



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-88-22 KINDLEY ST

Location	At the west end of Kindley St, northeast of the intersection of S McDowell St and Martin Luther King Jr Blvd. Address: 130, 131, 0 Kindley St PIN: 1703557221, 1703559286, 1703558561 Link to iMaps
Current Zoning	DX-20
Requested Zoning	DX-40-CU
Area of Request	6.74 acres
Corporate Limits	The site is inside city limits.
Property Owner	Capital City Urban Development LLC
Applicant	Capital City Urban Development LLC
Council District	D
PC Recommendation Deadline	June 10, 2023

SUMMARY OF PROPOSED CONDITIONS

1. The following land uses are prohibited: adult establishment, detention center, jail, prison, light manufacturing, vehicle repair.
2. The following conditions apply to development qualifying as a Tier 3 site plan:
 - a. Along the Kindley Street right-of-way, at least 50 percent of the frontage shall be occupied by a building façade, parking structure, or amenity area within 50 feet of the right-of-way. Build-to shall be measured on the north side and south side of Kindley Street separately and based on the assemblage of parcels rather than a per lot basis.
 - b. Each occupied building within 100 feet of Kindley Street shall have either at least one street facing entrance or an amenity area. Entrances on facades oriented less than 90 degrees relative to Kindley Street shall be considered street facing.
 - c. Each occupied building with 100 feet of Kindley Street shall have at least one pedestrian connection between the building and sidewalk.
 - d. Within 50 feet of Kindley Street, no more than 15 percent shall be surface parking. Surface parking in this area shall be limited to handicap, drop-off/pick-up, new resident parking, and ride share parking.
 - e. There shall be no surface parking within 50 feet of the Martin Luther King Jr. Boulevard right-of-way.

- f. Prior to the issuance of a building permit for a Tier 3 site plan for 0 Kindley Street, a 20-foot bike/ped path access easement shall be dedicated to connect to Marking Luther King Jr Boulevard, aligning with the existing easement on 1212 Kindley Street.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District	
Urban Form	Downtown, Frequent Transit Area	
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
		DT 1.2 Vertical Mixed Use
		DT 1.3 Underutilized Sites in Downtown
		DT 1.6 Supporting Retail Growth
	●	DT 1.16 High Density Development
		DT 3.8 Downtown as Regional Center
		DT 4.1 Encouraging Downtown Housing
	●	DT 7.18 Downtown Design Guidelines
	●	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
11/22/2022 1 attendee	3/21/2023 0 attendees	4/11/23	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
73	0	0	0
Summary of Comments: N/A			

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Original conditions
3. 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
Acting Planning and Development Assistant Director

Date:

Staff Coordinator: Hannah Reckhow: (919) 996-2622; hannah.reckhow@raleighnc.gov



REZONING STAFF REPORT – Z-88-22

Conditional Use District

OVERVIEW

The request is to rezone 6.74 acres on the south side of downtown from DX-20 to DX-40-CU. Proposed conditions prohibits some land uses normally permitted in DX, apply a build-to for structures and amenity areas along Kindley St, restrict surface parking along Kindley St and Martin Luther King Jr Blvd, require pedestrian connections and street-facing entrances along Kindley St, and establish the remainder of a bike/ped access easement between Kindley St and Martin Luther King Jr Blvd.

The site is three parcels on the west side of Kindley St, which currently is a dead-end street. The site is to the northeast east of the interchange between S McDowell St and Martin Luther Kind Jr Blvd and currently contains an off-ramp between the two corridors.

The Street Plan (Map T-1 in the Comprehensive Plan) calls for the extension of Kindley Street to Martin Luther King Jr Boulevard. Extension of Kindley Street would require reconfiguring the intersection at Martin Luther King Jr Blvd and on-ramps onto McDowell Street. Right-of-way on which the existing ramp from westbound Martin Luther King Jr. Blvd to northbound McDowell Street sits has been abandoned to facilitate the connection.

Immediately to the northeast of the site is a rail corridor. The feasibility of commuter rail is currently being studied for this corridor. Farther east are office buildings and the several performing arts venues, including the Meymandi Concert Hall, near the intersection with Salisbury St.

The request would increase the maximum building height from 20 stories to 40 stories. This increases the potential housing, office, and other commercial uses that could locate on the site.

Current pending subdivision requests (SUB-0001-2023, RCMP-0102-2022) include the subject parcels. SUB-0001-2023 incorporates the proposed extension of Kindley St to Martin Luther King Jr Blvd.

Update for May 23, 2023: Since the case was last discussed, additional zoning conditions have been added. The revisions apply a build-to along Kindley St, parking restrictions along Kindley St and Martin Luther King Jr Blvd, require pedestrian connections and street-facing entrances along Kindley St, and establish the remainder of a bike/ped access easement between Kindley St and Martin Luther King Jr Blvd. These changes make the request consistent with the Urban Form Map and policy UD 1.10 Frontages.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

EXISTING ZONING		PROPOSED ZONING
Zoning	DX-20	DX-40-CU
Total Acreage	6.74	
Maximum Height	20 stories	40 stories
Setbacks:		
Front	3'	3' – 50'
Side	0' or 6'	0' or 6'
Rear	0' or 6'	0' or 6'
Max. # of Residential Units	1,999	2,776
Max. Gross Office SF	1,341,356	1,792,951
Max. Gross Retail SF	114,207	114,207
Max. Gross Industrial SF	-	-

