

**Agenda Title:** Rezoning Z-12-25: Northeast of the intersection of Peace Street and West Street (District D)  
**Meeting Date:** September 16, 2025  
**Meeting Type:** City Council Meeting - Third Tuesday - Work Session (11:30am) & Afternoon Session (1:00pm)  
**Department:** Planning and Development  
**Sponsor:** Bynum Walter, Hannah Reckhow, Patrick Young

---

**Agenda Item Description:**

Bynum Walter, Planning and Development

Rezoning Z-12-25 Peace Street and West Street, located northeast of the intersection of Peace Street and West Street.

.

Current Zoning: Industrial Mixed Use – 12 Stories (IX-12)

Requested Zoning: Downtown Mixed Use-30 stories-Urban General-Conditional Use (DX-30-UG-CU)

.

At the September 2, 2025, City Council meeting, setting the public hearing date was deferred to allow the applicant to revise their request to add additional conditions.

**Recommended Action:** If signed zoning conditions are received by the deadline, City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of October 7, 2025.

**Agenda Item Details:**

Approximately 2.6 acres are requested to be rezoned by the Raleigh Development Company II LLC. Proposed prohibit five uses otherwise allowed in DX districts; limit maximum building height and building stepbacks in two zones detailed in Exhibit A; prohibit chaining link fencing for parking deck screening; prohibit surface parking between buildings and the eastern property line (Smoky Hollow Park); require pedestrian connectivity along the eastern boundary of the site; require an urban plaza along Peace Street and/or adjacent to the park; limit office uses to 500,000 square feet;

regulate glass surfaces in terms of overall coverage and reflectiveness on the western façade of new buildings; and provide for tower spacing restrictions. Zoning conditions also require the developer to provide \$1,200,000 to the City's affordable housing fund through a series of payments triggered when projects containing more than 200 units are permitted and completed and again when projects containing 500 units are permitted and completed.