

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Senior Planner
Department	Planning and Development
Date	June 16, 2025
Subject	City Council agenda item for July 1, 2025 – TCZ-3-25

On June 3, 2025, City Council scheduled the following item for a public hearing on July 1, 2025.

TCZ-3-25 200 West Street, approximately 1.74 acres located at 200 West Street.

Signed zoning conditions provided on January 28, 2025, seek to amend zoning conditions related to affordable housing to provide the option to contribute funding to the City in lieu of constructing dedicated affordable dwelling units on-site. The condition requires a contribution of \$40,000/unit for 10% of the total dwelling units on site, if housing is built.

Current zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

Requested zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

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

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

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

The Planning Commission recommends approval of the request (4 - 2).

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13397

CASE INFORMATION: Z-3-25 200 WEST STREET

Location	The block adjacent to Raleigh Union Station bounded by Hargett, West, and Martin Streets Address: 200 South West Street PIN: 1703488236 Link to iMaps
Current Zoning	DX-40-CU
Requested Zoning	DX-40-CU
Area of Request	1.74 acres
Corporate Limits	The rezoning site is within the corporate limits of the city.
Property Owner	Regional Triangle Public Transportation Agency (GoTriangle)
Applicant	Molly Stuart, Morningstar Law Group
Council District	D
PC Recommendation Deadline	May 24, 2025

PROPOSED ZONING CONDITIONS

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.
2. ~~The~~ If dwelling units are constructed on the property, the property owner will dedicate no less than 20 units or either (i) provide a minimum of 10% of dwelling units, whichever is greater, as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy. The, or (ii) contribute to the City an amount equal to \$40,000 multiplied by a number equal to 10% of the total dwelling units provided on site, with payment due prior to issuance of a certificate of occupancy for any dwelling unit. If option (i) is elected, (a) the rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An, (b) an Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. Affordable, (c) affordable units offered within this condition shall be constructed concurrently with the project's market rate units. The, and (d) the property owner shall certify to the City compliance with this zoning condition on an annual basis.

3. Any principal building/structure shall be a mixed-use building type.
4. No on-site parking shall be permitted between the building and West Hargett Street, South West Street, or West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.
5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.
6. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
7. Where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps shall not be discernible along the perimeter of any parking structure. Architectural and vegetative screens must be used to articulate the façade, hide parked vehicles, and shield lighting.
8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.
9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District	
Urban Form	Downtown	
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>		LU 1.2 Future Land Use Map and Zoning Consistency
		LU 1.3 Conditional Use District Consistency
		LU 2.6 Zoning and Infrastructure Impacts
		LU 2.2 Compact Development
		LU 4.7 Capitalizing on Transit Access
		LU 4.8 Station Area Land Uses
		LU 5.1 Reinforcing the Urban Pattern
		UD 1.10 Frontage
Inconsistent Policies ● Key Policy □ Area Specific Guidance		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
11/12/2024 0 attendees	N/A	3/25/2025	4/15/2025

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
6	0	0	0
Summary of Comments: No comments were made in the portal.			

PLANNING COMMISSION RECOMMENDATION


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

Reasonableness and Public Interest	Development under proposed zoning will contribute to the vibrancy and urban form of downtown.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Fox; Second: Otwell; In favor: Cochran, Fox, Miller, and Otwell; Opposed: Omokaiye and Peeler.
Reason for Opposed Vote(s)	The existing zoning is better suited to advance the goals of the city.

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. Rezoning application

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.



Bynum Walter
Planning and Development Assistant Director

Date: 3/28/2025

Staff Coordinator: Matthew Klem: (919) 996-2676; matthew.klem@raleighnc.gov



REZONING STAFF REPORT – Z-3-25

Conditional Use District

OVERVIEW

This request is to amend zoning conditions for 200 South West Street. The approximately 1.76 acre site is zoned Downtown Mixed Use-40 stories-Conditional Use (DX-40-CU). The full list of approved zoning conditions from 2019 cover the topics of restricted uses, affordable housing, building type, parking restrictions, pedestrian access, building materials, active uses, and historic preservation. They are listed in full in the table above. The only proposed change to the 2019 zoning conditions is related to affordable housing. All other existing zoning conditions are not requested for amendment and will continue to direct development of the site as approved in 2019.

The existing zoning conditions require the dedication of affordable housing units on site. Specifically, the existing condition requires that 20 units or 10%, whichever is greater, be dedicated as affordable housing to households earning 80% of the area median income or less for a period of 15 years. The rezoning request seeks to amend this condition to provide the option to dedicate funding to the City in lieu of constructing and rent controlling subsidized units on the rezoning site. The monetary dedication is offered at \$40,000 multiplied by a number equal to 10% of the total dwelling units on site, if housing is built.