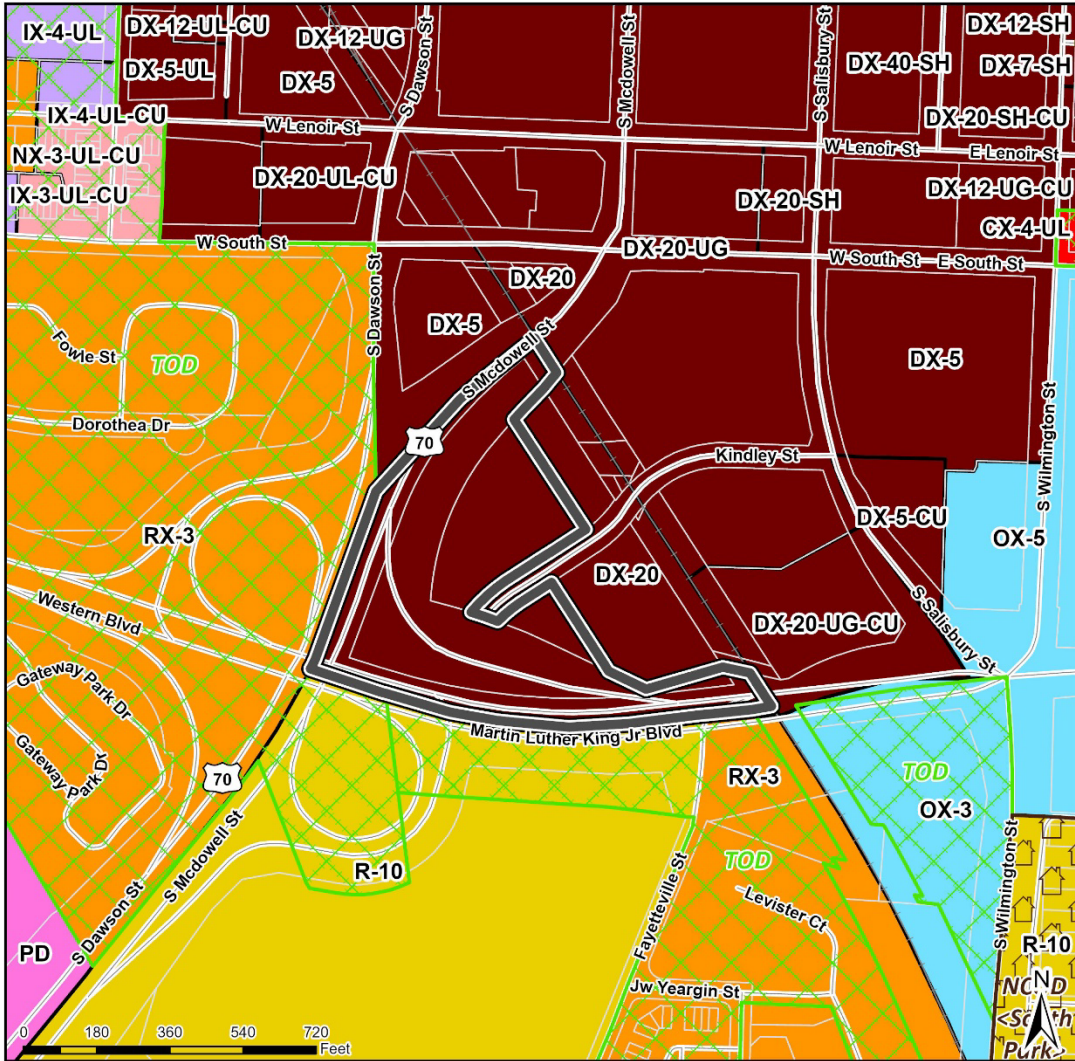
*These are estimates presented to provide context for analysis.

OUTSTANDING ISSUES

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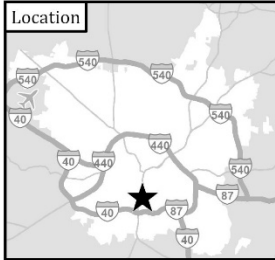
Existing Zoning

Z-88-2022



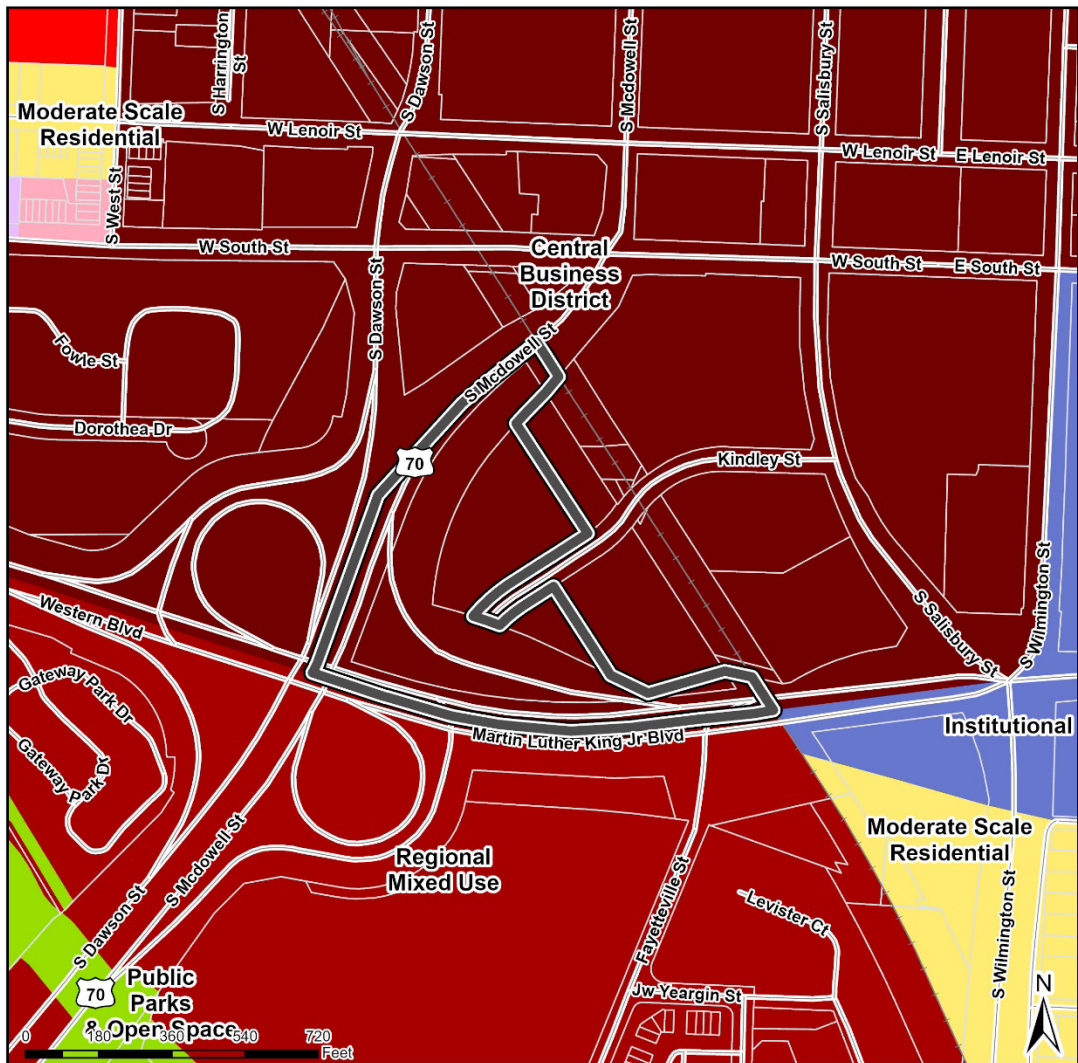
Property	130, 131, 0 Kindley St
Size	6.74 acres
Existing Zoning	DX-20
Requested Zoning	DX-40-CU

