



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-24-21 DAWSON STREET

Location	In the north east quadrant of the Dawson Street and Davie Street intersection. Address: 333 South Dawson PINs: 1703578620 iMaps , Google Maps , Directions from City Hall
Current Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU
Area of Request	0.82 acres
Corporate Limits	The site is within and surrounded by the corporate limits of the city.
Property Owner	RALDT 2 LLC
Applicant	RALDT 2 LLC
Council District	District D – Stormie Forte
PC Recommendation Deadline	September 20, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Prohibited uses: dormitory, fraternity, sorority; adult establishment, pawnshop, vehicle fuel sales, detention center, jail, prison.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Downtown and Core Transit Area
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 2.5 Healthy Communities LU 4.7 Capitalizing on Transit Access EP 1.1 Greenhouse Gas Reduction H 1.8 Zoning for Housing

	UD 1.10 Frontage DT 1.1 Downtown Future Land Use Map DT 1.2 Vertical Mixed Use DT 1.16 High Density Development DT 1.18 Auto Oriented Uses
Inconsistent Policies	None identified

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
April 12, 2021 8 attendees		June 22, 2021	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	

Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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

Ken A. Bowers, AICP Date:
 Planning and Development Deputy Director

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT – CASE Z-18-21

Conditional Use District

OVERVIEW

The request is to rezone 0.82 acres from Downtown Mixed Use-20 stories-Shopfront (DX-20-SH) to Downtown Mixed Use-40 stories-Shopfront-Conditional Use (DX-40-SH-CU).

Proposed zoning conditions prohibit the following uses: dormitory, fraternity, sorority; adult establishment, pawnshop, vehicle fuel sales, detention center, jail, prison.

The rezoning site is a single property located at 333 South Dawson Street. It is currently developed with a light industrial building that used to house various automotive services, including Firestone.

The block the rezoning site is located in comprises mostly vacant lots that have been permitted for high-rise mixed use development. At the northeast end of the block, there are multiple bars and restaurants. There five structures in that area that are located within the Depot Historic District, a national register district.

The block to the north contains Nash Square Park. The block to the south contains a city-owned parking structure and mixed use apartment building with several retail shops. The block also contains a Raleigh Police substation, several structures used for light industrial and service uses, multiple surface parking lots, and two restaurants.

The block to the east contains the Wake County Justice Center, which houses several Wake County offices, court rooms, a jail, and detention center.

The split-block to the west contains mostly one- and two-story structures and comprises the core of the Depot Historic District, a national register district. The blocks contain multiple restaurants and bars, offices, light industrial uses, an indoor entertainment center, and several surface parking lots.

The block the rezoning site is located in is all zoned Downtown Mixed Use-20 stories-Shopfront (DX-20-SH), as are the entire blocks to the east and south. The block to the north is zoned Downtown Mixed Use-3 stories (DX-3). The split-block to the west is zoned Downtown Mixed Use-5 stories-Shopfront (DX-5-SH-CU) and Downtown Mixed Use-12 stories-Shopfront-Conditional Use (DX-12-SH-CU).

The block containing the rezoning site, and the blocks to the east and south are designated as Central Business District on the Future Land Use Map. The block to the north, Nash Square, is designated as Public Parks and Open Space. The block to the west, containing the Depot Historic District, is designated as Community Mixed Use. All of the blocks described in this section are within the Downtown and the Core Transit Area on the Urban Form Map.

More generally, the subject site is just southwest of the core of Downtown Raleigh.

OUTSTANDING ISSUES

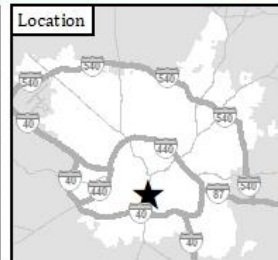
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-24-2021