The rezoning site is currently under construction for the future bus service operations at Raleigh Union Station. The broader warehouse district of downtown, where the rezoning site is located, generally characterized by one- and two-story adapted and reused industrial warehouse buildings and taller, new development up to 18-stories with more tower development anticipated in the coming years based on recent rezoning activity.

Properties to the south and southeast of the rezoning site are located within the National Register Depot Historic District. The subject site itself is not within the district, but it was included in a 2013 report evaluating the eligibility for an expansion to the Depot Historic District that extended north to Morgan Street. The district was expanded in 2017 to include the two parcels directly south of the site.

The rezoning site is designated as Central Business District on the Future Land Use Map, as are many surrounding blocks. The site is near the westernmost boundary of that land use category, which extends to Boylan Avenue in this area.

The site, and all adjacent parcels, are located within the Downtown on the Urban Form Map. This classification suggests an urban frontage approach; most zoning districts nearby include the Shopfront frontage. Although a frontage was not included in the 2019 request, some requirements of the Shopfront frontage have been recreated via zoning conditions.

The subject site is within the boundaries of the Downtown West Gateway Area Plan which recommends transit-oriented development in the area.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

EXISTING ZONING		PROPOSED ZONING
Zoning	DX-40-CU	DX-40-CU
Total Acreage	1.74	
Maximum Height	40 stories	40 stories
Build-to's:		
Primary street	3'	3'
Side street	0' or 6'	0' or 6'
Max. # of Residential Units	1,644	1,644
Max. Gross Office SF	860,888	860,888
Max. Gross Retail SF	139,433	139,433
Max. Gross Industrial SF	-	-

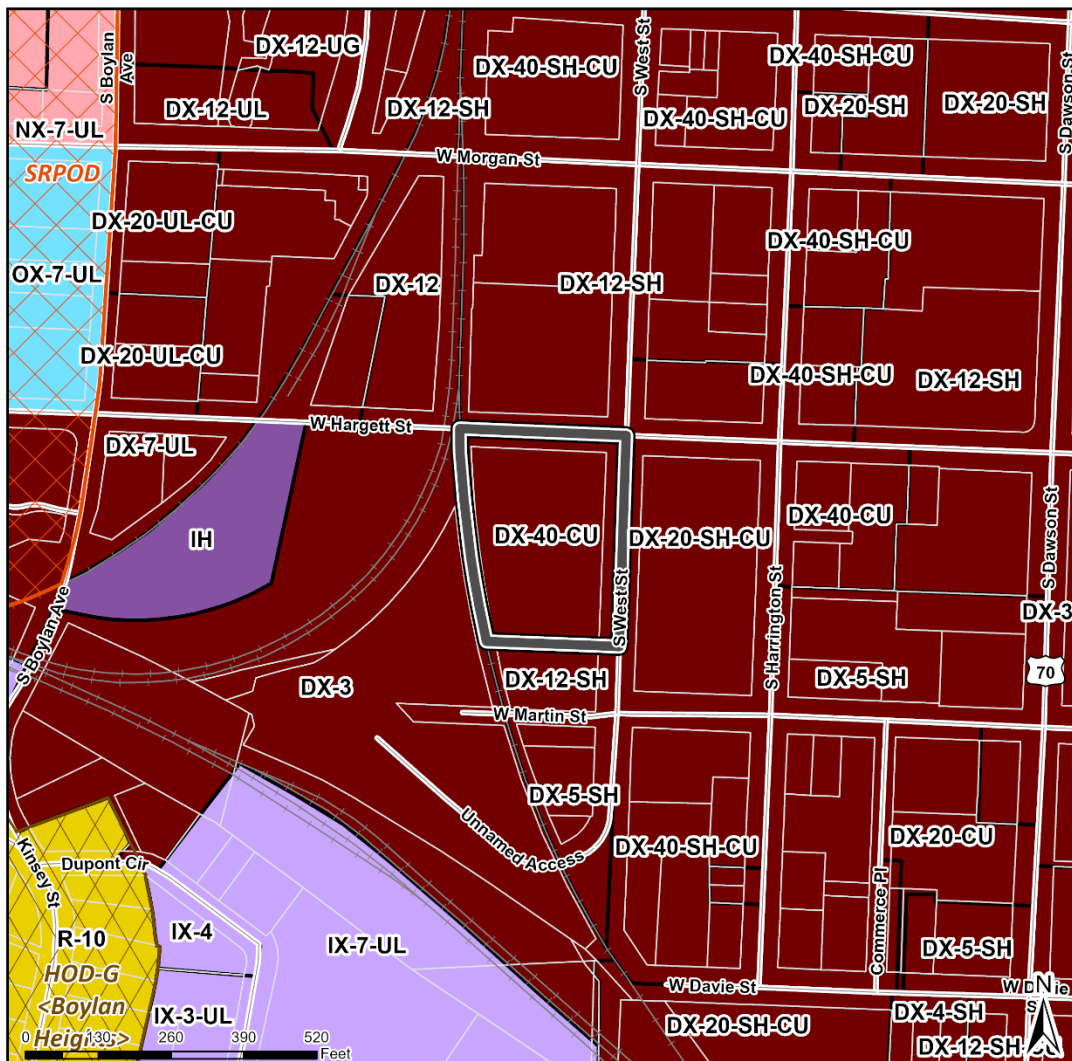
*These are estimates presented to provide context for analysis.