Map by Raleigh Department of Planning and Development (tater): 3/7/2023



Future Land Use

Z-88-2022

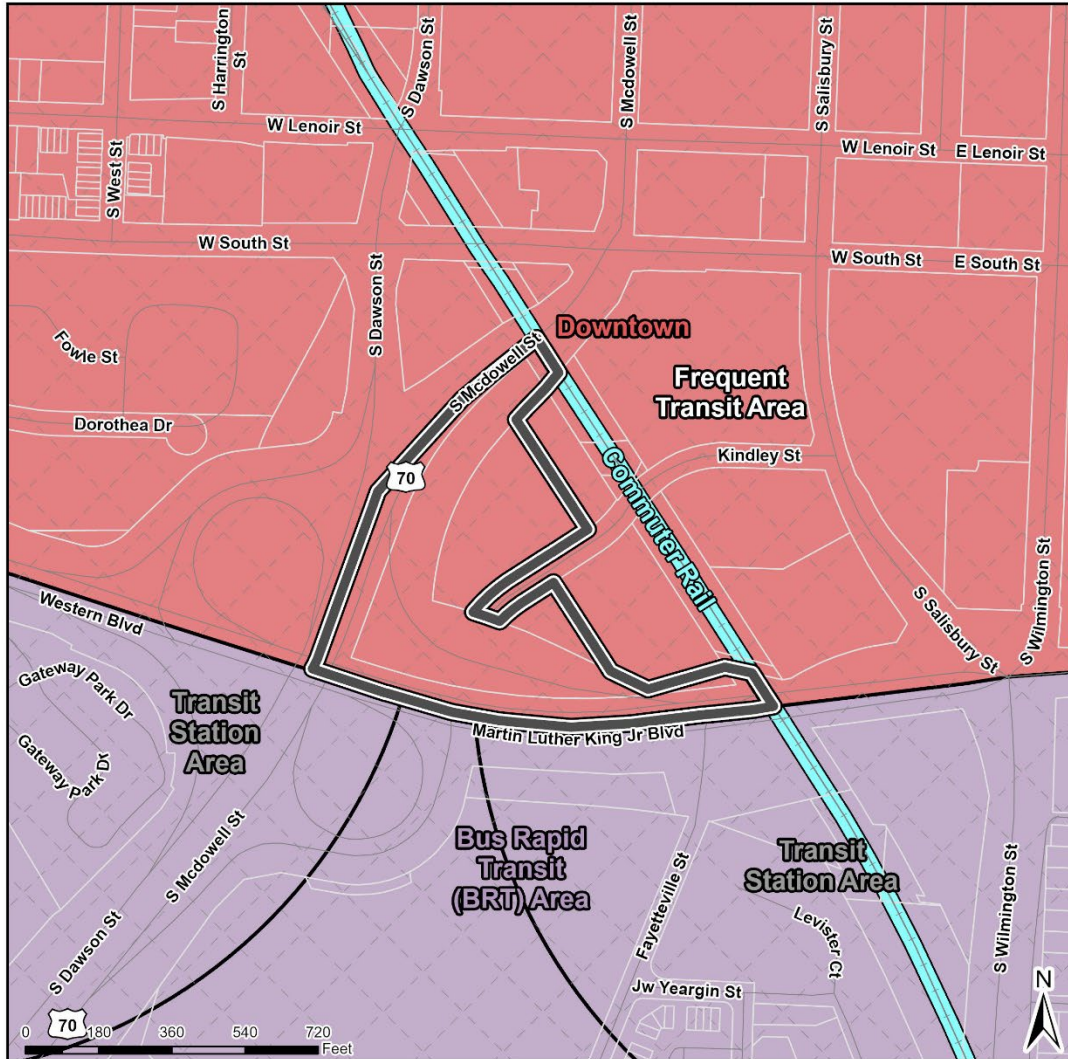


Property	130, 131, 0 Kindley St	Location
Size	6.74 acres	
Existing Zoning	DX-20	
Requested Zoning	DX-40-CU	

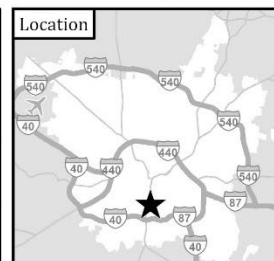
Map by Raleigh Department of Planning and Development (tater): 3/7/2023

Urban Form

Z-88-2022



Property	130, 131, 0 Kindley St
Size	6.74 acres
Existing Zoning	DX-20
Requested Zoning	DX-40-CU



Map by Raleigh Department of Planning and Development (later): 3/7/2023

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 request is consistent with the Future Land Use Map and several vision themes described below.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Coordinating Land Use and Transportation	The request increases entitlement in a transit rich area where a downtown street grid exists.
Consistent	Managing Our Growth	The subject site is inside current city limits, in the downtown core.