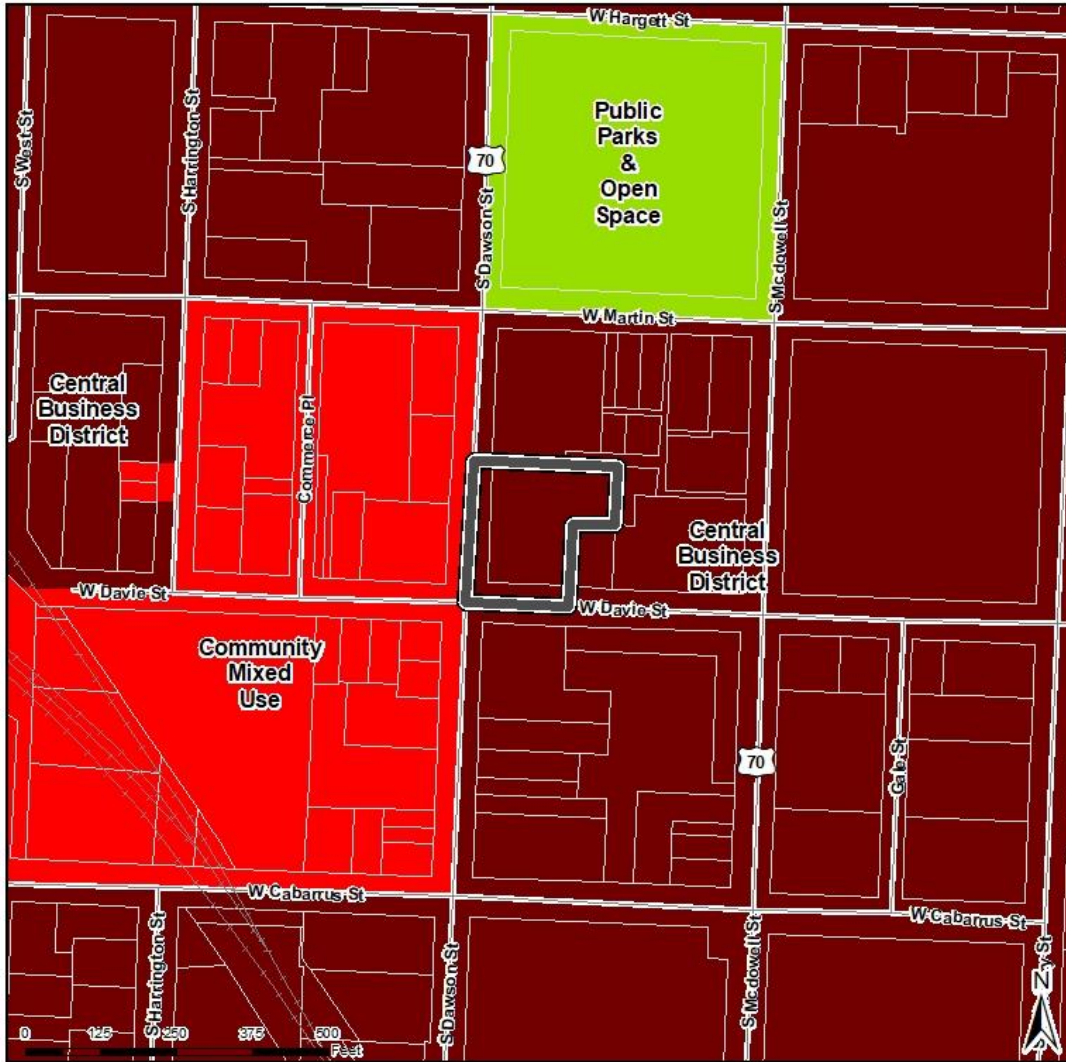
Property	333 S Dawson St
Size	0.82 acres
Existing Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU



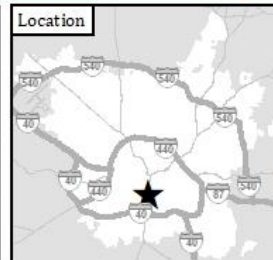
Map by Raleigh Department of Planning and Development (mansol@): 5/7/2021

Future Land Use

Z-24-2021



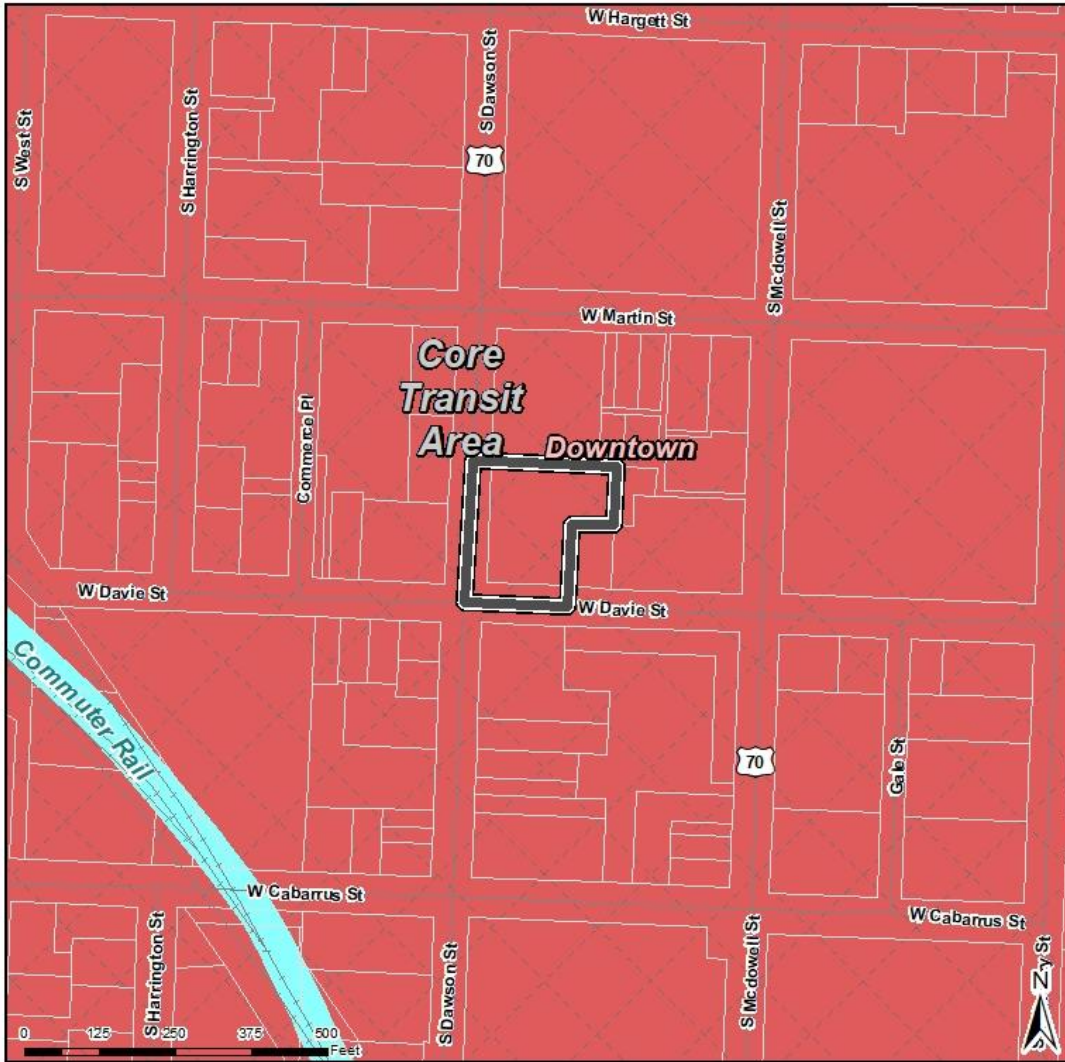
Property	333 S Dawson St
Size	0.82 acres
Existing Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU



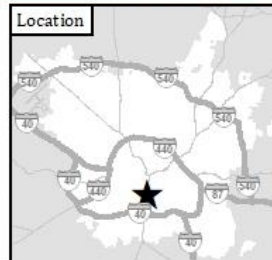
Map by Raleigh Department of Planning and Development (mansol@): 5/7/2021

Urban Form

Z-24-2021



Property	333 S Dawson St
Size	0.82 acres
Existing Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU



Map by Raleigh Department of Planning and Development (mansd@): 5/7/2021

COMPREHENSIVE PLAN

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

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

Yes, the request is consistent with the vision, themes and policies contained in the plan. Specifically, the request is consistent with the **Expanding Housing Choices** theme due to the near four-fold increase in residential entitlement. The request is consistent with the **Managing Our Growth** them which encourages integrated land uses and development practices that support alternative modes of transportation and providing places to live, work, and play. The request is consistent with the **Coordinating Land Use and Transportation** theme by entitling more office and residential use in a walkable and transit-oriented area in Downtown Raleigh. The request is consistent with **Greenprint Raleigh – Sustainable Development** because the request will produce a more compact development pattern, allowing more people to live and work on the rezoning site, which is located in one of the most walkable and transit oriented areas of the city, reducing per capita carbon emissions for users of the site.

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

Yes. The Future Land Use Map designates the site and surrounding blocks as Central Business District and recommends Downtown Mixed Use zoning.

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

N/A

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

Yes, community and public facilities are intended to adequately serve development under the requested zoning.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The Future Land Use Map designates the site and surrounding blocks as Central Business District and recommends Downtown Mixed Use zoning.

Urban Form

Urban Form designation: Downtown and Core Transit Area

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

Overview: The requested Shopfront frontage is consistent with the Downtown and Core Transit Area designations which recommend an urban approach to frontage.

Impact: The Shopfront frontage requires building to be built closer to the streets edge and prohibits parking between buildings and the street.

Compatibility: This frontage is compatible with the built character of the area as many existing structures are already close to the streets edge and share the same frontage designation.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

The requested zoning is compatible with the property and the surrounding area because it is in a dense walkable area located near the center of Downtown Raleigh. While many nearby structures are two- to four-stories tall, the surrounding blocks include several buildings that are much taller. In terms of permitted uses, the Downtown Mixed Use zoning district, with prohibited uses outlined in zoning conditions, permits a range of uses that is compatible with and complementary to adjacent uses.

Public Benefits of the Proposed Rezoning

- The rezoning will permit additional housing to be built in walkable and transit supportive area of the city. This will allow more people to live in a high opportunity area with convenient access to jobs, educational, and recreational amenities in Downtown Raleigh.
- Dense development in a walkable urban area will allow for more people to live with reduced automobile reliance. This will likely reduce the per capita carbon emissions for users or residents of any future development on the site and advances the city's goals on addressing the changing climate.
- The area has very low transportation costs and very high access to jobs. Residential density under the requested zoning would allow for more people to benefit from those qualities than the existing zoning.

Detriments of the Proposed Rezoning

- There are no public detriments associated with the rezoning request.

Policy Guidance

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

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.

LU 1.3 Conditional Use Consistency

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

DT 1.1 Downtown Future Land Use Map

The Future Land Use Map should guide public and private land use development decisions to ensure the efficient and predictable use of land and effectively coordinate land use with infrastructure needs.

- The Future Land Use Map designates the site as Central Business District.
- Zoning conditions to prohibit certain uses and provide additional screening of mechanical equipment and parking deck structures are consistent with the plan.

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 non-contiguous development.

- The requested zoning would permit a more compact development pattern compared to existing zoning in an already urbanized area of the city allowing for a more efficient provision of city services.

LU 2.5 Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

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.

EP 1.1 Greenhouse Gas Reduction

Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement.

- The requested zoning would permit more housing and office use on the site compared to existing zoning. This will allow for more people to live and work in a walkable transit oriented location in the city. People living or working in any forthcoming development of the site will be more like to walk to places to work or shop instead of driving.

H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The rezoning request will increase the permitted number of residential units on the site from an estimated 197 to 494. Development of additional housing in the area is likely to slow the rate of increase of housing costs nearby by adding units to the marketplace to meet the steady rising demand.

UD 1.10 Frontage

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

- The rezoning request maintains the Shopfront frontage which is consistent with the Urban Form Map and is similarly mapped on all adjacent and nearby properties.

DT 1.2 Vertical Mixed Use

Encourage vertical mixed-use development throughout downtown, unless otherwise indicated on the Future Land Use Map.