OUTSTANDING ISSUES

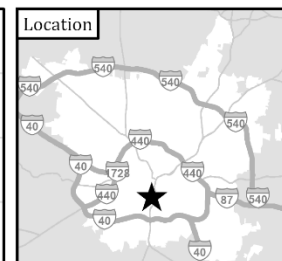
Outstanding Issues	1. There are no outstanding issues.	Suggested Mitigation	1. None identified.
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Existing Zoning

TCZ-3-2025



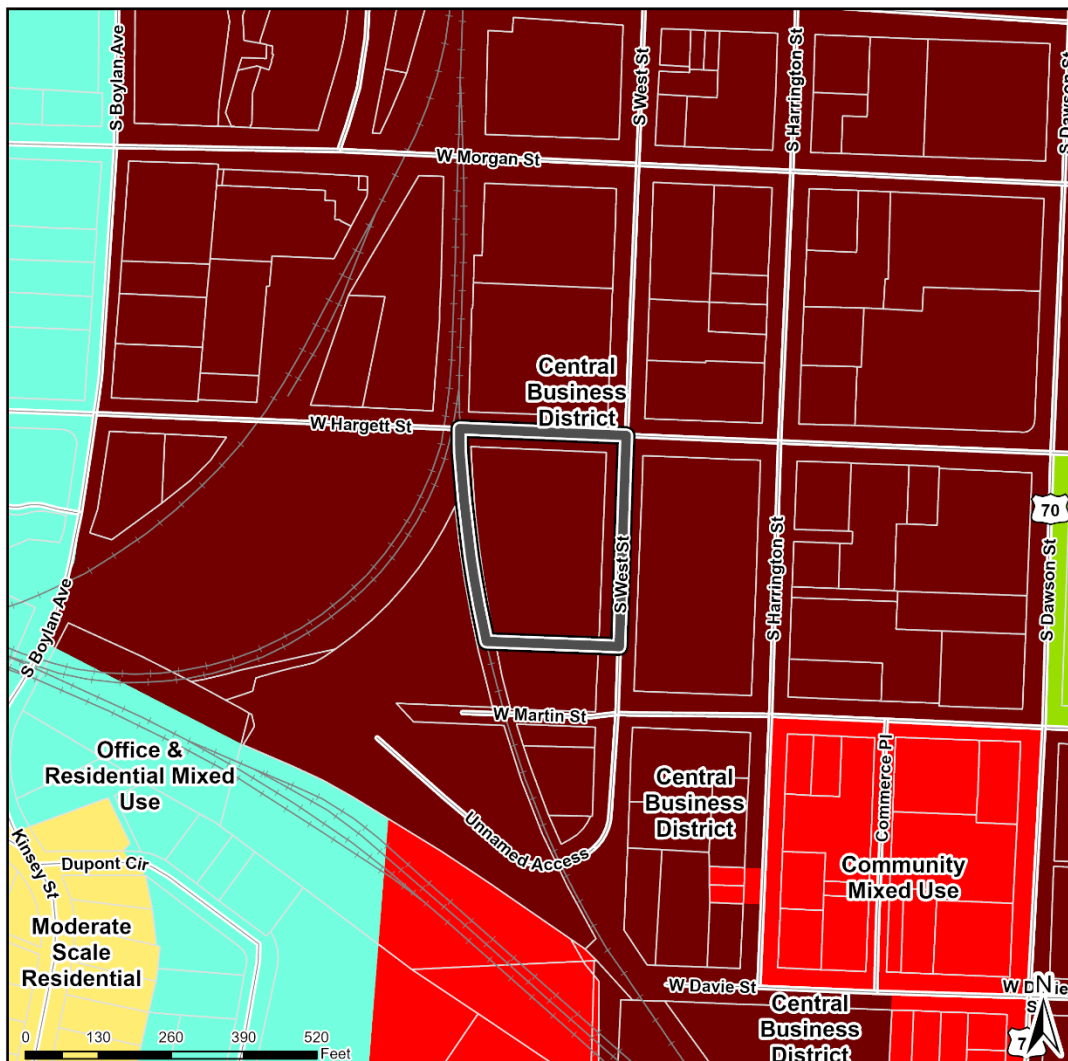
Property	200 S West St
Size	1.74 acres
Existing Zoning	DX-40-CU
Requested Zoning	DX-40-CU (Amend Zoning Conditions)



