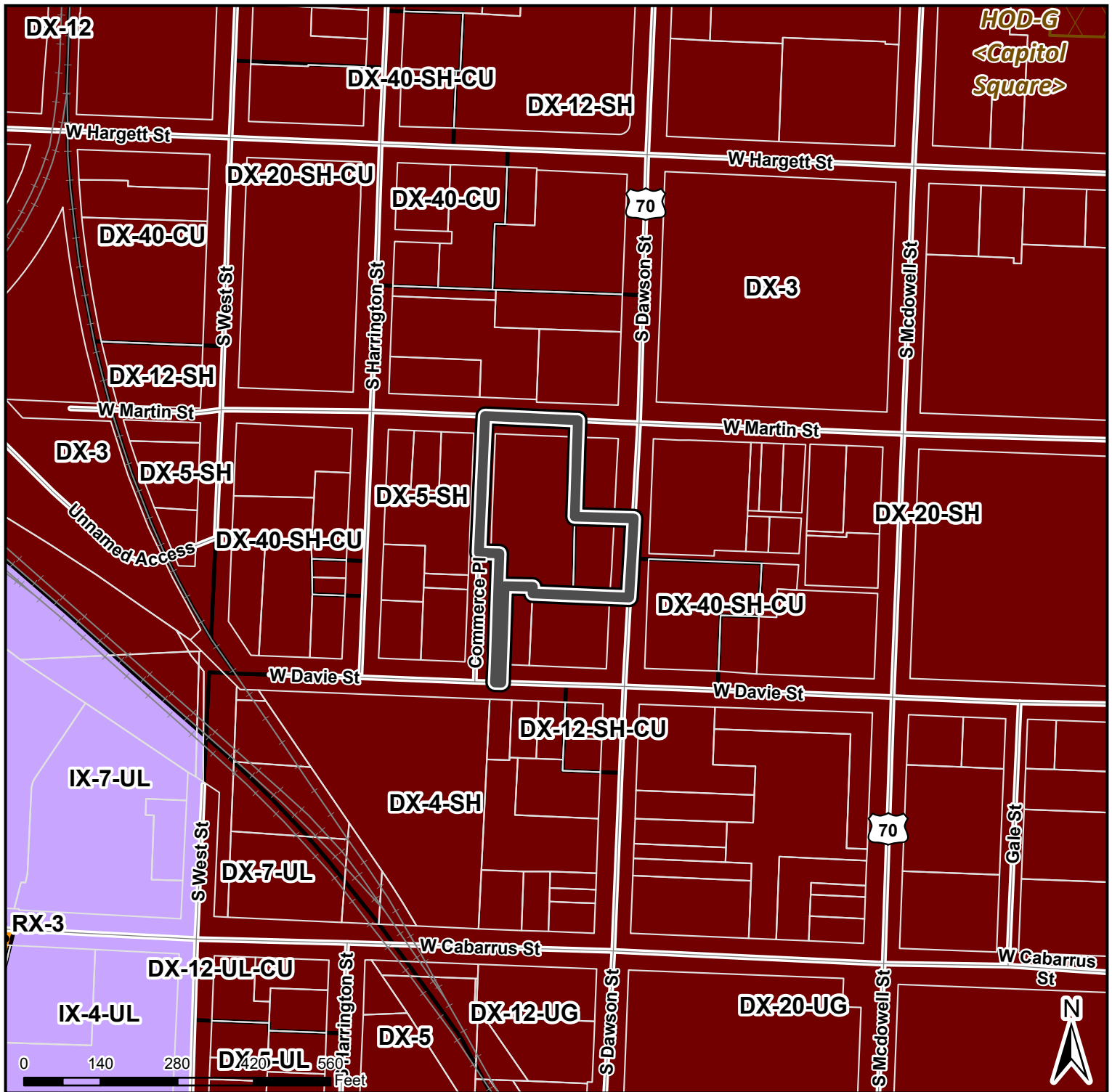
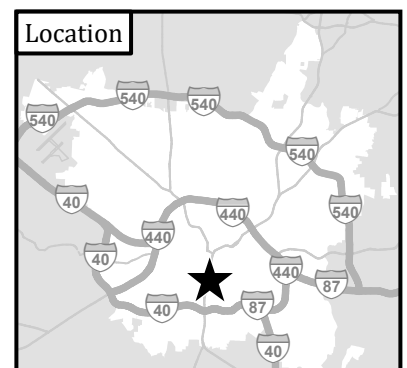