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 request will permit urban scale vertical mixed use development within a 6-minute walk to 2-minute bike ride of Raleigh Union Station.

DT 1.18 Auto Oriented Uses

Development, building types, and building features with an automobile orientation, such as drive-throughs, should not be developed in downtown.

- Proposed zoning conditions prohibit vehicle fuel sales.

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

- None identified.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	62	Good transit. Many nearby public transportation options.
Walk Score	30	83	Very walkable. Most errands can be accomplished on foot.
Bike Score	41	43	Somewhat Bikeable. Very steep hills, some bike lanes.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	88	A higher value means lower cost of transportation. The maximum value is 100. Transportation cost for this area is very low.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	The higher the index value, the better the access to employment opportunities. The maximum value is 100. This area has very high access to jobs.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

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

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

Summary: The subject site scores substantially higher for walkability, bikeability, and transit access compared to the city average. People living or working in development under the proposed zoning are more likely to walk, bike, or take transit. The cost of transportation is very low and the access to jobs is very high. Allowing for more people to live and work in the area will allow more people to benefit from low cost of transportation and high rates of employment access.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Add	The rezoning request will increase the permitted number of residential units from 197 to 494.
Is naturally occurring affordable housing present on the site?	No	There is no housing on the subject site.
Does it include any subsidized units?	No	The rezoning does not specify subsidized units.
Does it permit a variety of housing types beyond detached houses?	Yes	All types of housing are permitted in the rezoning request.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The rezoning permits lot sizes smaller than the city average.
Is it within walking distance of transit?	Yes	Many nearby public transportation options exist including Raleigh Union Station.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	35	36
People of Color Population (%)	41	46
Low Income Population (%)	29	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	10	9
Population under Age 5 (%)	2	6
Population over Age 64 (%)	10	11
% change in median rent 2015 to 2018	24	20.3

**Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)*

***The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities*

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	81.8	The Wake County average is 78.1. People residing in this census tract are likely to live longer lives.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	There is no known industrial use within 1,000 feet of the site.
Are there hazardous waste facilities are located within 1,000 feet?	Yes	The site of the News and Observer is identified as a hazardous waste site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	No	There are two grocery stores within a half mile of the site.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The property was part of the original City of Raleigh created in 1792. At that time, Black people in Raleigh had virtually no legal rights.
Has the area around the site ever been the subject of an urban renewal program?*	No	The evidence was found of an urban renewal project in this area.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No records of this type were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No records of this type were found.

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Yes, the rezoning request will likely increase access to housing for a broader range of household incomes compared to existing zoning. The site also has very low transportation costs and very high access to employment. Increasing the number of permitted units on the site increase the number of families who can benefit from low transportation costs and high access to jobs.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The low income population in the census tract is 29%. Housing developed under the proposed zoning is more likely to produce units that are more affordable to a broader range of incomes, compared to existing housing in the immediate area.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs increased by 24% from 2016 to 2019, faster than the city average of 20%. Increasing the supply of housing in this area is likely to slow the rate of housing cost increase.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: The subject site is located in the original land area of the City of Raleigh in 1792. During that period of American history, Black people had virtually no legal rights.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The life expectancy for the census tract is approximately 81.8, 3 years longer than the Wake County average. The property is not within a USDA food desert. There are no known environmental or industrial hazards near the subject site.

IMPACT ANALYSIS

Historic Resources

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

Impact Identified: None

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Nash Square (400 ft) and Municipal Building Green (0.1 miles). Nearest existing greenway trail access is provided by the Martin St. Connector Greenway Trail (0.4 miles). Current park access level of service in this area is graded an A letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	173	123,125	308,750
Waste Water	173	123,125	308,750

Impact Identified: None.

Stormwater

Floodplain	No FEMA
Drainage Basin	Pigeon House
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	None

Impact Identified: None

Transportation and Transit

Z-14-21 is within the bikeshare service area. Stations nearest the site are at the Raleigh Municipal Building, Morgan and West Street, and Raleigh Union Station. While within guidelines for maximum bikeshare station spacing, there is a positive correlation between station density and ridership in larger systems like Citibike (New York City), Capital Bikeshare (Washington, DC), and Hubway (Boston, MA). Given the density of this area within Downtown Raleigh in general and this zoning request specifically, an additional station near this site would increase bikeshare ridership and may help to mitigate traffic concerns. If the applicants wishes, Transportation Staff can help the applicant craft a condition requiring installation of bikeshare infrastructure.

Based on the Envision results, approval of case Z-14-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from DX-12-SH to DX-40-SH-CU is projected to generate 68 new trips in the AM peak hour and 60 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-24-21 Existing Land Use	Daily	AM	PM
	0	0	0
Z-24-21 Current Zoning Entitlements Downtown Mixed Use	Daily	AM	PM
	953	103	103
Z-24-21 Proposed Zoning Maximums Downtown Mixed Use	Daily	AM	PM
	2,273	224	241
Z-24-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1,320	121	138

Impact Identified: Additional information will be provided by Raleigh Department and Transportation staff when the item is discussed by the Planning Commission..

Urban Forestry

The requested zoning does not change the UDO applicability to development.

Impact Identified: None.

Impacts Summary

There are no major impacts associated with the rezoning.

Mitigation of Impacts

N/A

CONCLUSION

The rezoning request is to increase the permitted building height of the subject site from 20-stories to 40-stories and prohibited additional uses otherwise permitted in the Downtown Mixed Use district.