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?

Central Business District corresponds to the DX district, where heights up to 40 stories are envisioned. While 40 stories is envisioned for the core of downtown with heights tapering off near adjacent neighborhoods, and the site is located at the south of downtown, the site is not directly adjacent to any parcels not zoned DX-. The S Dawson St and S McDowell St right-of-way is to the west, the Martin Luther King Jr Blvd right-of-way is to the south, and a rail line where commuter rail is being studied is to the northeast.

Infrastructure

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

The streets and community facilities appear able to serve the proposed use. The site is located within the Downtown Raleigh plan boundaries. It is also within the

boundaries of the Southern Gateway Corridor Plan and adjacent to the South Park Area Plan and the Blount Street/Person Street Corridor Plan. All four plans provide significant guidance towards increasing the walkability of the area. The Southern Gateway Corridor Plan proposes a bike and pedestrian bridge between the Z-88-22 site and Fayetteville Street, crossing Martin Luther King Jr. Blvd.

Urban Form

Urban Form designation: Downtown, Frequent Transit Area

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

Overview: The Urban Form Map recommends an urban frontage. No frontage is included in the request. However, several zoning conditions are proposed that affect several elements of frontage, including surface parking, building build-to, and pedestrian access.

Impact: Under the proposed conditions, surface parking along Kindley Street would be limited, surface parking along Martin Luther King Jr would be prohibited, and pedestrian access from Kindley St would be required. While these conditions do not precisely match one set of frontage requirements, and in some places are constructed to be more flexible than frontage requirements in the UDO, they would require many of the key components of a hybrid or urban frontage on the site.

Compatibility: A majority of downtown has an urban frontage. Surrounding properties have an Urban General frontage.

Public Benefits of the Proposed Rezoning

- The request would allow additional housing and jobs to locate downtown, where access to destinations and transit service is high.

Detriments of the Proposed Rezoning

- None identified.

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
		DT 1.2 Vertical Mixed Use
		DT 1.3 Underutilized Sites in Downtown
		DT 1.6 Supporting Retail Growth
		DT 1.16 High Density Development
		DT 3.8 Downtown as Regional Center
		DT 4.1 Encouraging Downtown Housing
		DT 7.18 Downtown Design Guidelines
		UD 1.10 Frontage

*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	63	"Some errands can be accomplished on foot."
Transit Score	30	68	"Many nearby public transportation options."
Bike Score	41	65	"Some bike infrastructure."
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	82	Relatively low cost of transportation.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	98	Very high proximity 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.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	
Is naturally occurring affordable housing present on the site?	Unlikely	No residential uses currently located on the site.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	
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 average lot size for detached residential homes in Raleigh is 0.28 acres.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	65	37
People of Color Population (%)	73	46
Low Income Population (%)	60	29
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	21	8
Population under Age 5 (%)	4	6
Population over Age 64 (%)	6	11
% change in median gross rent since 2015	42.1	26.9

*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*?	72.5	Lower than city average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
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?	Yes	

**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 in 1857, which was prior to the abolishment of slavery.
Has the area around the site ever been the subject of an urban renewal program?*	Yes	The site was part of the Southside Urban Renewal Project, which removed a Black neighborhood to build the Western Blvd/Martin Luther King Jr interchange.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	None found	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?*	None Found	Land Controls and Restrictions of the Southside Urban Renewal Project (BK. 2400 PG. 526) expired December 31, 1996.

**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 would increase the housing and jobs that could locate on the site, increasing the amount of people who could benefit from proximity to downtown and lower-carbon transportation choices.

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 located in a Census Tract where residents are more likely to be a racial minority, low-income, or have less than a high school education compared with the city overall. However, Martin Luther King Jr Blvd may act as a barrier, especially for non-automobile modes of transportation, between the site and the majority of the Tract's residents. The site and surrounding parcels do not contain residential uses.

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 in the Census Tract have increased twice as fast as the city average.

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 site was annexed in 1857, during a time when enslavement of people was legal and commonplace. In addition, the site was in the 1969 Southside Urban Renewal Project, which removed a Black neighborhood south of downtown to build the Western Blvd and Martin Luther King Jr Blvd interchange.

The rezoning would increase potential access to housing and employment for nearby residents, but there is no guarantee of their affordability or availability.

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: Life expectancy is lower than the city average, and there are no known environmental hazards or hazardous waste sites nearby.

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:

- | | | | |
|--|---|---|--|
| ☒ Current Planning | ☒ Raleigh Fire | ☒ Raleigh Water | ☐ Transportation |
| ☒ Historic Resources | ☒ Raleigh Parks | ☐ Stormwater | ☒ Urban Forestry |

The following reviewers did identify potential negative impacts specific to this request:

Transportation & Transit Review

Site and Location Context

Location

Site Z-88-22 is located at the edge of Downtown Raleigh. It is northeast quadrant of the grade separated intersection of Martin Luther King Jr Blvd/Western Blvd and the Dawson/McDowell connector.

Area Plans

Site Z-88-22 is located within the Downtown Raleigh plan boundaries. It is also within the boundaries of the Southern Gateway Corridor Plan and adjacent to the South Park Area Plan and the Blount Street/Person Street Corridor Plan. All four plans provide significant guidance towards increasing the walkability of the area. The Southern Gateway Corridor Plan proposes a bike and pedestrian bridge between the Z-88-22 site and Fayetteville Street, crossing Martin Luther King Jr. Blvd.

Projects in the Area

- Approximately adjacent to the Wake BRT: Southern Corridor and Western Corridor Projects. The southern corridor is in design and will operate on South Wilmington near the Z-88-22 site. The western corridor is planned to operate on Western Blvd, passing adjacent to the site. The closest stops to the site are likely to be northeast of the site near the performing arts center.
- A project identified through the Complete Streets Implementation Program will make minor pedestrian upgrades to intersections along Martin Luther King Jr. Blvd, from Wilmington Street to Rock Quarry Road.
- The Dix to Chavis Strollway is in planning north of the site.