Existing Zoning

Z-78-2021



Property	307-313 W Martin St; 310 S Dawson St
Size	1.22 acres
Existing Zoning	DX-5-SH; DX-12-SH-CU
Requested Zoning	DX-20-CU



Rezoning Application and Checklist

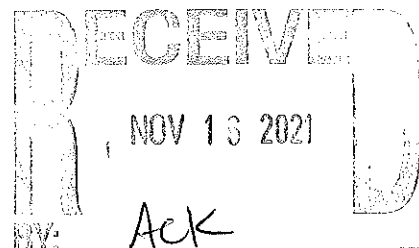
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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete 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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case # <u>Z-78-21</u>
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5; 12	Frontage: SH	Overlay(s): N/A	
Proposed zoning base district: DX	Height: 20	Frontage: N/A	Overlay(s): N/A	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-36-18, Z-27B-2014				

General Information		
Date: <u>11/5/21</u>	Date amended (1):	Date amended (2):
Property address: See attached.		
Property PIN: See attached.		
Deed reference (book/page): See attached.		
Nearest intersection: S Dawson St and W Martin St		Property size (acres): 1.22
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		
Applicant signature(s): <u>[Signature] FUL 4DH Partnership</u>		
Additional email(s):		



Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # <u>2-78-21</u>
Existing zoning: DX-5-SH; DX-12-SH-CU	Proposed zoning: DX-20-CU	

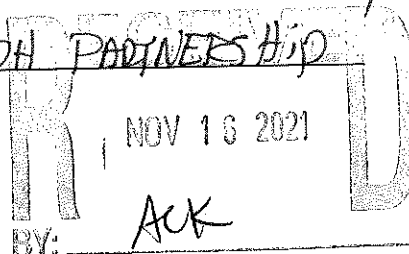
Narrative of Zoning Conditions Offered

1. The portion of the existing buildings named as contributing structures to the Depot National Register Historic District located on PIN 1703575747 (Deed Book 010524, Page 00475 of the Wake County Registry) within 85 feet of the right-of-way of West Martin Street shall be preserved. The remainder of the structures may be removed.
2. Existing historic structures may be removed from the property in the event of disaster or unintentional damage. Structures replacing a historic building named as a contributing structure to the Depot National Historic District shall be constructed with similar materials as those replaced.
3. The maximum height within 85 feet of the right-of-way of West Martin Street shall be 5 stories.
4. All exterior improvements to the existing structures named as contributing structures to the Depot National Historic District within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
5. Exterior materials of all new construction within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
6. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment; pawnshop; self-service storage; vehicle repair; vehicle fuel sales; cemetery; detention center; and dormitory, fraternity, sorority.
7. One (1) Dog Waste Station shall be provided in the Outdoor Amenity Area.
8. 50% of the required Outdoor Amenity Area square footage, located between the existing and new buildings, shall be open to the public.
9. Internal light sources within structured parking shall not be visible from the adjacent public right-of-way.

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

Property Owner(s) Signature: _____

Printed Name(s): _____



Rezoning Application and Checklist

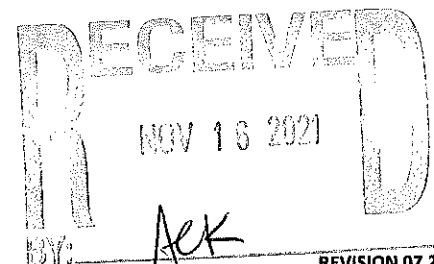
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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete 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	<input checked="" type="checkbox"/> Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX		Height: 5; 12	Frontage: SH	Overlay(s): N/A
Proposed zoning base district: DH		Height: 20	Frontage: N/A	Overlay(s): N/A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-36-18, Z-27B-2014				

General Information		
Date: <u>11/5/21</u>	Date amended (1):	Date amended (2):
Property address: See attached.		
Property PIN: See attached.		
Deed reference (book/page): See attached.		
Nearest intersection: S Dawson St and W Martin St		Property size (acres): 1.22 acres
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		
Applicant signature(s):		
Additional email(s):		



Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # <u>Z-78-21</u>
Existing zoning: DX-5-SH; DX-12-SH-CU	Proposed zoning: DX-20-CU	