Map by Raleigh Department of Planning and Development (mcgregorm): 2/6/2025

Future Land Use

TCZ-3-2025



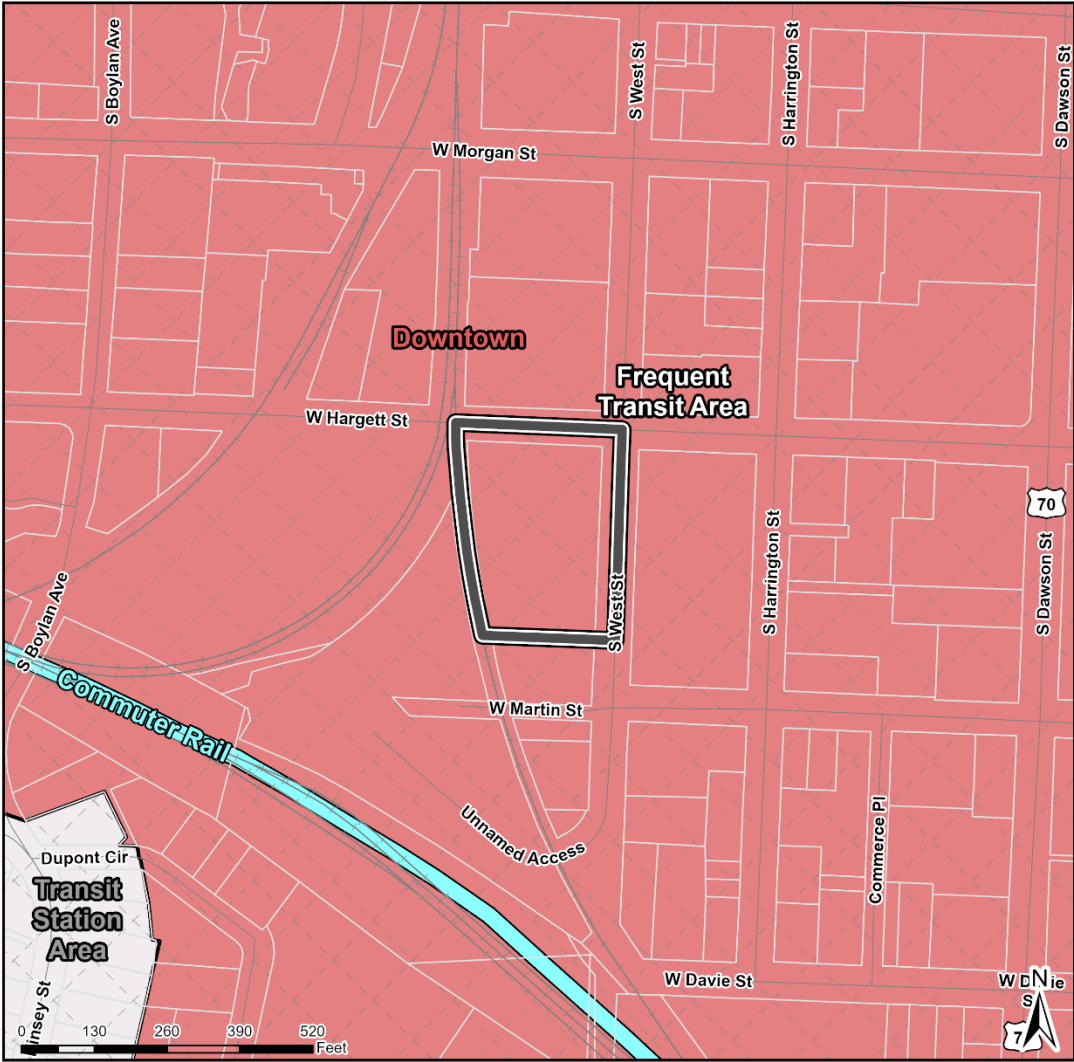
Property	200 S West St
Size	1.74 acres
Existing Zoning	DX-40-CU
Requested Zoning	DX-40-CU (Amend Zoning Conditions)



Map by Raleigh Department of Planning and Development (mcgrogorm): 2/6/2025

Urban Form

TCZ-3-2025



Property	200 S West St
Size	1.74 acres
Existing Zoning	DX-40-CU
Requested Zoning	DX-40-CU (Amend Zoning Conditions)

Map by Raleigh Department of Planning and Development (mcgrogorm): 2/6/2025



COMPREHENSIVE PLAN ANALYSIS

*Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated.
Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.*

Comprehensive Plan Consistency

The request is: ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

The rezoning request is consistent with the 2030 Comprehensive Plan as the entitlement for development does not change. The 40-story conditional use Downtown Mixed Use district addresses urban form, building materials, parking management, and historic preservation which are outlined as preferred development outcomes in the 2030 Comprehensive Plan. While the change to zoning conditions does permit development outcome to not include subsidized affordable housing on site, the ability to make contributions to the city's affordable housing efforts elsewhere is also consistent with city's goals for delivering affordable housing. Additionally, the amendment to zoning conditions also permits affordable housing to be delivered on site, though it is not guaranteed.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Coordinating Land Use and Transportation	The rezoning request permits high intensity mixed use development in a block that will contain a transit station service regional transit routes.