Existing and Planned Infrastructure

Streets

Martin Luther King Jr. Blvd adjacent to the site is designated as busway 4-lane and is maintained by NCDOT. Kindley Street is designated as a 2-lane divided avenue and is maintained by the City of Raleigh. The Street Plan (Map T-1 in the Comprehensive Plan)

calls for the extension of Kindley Street to Martin Luther King Jr Boulevard. Extension of Kindley Street would require reconfiguring the intersection at Martin Luther King Jr Blvd and on-ramps onto McDowell Street. Right of Way on which the existing ramp from westbound Martin Luther King Jr. Blvd to northbound McDowell Street sits has been abandoned to facilitate the connection.

In accordance with UDO Section 8.3.2, the maximum block perimeter for DX zoning districts is 2,000 feet and dead-end streets are not allowed. Extension of Kindley Street will eliminate a dead-end street and create blocks with perimeters of approximately 2,800 feet and 3,100 feet. Both new blocks will be bisected by the North Carolina Railroad.

Pedestrian Facilities

There are no sidewalks along the Martin Luther King Jr. Blvd or South McDowell Street frontage of the site. Frontage improvements are not required where NCDOT holds Control of Access (C/A) along a right-of-way frontage. Transportation staff are not certain at this time where C/A exists along the site.

Bicycle Facilities

While there are many existing bikeways downtown near the site, none are directly adjacent to the Z-88-22 site. Street standards for avenue streets and busway streets include separated bikeways. Frontage improvements are not required where NCDOT holds Control of Access (C/A) along a right-of-way frontage. Transportation staff are not certain of where C/A exists along site.

The Southern Gateway Corridor Plan proposes a bike and pedestrian bridge between Kindley Street and Fayetteville Street, crossing Martin Luther King Jr. Blvd above grade. This project will improve access to downtown by bypassing the barriers posed by Martin Luther King Jr. Blvd and the NC Railroad corridor. The site plan for the adjacent site (ASR-0020-2021) builds sections of a path to connect to this planned project. The applicant could offer a condition offering an easement to facilitate the connection. No condition has been offered.

The Z-88-22 site is within the bikeshare service area. The nearest station to the site is located at the Duke Energy Center for Performing Arts along South Street. The station is approximately 1/4 mile from the site; bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site may be appropriate. An additional station near this site would increase bikeshare ridership, may help to mitigate traffic concerns, and will provide an affordable transportation option and increase access to transit. No condition has been offered.

Transit

Z-88-22 is served by many existing GoRaleigh routes. It is also served by the planned Western and Southern BRT corridors. Both BRT corridors are in preliminary designs. The most direct access to transit is northeast of the site via Kindley Street.

Access

The site is accessible by Kindley Street.

Traffic Impact Analysis (TIA) Determination

A Traffic Impact Analysis (TIA) is not required since the rezoning takes place in the DX district. Streets in the district are largely constrained and the mix of uses, downtown grid, and significant multimodal infrastructure have been found to be sufficient to support increased density. A TIA may be required during site permit review.

Z-88-22 Existing Land Use Office	Daily	AM	PM
	347	41	41
Z-88-22 Current Zoning Entitlements Downtown Mixed Use	Daily	AM	PM
	11,830	1,094	1,220
Z-88-22 Proposed Zoning Maximums Downtown Mixed Use	Daily	AM	PM
	15,346	1,455	1,567
Z-88-22 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	3,516	361	347

Stormwater Information

130 Kindley St. & 131 Kindley St. have recorded Maximum Impervious Surface Area (MISA) of 0 sf (BM2022-1157). These lots were sacrificed as unbuildable for remainder SUB-0012-2021 lots to be developed without SCMs.

Z-88-22 Kindley St	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	130 Kindley St. (Vacant) 131 Kindley St. (Vacant) 0 Kindley St. (NCDOT R/W SURPLUS) MLK roadway
Changes to Max Impervious Area	No	
Watershed Overlay	No	
Drainage Basin	Rocky	

Conditional Use District Zoning Conditions

Zoning case #: Z-88-22	Date submitted: 5-12-23	Office Use Only Rezoning case # _____
Existing zoning: DX-20	Proposed zoning: DX-40-CU	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); and (v) Vehicle repair (major).
2. The following conditions shall apply only to development qualifying as a Tier 3 site plan:
 - a. Build-To Along Kindley Street: This condition shall apply to that area measuring fifty (50) feet in depth, as measured from the Kindley Street Right-of Way, along the rezoning assemblage's common boundary line with the Kindley Street Right-of-Way (the "Build-to Area") At least fifty percent (50%) of the assemblage's Build-to Area shall be occupied by building façade, including parking structures, and/or amenity areas provided in accordance with UDO section 1.5.6.C.4. Build-to shall not be calculated on a per lot-width basis, but shall be calculated based on the assemblage's frontage along the north side of the Kindley Street Right-of-Way, and shall be separately calculated based on the assemblage's frontage along the south side of the Kindley Street Right-of-Way. The permitted reductions of the build-to percentage set forth in UDO section 1.5.6.C. shall apply to the build-to standards in this condition. Nothing herein shall prevent the development of a lot within the assemblage, even if the development on that lot does not comply with the build-to requirements of this condition, so long as the undeveloped properties within the assemblage could be developed in a way that complies with the build-to.
 - b. Primary Street Facing Entrances Along Kindley Street: For each occupied building (not including parking structures) located within 100 feet of the Kindley Street right-of-way, there shall be at least one (1) building entrance that either (i) faces Kindley Street, or (ii) faces an amenity area that meets the requirements of UDO section 1.5.6.C.4. A building entrance that is located within 100 feet from the Kindley Street right-of-way and on a building facade that is oriented less than 90 degrees relative to the Kindley Street right-of-way shall be considered street-facing for the purpose of this condition.
 - c. Direct Pedestrian Access Along Kindley Street: Each occupied building (not including parking structures) located within 100 feet of the Kindley Street right-of-way shall have at least one (1) pedestrian connection between the building and the sidewalk within the Kindley Street right-of-way.
 - d. Limited Surface Parking Along Kindley Street: This condition shall apply to that area measuring fifty (50) feet in depth, as measured from the Kindley Street right-of way, along the property's common boundary line with the Kindley Street right-of-way (the "Limited Surface Parking Area"). Within the Limited Surface Parking Area, no more than fifteen percent (15%) of this area shall be surface parking. Surface parking permitted within the Limited Surface Parking Area shall only be used for the following purposes: handicap, drop-off/pick-up, new resident parking, and ride share parking.
 - e. No Surface Parking Along Martin Luther King Jr. Boulevard: There shall be no surface parking within fifty (50) feet of the Martin Luther King Jr. Boulevard right-of-way. For purposes of this condition, the fifty (50) feet in depth where surface parking is prohibited shall be measured from the Martin Luther King Jr. Boulevard right-of-way, along the property's common boundary line with the Martin Luther King Jr. Boulevard right-of-way.
 - f. Bike and Pedestrian Access Easement Extension along the North Carolina Railroad Corridor: Prior to issuance of a building permit for a Tier 3 site plan for the property at 0 Kindley Street (Deed Book 019128, Page 01248), the property owner shall dedicate a 20-foot bike/ped path access easement along the property's common boundary line with the North Carolina Railroad Company property (Deed Book 000038, Pages 00407 and 00410) in order to make a connection to Martin Luther King Jr. Boulevard, and such easement shall align with the existing 20-foot bike/pedestrian path access easement located on 121 Kindley Street (New Lot 1 on the Gateway South Subdivision Plat recorded at BM2022, Page 00028).