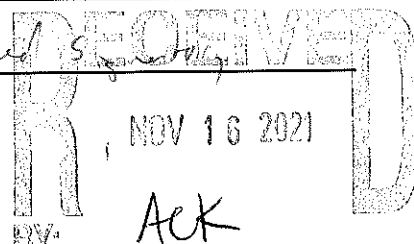
Narrative of Zoning Conditions Offered

1. The portion of the existing buildings named as contributing structures to the Depot National Register Historic District located on PIN 1703575747 (Deed Book 010524, Page 00475 of the Wake County Registry) within 85 feet of the right-of-way of West Martin Street shall be preserved. The remainder of the structures may be removed.
2. Existing historic structures may be removed from the property in the event of disaster or unintentional damage. Structures replacing a historic building named as a contributing structure to the Depot National Historic District shall be constructed with similar materials as those replaced.
3. The maximum height within 85 feet of the right-of-way of West Martin Street shall be 5 stories.
4. All exterior improvements to the existing structures named as contributing structures to the Depot National Historic District within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
5. Exterior materials of all new construction within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
6. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment; pawnshop; self-service storage; vehicle repair; vehicle fuel sales; cemetery; detention center; and dormitory, fraternity, sorority.
7. One (1) Dog Waste Station shall be provided in the Outdoor Amenity Area.
8. 50% of the required Outdoor Amenity Area square footage, located between the existing and new buildings, shall be open to the public.
9. Internal light sources within structured parking shall not be visible from the adjacent public right-of-way.

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. *The McClatchy Company, LLC*

Property Owner(s) Signature: By: 

Printed Name(s): Chad McClatchy, Authorized Signatory



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.	
See attached addendum.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

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.	
See attached addendum.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
See attached addendum.	

Design Guidelines

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

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

Policy UD 7.3:

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

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

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

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

Urban Form Designation: Downtown

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Development Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Who Can Initiate a Zoning Request?

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

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

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

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

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

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

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

W MARTIN STREET REZONING – APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address:	307, 309, 311, 313 W Martin Street, Raleigh, NC 27601
PIN:	1703575747
Deed Reference (book/page):	010524/00475
Acreage:	0.99
Owner:	4 DH Partnership
Owner Address:	311 ½ W Martin Street, Raleigh, NC 27601

Parcel 2

Site Address:	310 S Dawson St, Raleigh, NC 27601
PIN:	1703576659
Deed Reference (book/page):	018077/00592
Acreage:	0.23
Owner:	SIJ LLC
Owner Address:	2100 Q St, Sacramento, CA 95816

W MARTIN STREET REZONING – APPLICATION ADDENDUM #1

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The subject property is designated as “Community Mixed Use” in the Future Land Use Map (“FLUM”), which applies to “medium sized-shopping centers and larger pedestrian-oriented retail districts.” This category envisions development intensities higher than in Neighborhood Mixed Use areas, with mid-rise buildings as well as low-rise buildings. Where residential development occurs, ground floor retail would be encouraged. Height up to 12 stories is appropriate in TOD areas and at the core of mixed-use centers. CX is the primary corresponding zoning district. 2030 Comprehensive Plan, p. 3-11. However, the site is surrounded to the north and east by Downtown Mixed Use (DX) zoning districts and land designated in the Central Business District, which is intended for the most intense development in the City, supporting heights up to 40 stories.

The requested DX designation generally conforms with the FLUM by offering conditions that align uses with the CX district. The requested 20 stories is consistent with the rapidly growing warehouse district and the heights associated with the downtown and Central Business District designations surrounding the site. In addition, the conditions limit height to 5 stories within 85 feet of Martin Street, which is far below the height guidance supported by either the Community Mixed Use or Central Business District designations.

2. The site is within the Downtown area on the Urban Form Map. An urban approach to frontage is recommended throughout Downtown. 2030 Comprehensive Plan, p. 11-4. The applicant is working with staff on potential frontage conditions that are consistent with the Shopfront frontage where possible, but due to the placement of the historic structures on the property line and edge of Commerce Place right of way, a straightforward frontage treatment is not possible. Where it is not possible to commit to the Shopfront frontage, the character of the Depot National Register Historic District is to be preserved, creating a unique pedestrian experience in this area of downtown.