Future Land Use

Future Land Use designation: Central Business District

The request is: ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The requested conditional use zoning district is consistent with the Central Business District guidance as it permits high-density, mixed-use development that can contribute to the vibrancy of downtown.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property? ☒ **Yes** ☐ **No**

Existing infrastructure is in place to serve development under the requested zoning.

Urban Form

Urban Form designation: Urban Form category

The request is: ☒ **Consistent** ☐ **Inconsistent** with the Urban Form Map.

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Overview: Existing zoning conditions address Urban Form guidance and are not proposed for any changes.

Impact: Existing zoning conditions limit parking, provide for pedestrian access, and require active ground story uses in a way that is consistent with Urban Form Guidance.

Compatibility: The rezoning site is in an area of downtown developed with pedestrian oriented and walkable streets. Development under the proposed zoning will compliment the existing development pattern.

Public Benefits of the Proposed Rezoning

- Development under proposed zoning conditions will contribute to the vibrancy and urban form of downtown.
- The rezoning request permits the property owners to contribute funding to the city's affordable housing efforts.

Detriments of the Proposed Rezoning

- The requested conditional use zoning district may result in a development that does not include subsidized affordable housing on site.

Policy Guidance

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

Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>		LU 1.2 Future Land Use Map and Zoning Consistency
		LU 1.3 Conditional Use District Consistency
		LU 2.6 Zoning and Infrastructure Impacts
		LU 2.2 Compact Development
		LU 4.7 Capitalizing on Transit Access
		LU 4.8 Station Area Land Uses
		LU 5.1 Reinforcing the Urban Pattern

The request is consistent with the policies identified above as development under the existing zoning will still deliver a high intensity urban development in a block that will contain a transit station. While the rezoning request permits a development outcome that may not contain subsidized affordable housing units, development of the site will still advance these goals of the 2030 Comprehensive Plan.

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

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

None Identified.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	96	This site is very walkable compared to the city as a whole.
Transit Score	30	71	This site has good access to transit compared to the city as a whole.
Bike Score	41	89	This site is very bikeable compared to the city as a whole.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	88	Transportation cost is low in this area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	There is high access to jobs in this area.

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 requested district?
Detached House	82.7	No
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.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	N/A	The rezoning request does not change residential entitlement
Is naturally occurring affordable housing present on the site?	No	There is no housing on the site
Does it include any subsidized units?	Yes	The request provides the option for affordable housing or contributions to the city's housing fund.
Does it permit a variety of housing types beyond detached houses?	Yes	Multifamily housing is permitted.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	The site is within walking distance of transit and is also the location of a future transit 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** (%)	27	37
People of Color Population (%)	40	46
Low Income Population (%)	14	29
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	8	8
Population under Age 5 (%)	2	6
Population over Age 64 (%)	5	11
% change in median gross rent since 2016	41	25.5

*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 census tract? Is it higher or lower than the city average*?	81.8	Higher than the city average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There is a property zoned Heavy Industrial about 300 away from the site. The property is currently being used as a surface parking lot.
Are there hazardous waste facilities are located within one kilometer?	Yes	There are 7 sites classified as hazardous waste sites within a kilometer of the site. Many of these are current or former dry-cleaning businesses or pharmacies.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The site was annexed into the city in 1857.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	

*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: The rezoning does not change the entitlement or intensity of development of the site.

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 rezoning site is in the city central business district where there is already higher than average access to employment opportunities and a wider variety of transportation options. The rezoning request allows multifamily residential units, which have the lowest energy use of any residential type and the site's location in an area that is walkable, has existing bicycle infrastructure, and is served by several transit routes may lead to reduced carbon emissions from trips to and from the site

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: Yes, median gross rent has increased by 41% in the latest 5-years (2017-2021) for which data is available, compared to an increase of 25.5% city-wide.

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: No specific instances of racial or ethnic discrimination have been identified on this site nor does the rezoning request improve existing inequities.