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: _____

Robbie Ferris

55B1445F6487D428...

Printed Name(s): Robert Ferris



Rezoning Application and Checklist

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

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

Rezoning Request				
Rezoning Type	General Use	☒ Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 20	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: 130 Kindley St, 131 Kindley St, and 0 Kindley St, Raleigh, NC 27601			
Property PIN: 1703-55-8561; 1703-55-9286; and 1703-55-7221			
Deed reference (book/page): 17008/2469 and 19128/1248			
Nearest intersection: McDowell St. and Martin Luther King Jr. Blvd.		Property size (acres): 6.74 ac	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Capital City Urban Development LLC, 333 Fayetteville St., Suite 225, Raleigh, NC 27601-2932			
Property owner email:			
Property owner phone:			
Applicant name and address: Jennifer G. Ashton, Longleaf Law Partners			
Applicant email: jashton@longleaflp.com			
Applicant phone: 919-780-5433			
Applicant signature(s): <i>Robbie Furnis</i> 55B145F6187D428...			
Additional email(s):			

RECEIVED

By Hannah Reckhow at 10:25 am, Mar 02, 2023

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-20	Proposed zoning: DX-40-CU	

Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); and (v) Vehicle repair (major).

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

Property Owner(s) Signature:

DocuSigned by:

Robbie Ferris

55B145F6187D428...

Printed Name(s): Robert Ferris

RECEIVED

REVISION 07.20.21

By Hannah Reckhow at 10:24 am, Mar 02, 2023

raleighnc.gov

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

REZONING OF PROPERTY CONSISTING OF +/- 6.74 ACRES,
LOCATED AT THE INTERSECTION OF S. MCDOWELL STREET AND MARTIN
LUTHER KING JR. BOULEVARD

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
NOVEMBER 9, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Wednesday, November 9, 2022, at 5:30 p.m. The property considered for this potential rezoning totals approximately 6.74 acres, and is located at the intersection of S. McDowell Street and Martin Luther King Jr. Boulevard, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-55-7221; 1703-55-8561 and 1703-55-9286. This meeting was held at the Halifax Community Center in the Multipurpose Room. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: October 28, 2022
Re: First Neighborhood Meeting for Rezoning of 0, 130 and 131 Kindley Street

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 0, 130 & 131 Kindley Street. The meeting will be held on **Wednesday, November 9, 2022 from 5:30 PM until 6:30 PM**, at the following location:

**Halifax Community Center
Halifax CC Multipurpose Room
1023 Halifax St.
Raleigh, NC 27604**

The purpose of this meeting is to discuss the proposed rezoning of 0, 130 and 131 Kindley Street (with Property Identification Number (PIN) 1703-55-7221; 1703-55-8561; and 1703-55-9286). The property totals approximately 6.74 acres in size, and is located at the intersection of S. McDowell Street and Martin Luther King Jr. Boulevard.

The property is currently zoned Downtown Mixed Use with a 20-story height limit. The proposed rezoning would change the zoning to Downtown Mixed Use, with a 40-story height limit, and an Urban Limited frontage (DX-40-UL). The purpose of the rezoning is to allow for a mixed-use development.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

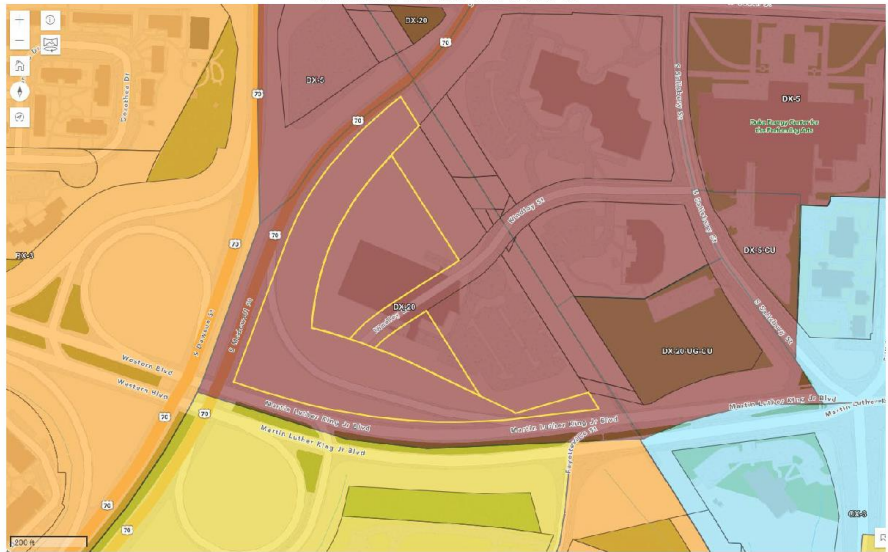
Attached to this invitation are the following materials:

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	☐ General Use	☒ Conditional Use	☐ Master Plan	Office Use Only Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: DX	Height: 20	Frontage:	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: UL	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 130 Kindley St, 131 Kindley St, and 0 Kindley St, Raleigh, NC 27601		
Property PIN: 1703-55-8561; 1703-55-9286; and 1703-55-7221		
Deed reference (book/page): 17008/2469 and 19128/1248		
Nearest intersection: S. McDowell St. and Martin Luther King Jr. Blvd.		Property size (acres): 6.74 acres
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Capital City Urban Development LLC, 333 Fayetteville St., Suite 225, Raleigh, NC 27601-2932		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer Ashton, Longleaf Law Partners		
Applicant email: jashton@longleaflp.com		
Applicant phone: 919.780.5433		
Applicant signature(s):		
Additional email(s):		

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

Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); and (v) Vehicle repair (major).

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):  _____

EXHIBIT B – NOTICE LIST

RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	NRP GATEWAY PARK LP MARVIN F. POER & COMPANY 3520 PIEDMONT RD NE STE 410	HOUSING AUTH CITY OF RALEIGH 900 HAYES ST RALEIGH NC 27604-1462
CAPITAL CITY URBAN DEVELOPMENT LLC 333 FAYETTEVILLE ST STE 225 RALEIGH NC 27601-2932	HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1551 ROCK QUARRY RD
GREATER RALEIGH CHAMBER OF COMMERCE JIM WHITE 800 S SALISBURY ST	THE EXPLORIS SCHOOL 401 HILLSBOROUGH ST STE 100 RALEIGH NC 27603-1792	CAPITOL AREA DEVELOPMENTS INC GOVERNMENT HOUSING DEVELOPMENT 900 HAYNES ST RALEIGH NC 27604-1462
SALISBURY SQUARE TOWER ONE LLC 501 FAYETTEVILLE ST STE 100 RALEIGH NC 27601-3068	NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000	CITY OF RALEIGH 222 W HARGETT ST RALEIGH NC 27601-1316
120 KINDLEY QOZB PROPERTY LLC 370 LEXINGTON AVE RM 700 NEW YORK NY 10017-6589	POSTED NOTICE REQUIRED - 2 SIGNS 710 GATEWAY PARK DR RALEIGH NC 27601	CURRENT RESIDENT 800 S SALISBURY ST RALEIGH NC 27601
POSTED NOTICE REQUIRED - 4 SIGNS 140 LEVISTER CT RALEIGH NC 27601	CURRENT RESIDENT 700 S SALISBURY ST RALEIGH NC 27601	CURRENT RESIDENT O S BLOUNT ST RALEIGH NC 27601
CURRENT RESIDENT O S MCDOWELL ST RALEIGH NC 27601	CURRENT RESIDENT O KINDLEY ST RALEIGH NC 27601	CURRENT RESIDENT O W LENOIR ST RALEIGH NC 27601
CURRENT RESIDENT O W SOUTH ST RALEIGH NC 27601	CURRENT RESIDENT 130 KINDLEY ST RALEIGH NC 27601	CURRENT RESIDENT O KINDLEY ST RALEIGH NC 27601
CURRENT RESIDENT O MARTIN LUTHER KING JR BLVD RALEIGH NC 27601	CURRENT RESIDENT 405 Dorothea Dr RALEIGH NC 27601	CURRENT RESIDENT 407 Dorothea Dr RALEIGH NC 27601
CURRENT RESIDENT 409 Dorothea Dr RALEIGH NC 27601	CURRENT RESIDENT 411 Dorothea Dr RALEIGH NC 27601	CURRENT RESIDENT 413 Dorothea Dr RALEIGH NC 27601

CURRENT RESIDENT
415 Dorothea Dr
RALEIGH NC 27601

CURRENT RESIDENT
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419 Dorothea Dr
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419 Dorothea Dr APT B
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CURRENT RESIDENT
551 Dorothea Dr
RALEIGH NC 27601

EXHIBIT C – ITEMS DISCUSSED

1. Purpose of meeting
2. Rezoning Process
3. Description of Property
4. Current Zoning
5. Policy Guidance
6. Proposed Zoning
7. Future Rezoning Meetings

EXHIBIT D – MEETING ATTENDEES

1. Jennifer Ashton (Longleaf Law Partners)
2. Ira Mabel (City of Raleigh)
3. Brian Richardson (Applicant)
4. Janet Potter (Raleigh Chamber)

REZONING OF PROPERTY CONSISTING OF +/- 6.74 ACRES,
LOCATED AT THE INTERSECTION OF S. MCDOWELL STREET AND MARTIN
LUTHER KING JR. BOULEVARD

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
MARCH 21, 2023

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, March 21, 2023, at 5:30 p.m. The property considered for this potential rezoning totals approximately 6.74 acres, and is located at the intersection of S. McDowell Street and Martin Luther King Jr. Boulevard, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-55-7221; 1703-55-8561 and 1703-55-9286. This meeting was held at the Halifax Community Center in the Multipurpose Room. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: March 10, 2023
Re: Second Neighborhood Meeting for Rezoning of 0, 130 and 131 Kindley Street (Z-88-22)

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 0, 130 & 131 Kindley Street. The meeting will be held on **Tuesday, March 21, 2023 from 5:30 PM until 6:30 PM** at the following location:

**Halifax Community Center
Halifax CC Multipurpose Room
1023 Halifax St.
Raleigh, NC 27604**

The purpose of this meeting is to discuss the proposed rezoning of 0, 130 and 131 Kindley Street (with Property Identification Number (PIN) 1703-55-7221; 1703-55-8561; and 1703-55-9286). The property totals approximately 6.74 acres in size, and is located at the intersection of S. McDowell Street and Martin Luther King Jr. Boulevard.