3. The proposed rezoning is consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:

a. **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.* The proposed zoning is consistent with the Community Mixed Use designation in the Future Land Use Map by offering conditions that prohibit uses that are allowed in the DX district, but not the CX district. The requested 20 stories is consistent with the growing warehouse district and the heights associated with the downtown and Central Business District designations. In addition, a condition limits height to 5 stories within 85 feet of Martin Street.

b. **Policy LU 1.3 – Conditional Use District Consistency,** *All conditions proposed as part of a conditional use district should be consistent with the Comprehensive Plan.* The proposed conditions are consistent with the site's FLUM designation by limiting uses to those considered appropriate for Community Mixed Use. The proposed conditions are also consistent with Comprehensive Plan policies addressing historic preservation, urban design, and public open space, as discussed below.

c. **Policy LU 2.2 – Compact Development,** *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.* The request will allow for redevelopment of a portion of a downtown block currently utilized for surface parking. The proposed zoning will reduce the negative impacts of low intensity development by allowing greater height and intensity, and to provide a mix of residential and retail uses in a compact land use pattern.

d. **Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Compact Development,** *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* The request will allow for mixed-use development on the site, and increase the amount of residences that are located within the downtown boundary and the employment opportunities the downtown area provides.

e. **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.* The site is located three blocks east of Raleigh Union Station and the future RUS Bus facility. The proposed zoning will allow higher intensity mixed-use development to take full advantage of its proximity to the significant transit infrastructure in the downtown area.

f. **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.* The proposed higher intensity mixed-use development is located three blocks east of Raleigh Union Station and the future RUS Bus facility, a Downtown Transit Station. This will provide significant opportunities for office, living, and commercial uses in a walkable pattern.

g. **Policy LU 5.1 – Reinforcing the Urban Pattern,** *New development should be visually integrated with adjacent buildings, and more generally with 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.* The proposed zoning contains conditions to enable the preservation of two contributing structures to the Depot National Register Historic District, while also reinforcing the character of the rapidly growing warehouse district. The proposed conditions will allow new development on the site to be visually integrated with the existing historic buildings, preserving the local character and appearance.

- h. **Policy LU 6.2 – Complementary Land Uses and Urban Vitality,** *A complementary integration and mixture of land uses should be provided.* The proposed zoning will enable the preservation of two contributing structures to the Depot National Register Historic District, while also reinforcing the character of the rapidly growing warehouse district. The proposed conditions will allow new development on the site to be visually integrated with the existing historic buildings, preserving the local character and appearance.
- i. **Policy LU 7.6 – Pedestrian-friendly Development,** *New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.* The proposed frontage requirements activate the street, creating a pedestrian friendly-space. The request also commits to outdoor amenity area that is open to the public.
4. The proposed rezoning is consistent with the following policies of the Urban Design Element (“UD”) of the 2030 Comprehensive Plan:
- a. **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 form.* The site’s existing features and historic structures require a unique approach to frontage in certain locations. Where possible, the zoning conditions propose frontage consistent with the Shopfront frontage, and consistent with the Downtown Urban Form designation, and the applicant will continue to work with staff to address this aspect.
- b. **Policy UD 2.7 – Public Open Space,** *Usable and well-oriented urban public space should be provided within mixed-use centers to serve as focal points and community gathering spots.* The request includes a commitment to outdoor amenity area that is open to the public, is located between the historic structures and the new development, and is intended to create a unique urban space.
- c. **Policy UD 4.1 – Public Gathering Spaces,** *Encourage the development of public gathering spaces within all developments. Such spaces should be designed to attract people by using common and usable open space, an enhance pedestrian realm, streetscape activation, and retail uses.* The request includes a commitment to outdoor amenity area that is open to the public, is located between the historic structures and the new development, and is intended to create a unique urban space.
- d. **Policy UD 4.6 – Activated Public Space,** *Provide urban squares, public plazas, and similar areas that stimulate vibrant pedestrian street life and provide a focus for community activities. Encourage the “activation” of such spaces through the design of adjacent structures; for example, through the location of shop entrances, window displays, awnings, and outdoor dining areas.* The request includes a commitment to outdoor amenity area that is open to the public, and creates a sense of human scale and activity between the new construction and existing buildings.
- e. **Policy UD 5.1 – Contextual Design,** *Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.* The request includes commitments to preserve buildings named as

contributing structures to the Depot National Historic District, and commitments for new development to complement and enhance the character of the Depot Historic District.