5. Do residents of the area have disproportionately low life expectancy, 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: Residents of this area have a higher life expectancy than the city as a whole and do not have lower access to healthy lifestyle choices or higher exposure to environmental hazards

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Current Planning | <input checked="" type="checkbox"/> Raleigh Fire | <input checked="" type="checkbox"/> Raleigh Water | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Historic Resources | <input checked="" type="checkbox"/> Raleigh Parks | <input checked="" type="checkbox"/> Stormwater | <input checked="" type="checkbox"/> Urban Forestry |

Stormwater Information

Z-3-25 200 West Street	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	The entire site is impervious, per SPR-0161-2023
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Rocky	

Transportation & Transit Review

Development of the Raleigh Union Station Bus Station (RUS Bus) will provide an enhanced transit facility with new pedestrian and bicycle facilities and an integrated streetscape on Hargett, West, and Martin Street. In partnership with private development, the site will be further activated by multifamily and commercial uses. This project will advance several Comprehensive Plan policies such as T-2.1 Integration of Travel Modes, T-3.2 Integrating Multiple Users, and T-4.9 Pedestrian and Bicycle Improvements Near Transit. Transportation staff have no concerns and are in support of this project.

Because this rezoning request does not change use entitlements, approval of case Z-03-25 would not increase the amount of projected vehicular peak hour trips to and from the site.




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	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	OFFICE USE ONLY Rezoning case #
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: DX	Height: 40	Frontage:	Overlay(s):
Proposed zoning base district: DX	Height: 40	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: 200 S West Street		
Property PIN: 1703488236		
Deed reference (book/page): 011197/01478		
Nearest intersection: W Hargett St. and S West St		Property size (acres): 1.74
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Research Triangle Regional Public Transportation Authority, P.O. Box 13787, RTP NC 27709-3787		
Property owner email: KEggleston@gotriangle.org		
Property owner phone: (919) 485-7561		
Applicant name and address: RB Vertical LLC, c/o Molly Stuart, Morningstar Law Group, 434 Fayetteville St, Suite 2200, Raleigh NC 27601		
Applicant email: mstuart@morningstarlawgroup.com		
Applicant phone: (919) 890-3318		
Applicant signature(s): 		
Additional email(s):		

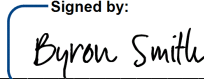
RECEIVED

By Metra Sheshbaradaran at 2:42 pm, Jan 28, 2025

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: DX-40-CU	Proposed zoning: DX-40-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.</p> <p>2. If dwelling units are constructed on the property, the property owner will either (i) provide a minimum of 10% of dwelling units as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy, or (ii) contribute to the City an amount equal to \$40,000 multiplied by a number equal to 10% of the total dwelling units provided on site, with payment due prior to issuance of a certificate of occupancy for any dwelling unit. If option (i) is elected, (a) the rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department, (b) an Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy, (c) affordable units offered within this condition shall be constructed concurrently with the project's market rate units, and (d) the property owner shall certify to the City compliance with this zoning condition on an annual basis.</p> <p>3. Any principal building/structure shall be a mixed use building type.</p> <p>4. No on-site parking shall be permitted between the building and West Hargett Street. No on-site parking shall be permitted between the building and South West Street. No on-site parking shall be permitted between the building and West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.</p> <p>5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.</p> <p>6. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.</p> <p>7. Where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps shall not be discernible along the perimeter of any parking structure. Architectural and vegetative screens must be used to articulate the façade, hide parked vehicles, and shield lighting.</p> <p>8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.</p> <p>9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.</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:  Signed by:
A09C5627C28242B...
Printed Name: Byron Smith

RECEIVED

By Metra Sheshbaradaran at 2:43 pm, Jan 28, 2025

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: DX-40-CU	Proposed zoning: DX-40-CU	

Narrative of Zoning Conditions Offered

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.
2. If dwelling units are constructed on the property, the property owner will either (i) provide a minimum of 10% of dwelling units as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy, or (ii) contribute to the City an amount equal to \$40,000 multiplied by a number equal to 10% of the total dwelling units provided on site, with payment due prior to issuance of a certificate of occupancy for any dwelling unit. If option (i) is elected, (a) the rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department, (b) an Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy, (c) affordable units offered within this condition shall be constructed concurrently with the project's market rate units, and (d) the property owner shall certify to the City compliance with this zoning condition on an annual basis.
3. Any principal building/structure shall be a mixed use building type.
4. No on-site parking shall be permitted between the building and West Hargett Street. No on-site parking shall be permitted between the building and South West Street. No on-site parking shall be permitted between the building and West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.
5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.
6. Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
7. Where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps shall not be discernible along the perimeter of any parking structure. Architectural and vegetative screens must be used to articulate the façade, hide parked vehicles, and shield lighting.
8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.
9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.

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.

DocuSigned by:

Property Owner(s) Signature: _____

Rob Steward

56F0CE20D43D493...