The request is consistent with the Future Land Use Map, which recommends urban scale mixed use. The request is consistent with the Urban Form Map which recommends that buildings be built close to the sidewalk and have pedestrian oriented built form. The request is consistent with the 2030 Comprehensive Plan overall which generally encourages dense residential mixed use in Downtown and especially near good transit service. The subject site is within a 6-minute walk or a 2-minute bike ride away from Raleigh Union Station and the future site of RUS Bus.

CASE TIMELINE

Date	Action	Notes
April 12, 2021	First Neighborhood Meeting	
June 22, 2021	Planning Commission	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	DX-20-SH	DX-20-SH	DX-20-SH	DX-20-SH	OX-DX-5-SH
Additional Overlay	-	-	-	-	-
Future Land Use	Central Business District	Central Business District	Central Business District	Central Business District	Community Mixed Use
Current Land Use	Auto service/vacant	Vacant/Hotel	Auto Service	Vacant/Hotel	Surface Parking
Urban Form	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	DX-20-SH	DX-40-SH-CU
Total Acreage	0.82	0.82
Setbacks:		
Front	0' to 6'	0' to 6'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	240 units/acre	602 units/acre
Max. # of Residential Units	197	494
Max. Gross Building SF	231,262	581,077
Max. Gross Office SF	100,865	252,716
Max. Gross Retail SF	10,861	14,070
Max. Gross Industrial SF	-	-
Potential F.A.R	6.47	16.27

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

Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:	Height:	Frontage:	Overlay(s):	
Proposed zoning base district:	Height:	Frontage:	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:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
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

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: _____

Rezoning Application Addendum #1

Comprehensive Plan Analysis

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

OFFICE USE ONLY

Rezoning case #

Statement of Consistency

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

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.

[Empty space for listing historic resources and their impacts]

Proposed Mitigation

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

[Empty space for providing mitigation statements]

Urban Design Guidelines

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

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

Urban form designation:

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

1

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

Response:

2

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

Response:

3

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

Response:

4

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

Response:

5

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

Response:

6

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

Response:

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

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

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see 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 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:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

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 & 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 2 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					

REZONING OF PROPERTY CONSISTING OF +/- 0.82 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE S. DAWSON STREET AND W.
DAVIE STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
APRIL 12, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, April 12, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.82 acres, and is located in the northeast quadrant of the S. Dawson Street and W. Davie Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-57-8620. 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: Michael Birch
Date: March 31, 2021
Re: Neighborhood Meeting for Rezoning of 333 S. Dawson Street

You are invited to attend a virtual meeting to discuss the proposed rezoning of 333 S. Dawson Street. We have scheduled an informational meeting with surrounding neighbors on Monday, April 12th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>
Meeting ID: 862 2929 7635
Password: 870244

To join by telephone:

+1 646 558 8656
Meeting ID: 862 2929 7635
Password: 870244

The purpose of this meeting is to discuss the proposed rezoning of 333 S. Dawson Street (with Property Identification Numbers (PIN) 1703-57-8620). The property totals approximately 0.82 acres in size, and is located at the northeast intersection of W. Davie Street and S. Dawson Street.

The property is currently zoned Downtown Mixed Use with a 20-story height limit and the Shopfront frontage (DX-20-SH), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and the Shopfront frontage (DX-40-SH-CU). The purpose of the rezoning is to allow for a mixed-use development.

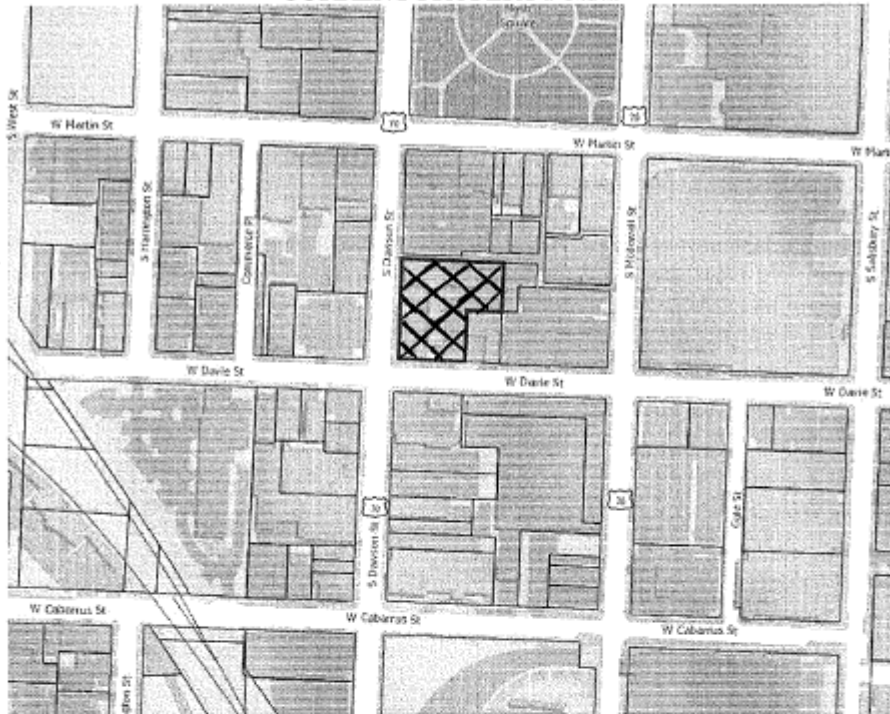
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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