5. The proposed rezoning is consistent with the following policies of the Historic Preservation Element ("HP") of the 2030 Comprehensive Plan:

a. **Policy HP 1.2 – Cultural and Historic Resource Preservation,** *Identify, preserve, and protect cultural and historic resources, including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.* The request includes commitments to preserve buildings named as contributing structures to the Depot National Historic District, and to use similar materials with newly-constructed buildings.

b. **Policy HP 2.4 – Protecting Historic Neighborhoods,** *Protect the scale and character of the city's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.* The request includes commitments to preserve buildings named as contributing structures to the Depot National Historic District, and commitments for new development to complement and enhance the character of the Depot Historic District. The request involves increased height an infill site interior to an existing city block, and allows for the existing buildings to become a human-scale gateway to the historic Warehouse District.

c. **Policy HP 2.7 – Mitigating Historic Neighborhoods,** *Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.* The proposed zoning includes commitments to preserve buildings named as contributing structures to the Depot National Historic District. The zoning conditions also restrict the location of new development to minimize adverse impacts due to massing.

d. **Policy HP 3.1 – Adaptive Use,** *Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.* The proposed rezoning allows for the preservation of historic structures while adapting the remainder of the site for a vertical mix of retail, office, and residential uses. The request includes substantial conditions regarding the materials used in any new construction close to Martin Street to promote consistency with the existing historic structures.

e. **Policy HP 3.2 – Retention Over Replacement,** *Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.* The proposed zoning will enable the preservation of the majority of two buildings named as contributing structures to the Depot National Register Historic District. This commitment to meaningfully preserve the historic buildings and the associated setbacks it creates is consistent with this policy.

f. **Policy HP 3.4 – Context Sensitive Design,** *Use the existing architectural and historical character within an area as a guide for new construction.* The proposed zoning includes conditions requiring materials used in new construction to draw on the historic character of the Depot Historic District.

6. The proposed rezoning is consistent with the following policies of the Downtown Raleigh Element ("DT") of the 2030 Comprehensive Plan:

a. **Policy DT 1.2 – Vertical Mixed Use,** *Encourage vertical mixed-use development throughout downtown, unless otherwise indicated on the Future Land Use Map.* The proposed zoning would allow for vertical mixed use development on the site, in that the heights sought would encourage ground-floor commercial use with office and/or residential above. The height designation requested will allow new development to deliver a significant amount of mixed use development with activated ground floor use in close proximity to planned transit.

b. **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.* The request will allow for redevelopment of significant portions of a downtown site occupied by surface parking, and develop it for greater height and intensity. This will offer an efficient use of land in close proximity to planned transit.

c. **Policy DT 1.6 – Supporting Retail Growth,** *Encourage the scale and intensity of development needed to strengthen downtown's capacity to support a vibrant retail environment.* The proposed zoning will allow for vertical mixed use development on the site. The requested height and intensity will encourage ground-floor retail use with office and/or residential above. The development goals envision preservation of the existing retail uses within historic structures, and the addition of new street-level retail within new development.

d. **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 streets (as identified by the Street Plan), surrounding the squares, and within close proximity to planned transit stations.* The site is located three blocks east of Raleigh Union Station and the future RUS Bus facility, adjacent to S. Dawson Street, and caddy-corner to Nash Square. The proposed zoning will allow higher intensity mixed-use development to take full advantage of its proximity to the significant transit infrastructure, parks, and major streets in the downtown area.

e. **Policy DT 3.2 – Ground Floor Uses on Primary Retail Streets,** *New development along Retail Streets identified on Map DT-5 should provide continuous retail use along the ground floor. Zoning for parcels and sites along Retail Streets should be mapped with Shopfront frontage or other zoning mandating a retail-ready ground floor.* W Martin St is a Retail Street, and the proposed zoning allows the intensity of ground floor uses recommended. Preservation of the buildings along W. Martin Street will contribute to the character of the retail.

f. **Policy DT 4.1 – Encouraging Downtown Housing,** *Encourage high-density residential development in downtown, consistent with the target of accommodating another 25,000 residents by 2030.* The proposed rezoning will allow for up to 20 stories of mixed use development including the ability to accommodate a meaningful supply of multifamily residential units.

7. The proposed rezoning is consistent with the following Area Specific Guidance policies of the Downtown West Gateway (“AP-DW”):

a. **Policy AP-DW 2 – Mixed Use Development**, *Mixed-use development should be the primary form of development in the area with an emphasis on significant new residential growth and a vertical mix of uses in multi-story buildings.* The proposed zoning allows for vertically mixed use, residential, multi-story buildings.

b. **Policy AP-DW 4 – Historic Preservation**, *Historically significant and contributing structures should be preserved and renovated wherever feasible and not in conflict with other major plan goals. New construction should use the existing architectural and historic character within the area as a guide.* The request includes commitments to preserve the majority of buildings named as contributing structures to the Depot National Historic District, and commitments for new development to complement and enhance the character of the Depot Historic District.