Printed Name: _____

Rob Steward

RECEIVED

By Metra Sheshbaradaran at 2:42 pm, Jan 28, 2025

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
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.	
<p>The requested text change of zoning conditions is necessary to maintain feasibility of the mixed-use project proposed for the site.</p> <p>Future Land Use Map Central Business District designation: Maintaining feasibility of the proposed transportation hub, mixed-income housing, and downtown retail use supports the purposes of the CBD.</p> <p>Urban Form Map Downtown designation: The proposal maintains the existing urban approach to frontage.</p> <p>Comprehensive Plan Policies: Many policies are supported by the continued feasibility of the project, including: LU 6.2 (Complementary Land Uses and Urban Vitality); LU 6.3 Mixed-Use and Multimodal Transportation; H 2.5 (Removing Housing Barriers); H 2.3 (Transit Accessibility); and DT 1.4 (Redevelopment Around Raleigh Union Station).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>Maintaining the feasibility of this crucial downtown project will enable delivery of the many public benefits associated with the project, including housing affordability and supply, increasing the downtown residential population to support public transportation, businesses, retail activation of West Street and the Raleigh Union Station plaza, and providing welcoming visitor services adjacent to Raleigh Union Station and walkable to the Raleigh Convention Center. The project furthers transit-oriented development by providing residential density to support transportation and supporting Smart Growth through development of property within the Downtown infrastructure.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	<div>OFFICE USE ONLY</div> <div>Rezoning case #</div> <div></div>
<p>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.</p>	
Inventory of Historic Resources	
<p>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.</p>	
<div>None</div>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<div>N/A</div>	

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: Downtown

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	<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 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 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 and tenants of the rezoning site(s) and within 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
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 11:					
12. Proof of Power of Attorney	<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:					
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:					
14. Redline copy of zoning conditions with proposed changes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<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 & 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 2 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 can grant power of attorney. This 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.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: November 1, 2024

Re: Neighborhood Meeting regarding 200 S West Street (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **November 12, 2024, from 6 pm to 7 pm**. The meeting will be held at Morningstar Law Group, 434 Fayetteville Street, Suite 2200, Raleigh, NC 27601.

The purpose of this meeting is to discuss the proposed Text Change to Zoning Conditions to zoning conditions for 200 S West Street (with Property Identification Numbers (PIN) 1703488236. The property totals approximately 1.74 acres in size, and is located near the intersection of W Hargett St and S West St. The property is currently zoned DX-40-CU. The purpose of the Text Change of Zoning Conditions is to allow for an additional option to address affordability. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Prior to the submittal of any Text Change of Zoning Conditions application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for the Text Change of Zoning Conditions.

Information about the Text Change of Zoning Conditions process is available online; visit www.raleighnc.gov and search for "Rezoning Process," as the Text Change of Zoning Conditions process is described on the Rezoning Process page. If you have further questions about the process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential Text Change of Zoning Conditions I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com
Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is located below the typed name and contact information.