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

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: DX		Height: 20	Frontage: SH
Proposed zoning base district: DX		Height: 40	Frontage: SH
Overlay(s):			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: March 26, 2021	Date amended (1):	Date amended (2):
Property address: 333 S. Dawson Street		
Property PIN: 1703-57-8620		
Deed reference (book/page): 17283 / 966		
Nearest intersection: W. Davie Street and S. Dawson Street		Property size (acres): 0.82
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: RALDT 2, LLC; 4131 Parklake Avenue, Suite 360, Raleigh, NC 27612		
Property owner email: amit@winwoodhospitality.com		
Property owner phone: 919-468-9190		
Applicant name and address: Michael Birch; Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919-645-4317		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: <input type="text"/>	Date submitted: <input type="text"/>	OFFICE USE ONLY Rezoning case # <input type="text"/>
Existing zoning: DX-20-SH	Proposed zoning: DX-40-SH	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.</p>

EXHIBIT B – NOTICE LIST

<p>217 MARTIN LLC RAYMOND MANAGEMENT COMPANY INC 4601 FREY ST STE 400 MADISON WI 53705-2904</p>	<p>318 PTNR LLC PO BOX 95 RALEIGH NC 27602-0095</p>	<p>4 DH PARTNERSHIP 311 1/2 W MARTIN ST RALEIGH NC 27601-1352</p>
<p>AMMONS, MAXWELL BURKE 200 S DAWSON ST APT 206 RALEIGH NC 27601-1361</p>	<p>ANDERSON, GLORIA J 200 S DAWSON ST APT 115 RALEIGH NC 27601-1360</p>	<p>ASHE AVENUE VENTURES LLC C/O WINIFRED BOLTON 1500 DELLWOOD DR RALEIGH NC 27607-6719</p>
<p>BANDKLAYDER, ANDREW P BANDKLAYDER, MARIA F 200 S DAWSON ST APT 402 RALEIGH NC 27601-1366</p>	<p>BARBER, KIMBERLY A 200 S DAWSON ST APT 403 RALEIGH NC 27601-1366</p>	<p>BARRINGER PARTNERS LLC TIM MILLER 4020 OLD PINEVILLE RD CHARLOTTE NC 28217-1744</p>
<p>BLACK, ANDREW H 551 SAWYER DR VACAVILLE CA 95687-7894</p>	<p>BLONDY, JOEL A 200 S DAWSON ST APT 112 RALEIGH NC 27601-1360</p>	<p>BOYETTES LEASING CORPORATION PO BOX 25014 RALEIGH NC 27611-5014</p>
<p>BRITTON, KATHLEEN BRITTON, SIMON J 200 S DAWSON ST APT 101 RALEIGH NC 27601-1360</p>	<p>BUTTRAM, JOHN GRANT JR BAKER, MITCHI JEAN 200 S DAWSON ST APT 401 RALEIGH NC 27601-1366</p>	<p>CABA PROPERTIES LLC 700 W JONES ST RALEIGH NC 27603-1427</p>
<p>CAFFAREY, MARK P 5110 TOWN AND COUNTRY RD RALEIGH NC 27612-6025</p>	<p>LINTON, SAMUEL 320 W MARTIN ST APT 101 RALEIGH NC 27601-1325</p>	<p>CAVOTO, CYLVIA COOK, BRIAN R 1214 ORCHARD ORIOLE LN DURHAM NC 27713-2795</p>
<p>CHAN, JUSTIN H. 320 W MARTIN ST APT 103 RALEIGH NC 27601-1368</p>	<p>CHESTEK, PAMELA S 200 S DAWSON ST APT 301 RALEIGH NC 27601-1354</p>	<p>CITY BEACH LLC PO BOX 390 GARNER NC 27529-0390</p>
<p>CLEARY, KENNETH E 200 S DAWSON ST APT 407 RALEIGH NC 27601-1366</p>	<p>COLGAN, KEVIN J 200 S DAWSON ST APT 208 RALEIGH NC 27601-1361</p>	<p>CONCORD-EMPIRE DAVIE STREET LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356</p>
<p>DELAYEN, LAURENT DELAYEN, JENAE M 215 LOCHSIDE DR CARY NC 27518-9779</p>	<p>DICK HENRY EMPIRE LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356</p>	<p>DICKERSON, GEORGE H 14116 WYNDFIELD CIR RALEIGH NC 27615-1315</p>
<p>DILLARD, KATHRYNE BLAIR 320 W MARTIN ST APT 202 RALEIGH NC 27601-1325</p>	<p>DOUGHERTY, MICHAEL 1051 FERNWOOD DR #2 VALLEY STREAM NY 11580</p>	<p>DOUGHERTY, MORGAN CROSS 200 S DAWSON ST APT 409 RALEIGH NC 27601-1366</p>