c. **Policy AP-DW 11 – Development Character and Design**, *New development and redevelopment should reflect the existing scale, character, design, and building to street setbacks found in this historic industrial warehouse area with increased development intensities along Dawson Street. Existing vacant lots and parking lots should be in-filled with appropriate new construction that complements this historic industrial character. Modern buildings that incorporate the flavor of the existing design character of the district are encouraged.* The request includes commitments on height and materials of development on the site that incorporate the identified character of the Depot Historic District. The proposed zoning will facilitate in-fill development of surface parking lots with appropriate new construction.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

This zoning request seeks to preserve two contributing structures to the Depot National Register Historic District and adapt the remainder of the site into a taller, mixed use development. The proposed development will provide a public benefit by bringing needed residential and retail uses to support the warehouse district area and support a vibrant downtown with ground-floor retail. The development will also provide a public benefit by preserving the historic buildings, not merely portions of facades or materials. Public benefits will also be realized by public outdoor amenity area located between the historic buildings and the new development, and provisions for screening and dog stations.

W MARTIN STREET REZONING – APPLICATION ADDENDUM #2

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.

The rezoning site is located within the Depot Historic District, a National Register Historic District. The two existing buildings at 307-313 W Martin St (PIN 1703575747), built in 1916 and 1925, are both contributing structures to the Depot Historic District.

The Depot National Register Historic District contains the city's only significant collection of buildings related to the heyday of railroad transportation and shipping in Raleigh. These include freight and passenger depots, warehouses, factories, hotels, cafes, and shops dating from the 1880s through the 1950s. As described in the 2002 National Register nomination, the “buildings, ranging from one to three stories in height, are generally of load-bearing brick construction, with flat roofs, and utilitarian industrial or commercial design, with loading doors, small windows (the earliest with segmental-arch openings), and modest decorative brick details.”

The nomination form described the buildings on the rezoning site as follows:

307/309; ca. 1926; Intact Craftsman style 2-story brick building built for sales and storage for McRae notions company and the U.S. Tire Co. Retains two original storefronts with an original garage bay in #307 and continuous 1/1 sash windows with transoms on upper facade. [1915-1927 CDs; 1925 Raleigh Tax List]

311/313; ca. 1916; Intact 2-story brick flat-roofed building with 1st floor sales offices, storage on second floor. Retains 2 original storefronts, continuous 1/1 wood sash windows, decorative brick parapet roof cornices and granite trim. The side elevation on Commerce St. contains segmental-arched windows with original wooden sash downstairs and replacement sash upstairs. Built for Dunn Bros. wholesale grocery, which operated here until at least 1927. Steve Schuster and Tom Sayre remodeled the upper floor of 313 as residential space in the 1980s, and have their office, Clearscapes, PA, in 311. [1915-1927 CDs]

The existing zoning preserves the historic buildings, except for the loading docks on the rear of the structures. The existing zoning also restricts height to 5 stories within 123 ft of the W Martin St right of way, which approximates the depth of the historic structures, and requires the materials of new construction to be comprised of similar materials to those found as part of other contributing structures of the Depot Historic District.

The proposed zoning will largely retain the aspects contributing to historic preservation, while allowing flexibility for new development. The offered conditions require preservation of the structures, restrict height to 5 stories for these structures, and place the same materials requirement in the area within 85 ft of W Martin St.

PROPOSED MITIGATION

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

This zoning request seeks to preserve the two contributing structures to the Depot National Register Historic District and adapt the remainder of the site into a taller, mixed use development. The requested zoning includes conditions preserving the historic structures within 85 ft of the W Martin Street right of way. Also within the same 85 ft area, the zoning conditions limit building height to 5 stories and restrict building materials for additions and new development to similar materials to those found as part of other contributing structures of the Depot Historic District. The proposed 85 ft of historic preservation was determined based on the structural beam lines and exterior windows of both structures, such that any future construction has room to be integrated with the existing buildings and at a point that bears significance for the buildings. In the event a portion of the structures needs to be removed, the proposed conditions will ensure the majority of the historic structures are preserved and are structurally sound.