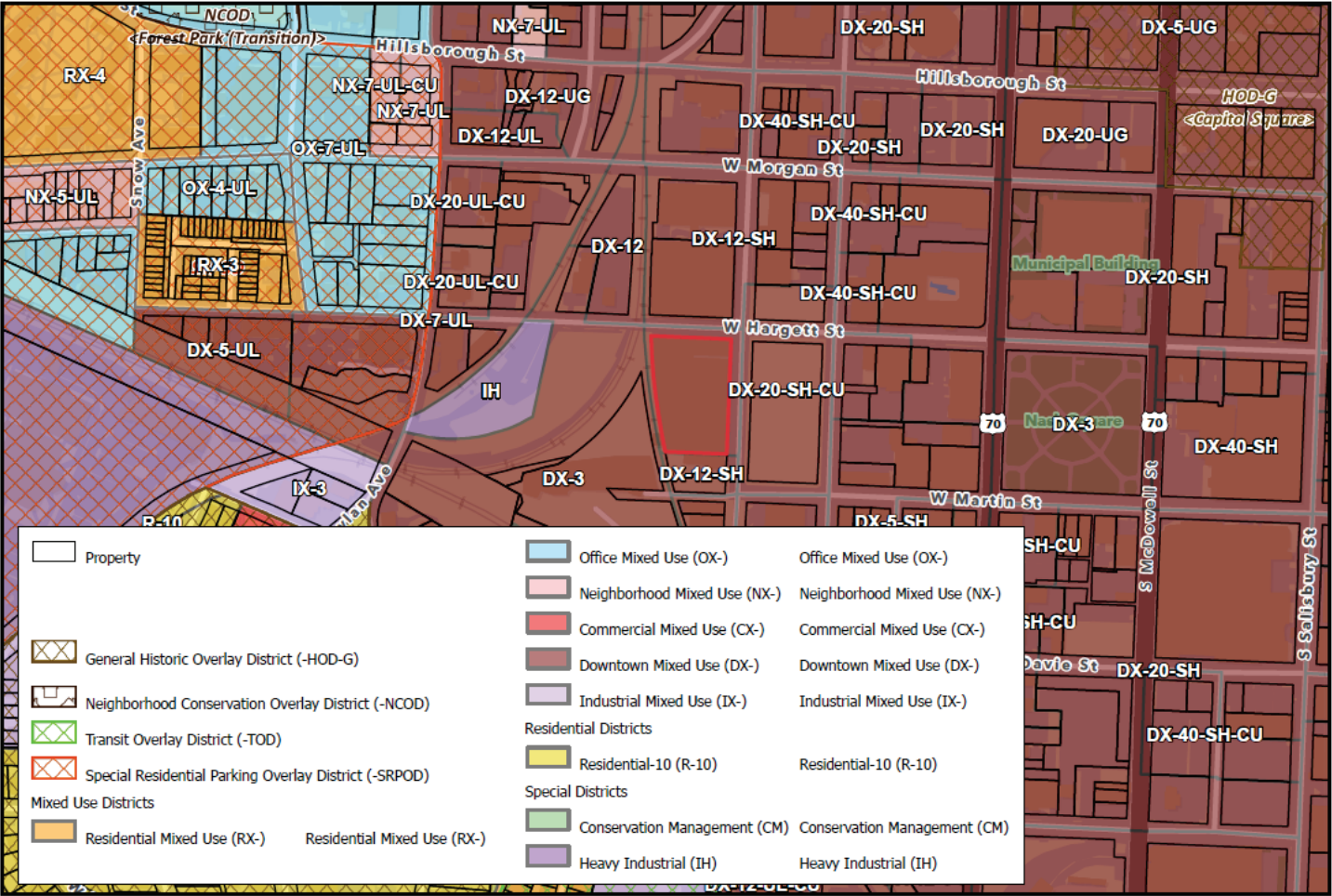
Neighborhood Meeting Agenda

- I. Introductions
- II. The Text Change of Zoning Conditions process
- III. The project
- IV. Question and answer period

Aerial



Zoning





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 #
	X Text change to zoning conditions			
Existing zoning base district: DX		Height: 40	Frontage:	Overlay(s):
Proposed zoning base district: DX		Height: 40	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: 200 S West Street			
Property PIN: 1703488236			
Deed reference (book/page): 011197/01478			
Nearest intersection: W Hargett St. and S West St		Property size (acres): 1.74	
For planned development applications only	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property owner name and address: Research Triangle Regional Public Transportation Authority, P.O. Box 13787, RTP NC 27709-3787			
Property owner email: KEggleston@gotriangle.org			
Property owner phone: (919) 485-7561			
Applicant name and address: RB Vertical, LLC, c/o Molly Stuart, Morningstar Law Group, 421 Fayetteville St, Suite 530, Raleigh NC 27601			
Applicant email: mstuart@morningstarlawgroup.com			
Applicant phone: (919) 890-3318			
Applicant signature(s):			
Additional email(s):			

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

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: dormitory, fraternity, sorority; cemetery; adult establishment; pawnshop; vehicle fuel sales; detention center, jail, prison; self-storage.</p> <p>2. The property owner will dedicate no less than 20 units or 10% of units, whichever is greater, as affordable for households earning 80% area median income or less for a period of no less than 15 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. Affordable units offered within this condition shall be constructed concurrently with the project's market rate units. The property owner shall certify to the City compliance with this zoning condition on an annual basis.</p> <p>3. Any principal building/structure shall be a mixed use building type.</p> <p>4. No on-site parking shall be permitted between the building and West Hargett Street. No on-site parking shall be permitted between the building and South West Street. No on-site parking shall be permitted between the building and West Martin Street. Drive aisles and bus idling areas shall not be considered as parking for purposes of this condition.</p> <p>5. The building shall have pedestrian access on the portion facing South West Street with maximum street entrance spacing of 50 feet.</p> <p>6. Permitted ground-floor building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.</p> <p>7. For that portion of any façade generally adjacent to and parallel with a street right of way or public plaza, but not a railroad right of way: (i) where the upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars and sloped ramps are not discernable from adjacent streets at ground level, and (ii) architectural and vegetative screens must be used to articulate the façade, obscure parked vehicles, and shield lighting.</p> <p>8. The ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) along West Street and along the southern property line adjacent to Wake County PIN 1703488053.</p> <p>9. If sufficient building materials are determined to be eligible to be preserved or reused, then a minimum of 1000 square feet of existing building materials, or as otherwise required by Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq., shall be preserved or repurposed.</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): _____

SUMMARY OF ISSUES

A neighborhood meeting was held on November 12, 2024 (date) to discuss a potential rezoning located at 200 S West Street (property address). The neighborhood meeting was held at 434 Fayetteville St, Suite 2200, Raleigh NC (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

There were no neighbors in attendance. The only attendee was the representative from the City.