DOWNTOWN RALEIGH LODGING ASSOCIATES LLC DOWNTOWN RALEIGH LODGING ASSC LLC 4601 FREY ST STE 400 MADISON WI 53705-2904	DSB STEWART LLC 283 SHADY BANKS BEACH RD WASHINGTON NC 27889-9638	EMPIRE CONSOLIDATED DEVELOPMENT LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
EMPIRE HU PROPERTIES LLC 133 FAYETTEVILLE ST STE 600 RALEIGH NC 27601-2911	EXECUCORP LLC 200 S DAWSON ST APT 105 RALEIGH NC 27601-1360	FAITHFUL, DUSTIN TYLER 320 W MARTIN ST APT 105 RALEIGH NC 27601-1384
FIRST PRESBYTERIAN CHURCH RALEIGH FIRST PRESBYTERIAN CHURCH RALEIGH C/O WHITE OAK PROPERTIES 21 GLENWOOD AVE RALEIGH NC 27603-2565	FOR POSTED NOTICE 205 W DAVIE ST RALEIGH NC 27601	FRANKLIN, ANNE S 200 S DAWSON ST APT 410 RALEIGH NC 27601-1366
FRIED, BETTY A BRADLEY, OLIVER T 227 FOREST RD RALEIGH NC 27605-1757	FROHLICH, CARLA 320 W MARTIN ST APT 206 RALEIGH NC 27601-1384	FULENWIDER, CHRISTA JEAN 320 W MARTIN ST APT 102 RALEIGH NC 27601-1325
GODWIN, MARIANA C 200 S DAWSON ST APT 204 RALEIGH NC 27601-1361	GUAN, CHANGHONG 320 W MARTIN ST APT 205 RALEIGH NC 27601-1384	HARRINGTON STREET LLC PO BOX 37579 RALEIGH NC 27627-7579
HAWKINS, AMANDA SAN MEI CROSS, BENJAMIN PATRICK 200 S DAWSON ST APT 406 RALEIGH NC 27601-1366	HELD, BRADFORD KYLE 720 MARANATHA LN CHARLOTTESVILLE VA 22903-7036	HILLSBOROUGH ANISA EMPIRE, LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
HOBBY FAMILY LLC PO BOX 18506 RALEIGH NC 27619-8506	HOLMES, MICHAEL VAN HOLMES, ELLEN H 310 N FRONT ST WILMINGTON NC 28401-5182	HOWARD, ARTHUR L III 200 S DAWSON ST APT 310 RALEIGH NC 27601-1365
HPT-X LLC PO BOX 340805 BEAVERCREEK OH 45434-0805	J T HOBBY & SON INC 515 N BLOUNT ST RALEIGH NC 27604-1119	J T HOBBY & SON INC PO BOX 18506 RALEIGH NC 27619-8506
JEMS ASSOCIATES LLC 510 JOHN HAYWOOD WAY APT 104 RALEIGH NC 27604-1685	JORDAN, SHIRLEY P 2016 NANCY ANN DR RALEIGH NC 27607-3353	KANN, MICHELLE E 102 SUGARLOAF CT CAROLINA BEACH NC 28428-3832
LABOWS, GREGORY B 1020 TRAIL VIEW LN DURHAM NC 27713-6043	LAMBETH, BRYAN S LAMBETH, GWEN H 410 DANTON DR CARY NC 27518-9089	LEACH, DANIELLE MARIE LEACH, CODY ASHTON 200 S DAWSON ST APT 209 RALEIGH NC 27601-1361

LEGAL AID OF NORTH CAROLINA INC 224 S DAWSON ST RALEIGH NC 27601-1306	LINDQUIST, JONATHAN 709 S BOYLAN AVE RALEIGH NC 27603-2133	MARTIN PLACE CONDOMINIUMS 1901 YORKGATE DR RALEIGH NC 27612-3449
MARTIN STREET NC LLC PO BOX 18506 RALEIGH NC 27619-8506	MCCRORY, WILLIAM P MCCRORY, JACQUELINE A 200 S DAWSON ST APT 305 RALEIGH NC 27601-1365	MCKEE, KATHRYNE LEONARD 1907 PARK DR RALEIGH NC 27605-1614
MEHTA, VARUN TEPORDEI, OXANA 1001 CLARK RIDGE CT RALEIGH NC 27613-6243	MILLER, SHANNON R 200 S DAWSON ST APT 109 RALEIGH NC 27601-1360	MILLSTREAM PROPERTIES LLC PO BOX 6494 RALEIGH NC 27628-6494
NC RAILROAD INC 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	NCR HOSPITALITY CORPORATION BENCHMARK AUTO WORKS 227 W DAVIE ST RALEIGH NC 27601-1736	NO DIVING LLC 1519 BROOKSIDE DR RALEIGH NC 27604-2002
NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1335	O'CONNOR, RYAN CHRISTOPHER 320 W MARTIN ST APT 104 RALEIGH NC 27601-1368	PARKER, BRADLEY E 200 S DAWSON ST APT 105 RALEIGH NC 27601-1360
PEGORARO, TYLER JAMES PEGORARO, KATHRYN SEAVEY 200 S DAWSON ST APT 111 RALEIGH NC 27601-1360	PERCIVAL, LYNN C IV 200 S DAWSON ST APT 116 RALEIGH NC 27601-1360	PHOENIX III OF RALEIGH, LLC 5 HUTTON CENTRE DR STE 888 SANTA ANA CA 92707-6728
PHOENIX OF RALEIGH LLC SOTOODEH & ASSOCIATES 5 HUTTON CENTRE DR STE 860 SANTA ANA CA 92707-8725	POLLYANNA LLC 1305 WOODGATE MANOR CT RALEIGH NC 27614-9481	POOLE, JAMES G IV 200 S DAWSON ST APT 201 RALEIGH NC 27601-1361
PORTER, THOMAS J JR PORTER, JUDITH A L 1615 CHESTNUT ST WILMINGTON NC 28401-3835	PSYCH WARD EMPIRE LANDLORD, LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	RALDT LLC 4131 PARKLAKE AVE STE 360 RALEIGH NC 27612-2390
RALEIGH PROPERTY INC 2011 VEASLEY ST GREENSBORO NC 27407-4637	RIVAS, RAMON CASTRO, ANAY 5092 COUNTRY TRL RALEIGH NC 27613-1450	SABI, AYMAN A WORSLEY, SUSAN 200 S DAWSON ST APT 205 RALEIGH NC 27601-1361
SIJ LLC 2100 Q ST SACRAMENTO CA 95816-6816	SPICER, ELIZABETH B SPICER, JAMES W III 200 S DAWSON ST APT 404 RALEIGH NC 27601-1366	STEELE, DAVID A 200 S DAWSON ST APT 107 RALEIGH NC 27601-1360