Downtown Urban Design Guidelines

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

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

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

1	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p>Response: N/A</p>
2	<p>Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.</p> <p>Response: The location of loading and service entrances will be identified at site plan, with the intent to comply with this guideline.</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p>Response: Based on the site constraints, the majority of parking will be structured parking, and will be screened and softened by the public amenity between the deck and existing buildings. Appropriate streetscape landscaping will be installed where possible.</p>
4	<p>Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.</p> <p>Response: The building architecture will incorporate appropriate screening of mechanical equipment at site plan.</p>
5	<p>The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.</p> <p>Response: Based on the proposed site constraints, curb cuts will be minimized and focused primarily on Dawson Street and Davie Street.</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p>Response: The zoning conditions require preservation of the majority of two structures on Martin Street, and new construction in this area to have similar materials and treatment.</p>

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response: Zoning conditions have been added to preserve existing buildings, and these buildings have existing street-facing entrances.
8	Building entries should be at grade.
	Response: Zoning conditions have been added to preserve existing buildings, and these buildings have at-grade entries.
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response: Zoning conditions require preservation of the majority of two structures on Martin Street, and new construction in this area to have similar materials and treatment.
10	The use of solid roll-down security gates is discouraged.
	Response: Solid roll-down security gates will not be utilized.
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: Zoning conditions require preservation of the majority of two structures with existing edges on Martin Street. Buildings will incorporate architectural features to avoid blank walls.
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response: Zoning conditions require preservation of the majority of two structures with existing edges on Martin Street, which will avoid blank walls.
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response: Buildings will incorporate architectural features to appear more vertical than horizontal.
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: Building architecture will be emphasized at entry points at street level.
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: Building architecture will be emphasized at entry points at street level. The specific details of entryways will be determined at site plan.

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: Zoning conditions require preservation of the majority of two structures with existing facades, and new construction to reflect the Warehouse District character.
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: Zoning conditions require preservation of the majority of two structures with existing display windows on Martin Street.
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response: N/A
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: N/A
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: Zoning conditions require preservation of the majority of two structures with existing treatment along street edges. Options will be explored for new construction.
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response: Zoning conditions require preservation of the majority of two structures with existing treatment along street edges.
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response: N/A
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: Hardscape design will incorporate the use of high-quality materials, and the applicant team will work with City staff to investigate ways to improve the pedestrian experience along Commerce Pl

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: The site will be designed at site plan to create a strong pedestrian experience.
25	Walls of buildings should parallel the orientation of the street grid.
	Response: Zoning conditions require preservation of the majority of two structures currently parallel to the street grid, and this design feature will be investigated for new construction.
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: Buildings will be designed with variable vertical articulation.
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response: The site will be designed to ensure access to light and air. A zoning condition requires an open public amenity space.
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response: The site will be designed at site plan to create a strong pedestrian experience. Opportunities for public art, etc. will be investigated.
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: The use of fences, railings, and walls will be minimal, and designed to complement the warehouse district.
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: The use of fences, railings, and walls will be minimal, and designed to complement the warehouse district.
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: The use of fences, railings, and walls will be minimal, and designed to complement the warehouse district.

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response: The design will complement the warehouse district. Zoning conditions require preservation of buildings or use of similar materials in new construction.
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response: The site will be designed to complement the warehouse district. A zoning condition addresses site lighting.
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: Building architecture will be emphasized at entry points at street level.
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: The site will be designed to complement the warehouse district.
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: The site will be designed to complement the warehouse district.
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response: Multiple zoning conditions addressing historic preservation are proposed.
38	A minimum of 35 percent of each upper story should be windows.
	Response: Zoning conditions require the preservation of a majority of two buildings. Buildings will be designed to complement the warehouse district.
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response: Buildings will be designed to complement the warehouse district.
40	Buildings may step back further at intersections in order to articulate the corners.
	Response: Zoning conditions require the preservation of a majority of two buildings at an intersection.

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

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response: Signs will be of high quality and designed to complement the warehouse district.
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: Signs will be of high quality and designed to complement the warehouse district.
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: Signs will be of high quality and designed to complement the warehouse district.

October 15, 2021

Re: Notice of Neighborhood Meeting

Neighboring Residents and Property Owners:

You are invited to attend a neighborhood meeting on October 27, 2021 from 6-8pm. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located 307, 309, 311, and 313 W. Martin Street (PIN 1703575747) and 310 S. Dawson Street (PIN 1703576659) (collectively, the "Property"). The Property is currently zoned Downtown Mixed Use-12 Stories-Shopfront Frontage-with Conditions (DX-12-SH-CU) and Downtown Mixed Use-5 Stories-Shopfront Frontage (DX-5-SH), and this proposal would rezone it to Downtown Mixed Use-20 Stories-Shopfront Frontage-with Conditions (DX-12-SH-CU). Additional parcels within the block may be added to this request at a later date. The remaining parcels on the block include: 300 Dawson Street and 301, 303, 305 & 305 ½ Martin Street (PIN 1703576852), 316 S. Dawson Street (PIN 1703576515), 320 Davie Street (PIN 1703575516), and 322 Davie Street (PIN 1703574579).