SULLIVAN, M TODD 200 S DAWSON ST APT 113 RALEIGH NC 27601-1360	T SQUARE PTNR MRS. JAMES R. TROTTER 2501 WHITE OAK RD RALEIGH NC 27609-7613	TEN TWO AND FOUR LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
TENANT/RESIDENT 18 COMMERCE PL RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 102 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 103 RALEIGH NC 27601
TENANT/RESIDENT 200 S DAWSON ST APT 104 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 106 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 108 RALEIGH NC 27601
TENANT/RESIDENT 200 S DAWSON ST APT 110 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 114 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 202 RALEIGH NC 27601
TENANT/RESIDENT 200 S DAWSON ST APT 207 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 302 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 303 RALEIGH NC 27601
TENANT/RESIDENT 200 S DAWSON ST APT 305 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 307 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 308 RALEIGH NC 27601
TENANT/RESIDENT 200 S DAWSON ST APT 309 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 405 RALEIGH NC 27601	TENANT/RESIDENT 200 S DAWSON ST APT 408 RALEIGH NC 27601
TENANT/RESIDENT 201 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 201 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 205 W MARTIN ST RALEIGH NC 27601
TENANT/RESIDENT 211 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 215 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 215 W MARTIN ST RALEIGH NC 27601
TENANT/RESIDENT 217 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 220 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 203 W DAVIE ST RALEIGH NC 27601

TENANT/RESIDENT 207 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 209 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 402 S MCDOWELL ST RALEIGH NC 27601
TENANT/RESIDENT 404 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 406 S MCDOWELL ST STE 200 RALEIGH NC 27601	TENANT/RESIDENT 406 S MCDOWELL ST STE 204 RALEIGH NC 27601
TENANT/RESIDENT 406 S MCDOWELL ST STE 206 RALEIGH NC 27601	TENANT/RESIDENT 406 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 408 S MCDOWELL ST RALEIGH NC 27601
TENANT/RESIDENT 412 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 416 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 227 W DAVIE ST RALEIGH NC 27601
TENANT/RESIDENT 301 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 307 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 316 W CABARRUS ST RALEIGH NC 27601
TENANT/RESIDENT 317 S HARRINGTON ST RALEIGH NC 27601	TENANT/RESIDENT 318 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 319 W DAVIE ST RALEIGH NC 27601
TENANT/RESIDENT 319 W MARTIN ST RALEIGH NC 27601	TENANT/RESIDENT 320 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 320 W MARTIN ST APT 106 RALEIGH NC 27601
TENANT/RESIDENT 320 W MARTIN ST APT 201 RALEIGH NC 27601	TENANT/RESIDENT 320 W MARTIN ST APT 203 RALEIGH NC 27601	TENANT/RESIDENT 320 W MARTIN ST APT 204 RALEIGH NC 27601
TENANT/RESIDENT 321 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 323 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 325 W MARTIN ST RALEIGH NC 27601
TENANT/RESIDENT 327 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 328 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 329 W MARTIN ST RALEIGH NC 27601

TENANT/RESIDENT 330 W DAVIE ST RALEIGH NC 27601	TENANT/RESIDENT 333 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 416 S DAWSON ST RALEIGH NC 27601
TENANT/RESIDENT 417 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 418 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 421 S DAWSON ST RALEIGH NC 27601
TENANT/RESIDENT 424 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 426 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 426 S MCDOWELL ST RALEIGH NC 27601
TENANT/RESIDENT 428 S MCDOWELL ST RALEIGH NC 27601	TENANT/RESIDENT 430 S DAWSON ST RALEIGH NC 27601	TENANT/RESIDENT 431 S MCDOWELL ST RALEIGH NC 27601
THOMPSON, MICHELLE 200 S DAWSON ST APT 304 RALEIGH NC 27601-1365	TRACY, EMMET E III 200 S DAWSON ST APT 306 RALEIGH NC 27601-1365	VAN RIPER, KYLE J 200 S DAWSON ST APT 210 RALEIGH NC 27601-1361
VILLA-GARCIA, ISABEL 200 S DAWSON ST APT 203 RALEIGH NC 27601-1361	WAKE COUNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	WORLEY, JULIA BLYTHE 1581 FULLERTON PL RALEIGH NC 27607-6066

EXHIBIT C – ITEMS DISCUSSED

1. The rezoning process, generally
2. Current zoning
3. The Future Land Use Map and redevelopment guidance
4. The Urban Form Map and frontage guidance
5. The proposed zoning and conditions

EXHIBIT D – MEETING ATTENDEES

1. Amit Patel
2. Ira Mabel
3. Worth Mills
4. Kaline Shelton
5. Unknown
6. Unknown
7. Unknown
8. Karan