The applicant will describe the nature of this rezoning request, and field any questions from the public. Enclosed are: (1) an aerial photograph of the subject area (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) the Rezoning Application cover page; and (5) proposed conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	896 4831 4300
Enter the following password:	314619

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	896 4831 4300 #
Enter the Participant ID:	#
Enter the Meeting password:	314619 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
carmen.kuan@raleighnc.gov

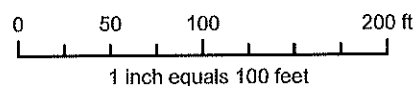
If you have any questions about this rezoning, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

Thank you,

Jamie S. Schwedler



**307, 309, 311, 313 W. Martin Street; and
310 S. Dawson Street**



Aerial Map

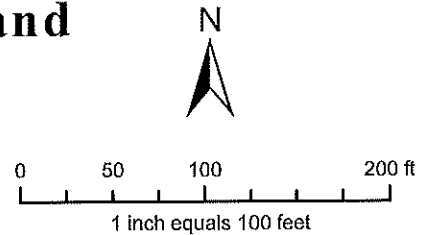
Disclaimer

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307, 309, 311, 313 W. Martin Street; and
310 S. Dawson Street

Vicinity Map



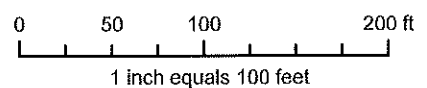
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307, 309, 311, 313 W. Martin Street; and
310 S. Dawson Street

Zoning Map

Current Zoning:
DX-12-SH-CU & DX-5-SH



Disclaimer

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Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 5/12	Frontage: SH		Overlay(s): N/A
Proposed zoning base district: DX	Height: 20	Frontage: SH		Overlay(s): N/A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-36-18				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached.		
Property PIN: See attached.		
Deed reference (book/page): See attached.		
Nearest intersection: W Martin St and S Dawson St		Property size (acres): 1.22
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached.		
Property owner email: See attached.		
Property owner phone: See attached.		
Applicant name and address: Jamie Schwedler		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered
<p>1. The portion of the existing buildings named as contributing structures to the Depot National Register Historic District located on PIN 1703575747 (Deed Book 010524, Page 00475 of the Wake County Registry) within 85 feet of the right-of-way of West Martin Street shall be preserved. The remainder of the structures may be removed.</p> <p>2. Existing historic structures may be removed from the property in the event of disaster or unintentional damage. Structures replacing a historic building named as contributing structures to the Depot National Historic District shall be constructed with similar materials as those replaced.</p> <p>3. The maximum height within 85 feet of the right-of-way of West Martin Street shall be 5 stories.</p> <p>4. All exterior improvements to the existing structures named as contributing structures to the Depot National Historic District within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.</p> <p>5. Exterior materials of all new construction within 85 feet of the right-of-way of West Martin Street and visible from any right of way, shall be comprised of similar materials to those found as part of other contributing structures of the Depot National Register Historic District.</p> <p>6. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: social service; adult establishment; pawnshop; self-service storage; vehicle repair; vehicle fuel sales; cemetery; detention center; and dormitory, fraternity, sorority.</p> <p>7. One (1) Dog Waste Station shall be provided in the Outdoor Amenity Area.</p> <p>8. 50% of the required Outdoor Amenity Area square footage, located between the existing and new buildings, shall be open to the public.</p> <p>9. Internal light sources within structured parking shall not be visible from the adjacent public right-of-way.</p>

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

Property Owner(s) Signature: _____

Printed Name(s): _____

W MARTIN STREET REZONING APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address:	307, 309, 311, 313 W Martin Street, Raleigh, NC 27601
PIN:	1703575747
Deed Reference (book/page):	010524/00475
Acreage:	0.99
Owner:	4 DH Partnership
Owner Address:	311 ½ W Martin Street, Raleigh, NC 27601

Parcel 2

Site Address:	310 S Dawson St, Raleigh, NC 27601
PIN:	1703576659
Deed Reference (book/page):	018077/00592
Acreage:	0.23
Owner:	SIJ LLC
Owner Address:	2100 Q St, Sacramento, CA 95816

SUMMARY OF ISSUES

A neighborhood meeting was held on October 27, 2021 (date) to discuss a potential rezoning located at 307 W Martin St and 310 S Dawson St (property address). The neighborhood

Meeting was held at via Zoom (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

N/A. No members of the public attended the meeting.

Attendance Roster

[illegible]