The property is currently zoned Downtown Mixed Use with a 20-story height limit. The proposed rezoning would change the zoning to Downtown Mixed Use with a 40-story height limit, (DX-40). 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 1000 feet of the properties prior to filing a text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5433 and jashton@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact Raleigh City Planner Hannah Reckhow at 919.996.2622 or hannah.reckhow@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Excerpt from the Rezoning Application

CURRENT PROPERTY MAP



CURRENT ZONING MAP



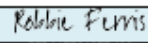
Rezoning Application and Checklist

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



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

Rezoning Request				
Rezoning Type	General Use	☒ Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 20	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: 130 Kindley St, 131 Kindley St, and 0 Kindley St, Raleigh, NC 27601		
Property PIN: 1703-55-8561; 1703-55-9286; and 1703-55-7221		
Deed reference (book/page): 17008/2469 and 19128/1248		
Nearest intersection: McDowell St. and Martin Luther King Jr. Blvd.		Property size (acres): 6.74 ac
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Capital City Urban Development LLC, 333 Fayetteville St., Suite 225, Raleigh, NC 27601-2932		
Property owner email:		
Property owner phone:		
Applicant name and address: Jennifer G. Ashton, Longleaf Law Partners		
Applicant email: jashton@longleafllp.com		
Applicant phone: 919-780-5433		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case #
Existing zoning: DX-20	Proposed zoning: DX-40-CU	

Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); and (v) Vehicle repair (major).

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: Robert Ferris

Printed Name(s): Robert Ferris

EXHIBIT B – NOTICE LIST

RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	NRP GATEWAY PARK LP MARVIN F. POER & COMPANY 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512	HOUSING AUTH CITY OF RALEIGH 900 HAYES ST RALEIGH NC 27604-1462
CAPITAL CITY URBAN DEVELOPMENT LLC 333 FAYETTEVILLE ST STE 225 RALEIGH NC 27601-2932	HOUSING AUTH CITY OF RALEIGH 900 HAYNES ST RALEIGH NC 27604-1462	SHAW UNIVERSITY ATTN ACCOUNTS PAYABLE 118 E SOUTH ST RALEIGH NC 27601-2341
416 REDEVELOPMENT LLC PO BOX 6309 RALEIGH NC 27628-6309	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1551 ROCK QUARRY RD RALEIGH NC 27610-4145	PRETORIA PROPERTIES LLC 1505 PLEASANTS RD WENDELL NC 27591-8150
CHIBBRA, SATINDER P 2417 HENNING DR RALEIGH NC 27615-1154	RIVERA, ROBERTO DANIEL III 523 S WEST ST UNIT 405 RALEIGH NC 27601-2259	GREATER RALEIGH CHAMBER OF COMMERCE JIM WHITE 800 S SALISBURY ST RALEIGH NC 27601-2202
PROGRESS ENERGY CAROLINAS INC PEB 3A 410 S WILMINGTON ST RALEIGH NC 27601-1849	THE EXPLORIS SCHOOL 401 HILLSBOROUGH ST STE 100 RALEIGH NC 27603-1792	JBAC PROPERTIES LLC PO BOX 27371 RALEIGH NC 27611-7371
CWI RALEIGH HOTEL LLC ATT: M CINEFRA 600 5TH AVE FL 9 NEW YORK NY 10020-2311	NICAL GROUP LLC 2417 HENNING DR RALEIGH NC 27615-1154	CAPITOL AREA DEVELOPMENTS INC GOVERNMENT HOUSING DEVELOPMENT 900 HAYNES ST RALEIGH NC 27604-1462
CITY OF RALEIGH PO BOX 590 RALEIGH NC 27602-0590	SALISBURY SQUARE TOWER ONE LLC 501 FAYETTEVILLE ST STE 100 RALEIGH NC 27601-3068	NC RAILROAD COMPANY 2809 HIGHWOODS BLVD STE 100 RALEIGH NC 27604-1000
HOUSING AUTH CITY OF RALEIGH GOVERNMENT HOUSING DEVELOPMENT 900 HAYNES ST RALEIGH NC 27604-1462	SALISBURY STREET HOTEL LLC 3141 JOHN HUMPHRIES WYND STE 200 RALEIGH NC 27612-5383	W. SOUTH STREET STORAGE LLC C/O NEIL SAPRA 1447 PEACHTREE ST NE STE 470 ATLANTA GA 30309-3033
LOWRY, JASON MICHAEL LOWRY, SHANNON MASSEY 523 S WEST ST UNIT 202 RALEIGH NC 27601-2257	BOGHOSIAN, HANNAH 523 S WEST ST UNIT 204 RALEIGH NC 27601-2257	THORN, JEFF THORN, MARTHA 523 S WEST ST UNIT 411 RALEIGH NC 27601-2260
K IORDANOU PROPERTIES LLC KRYSTINA IORDANOU, MGR 523 S WEST ST UNIT 504 RALEIGH NC 27601-2260	CSRA OPPORTUNITY ZONE FUND VI OWNER LLC 10900 NUCKOLS RD STE 200 GLEN ALLEN VA 23060-9246	HOPE COMMUNITY CHURCH OF NC INC 821 BUCK JONES RD RALEIGH NC 27606-3318

NIOU, MING SHYR LIN, PAO-HWA
1066 CANTERBURY LN
CHAPEL HILL NC 27517-5612

BARDI PROPERTIES LLC
3537 BUNTING DR
RALEIGH NC 27616-9074

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

CITY OF RALEIGH
222 W HARGETT ST
RALEIGH NC 27601-1316

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

GREEN, MICHAEL GREEN, LYNETTE
3339 QUARRY DR
FAYETTEVILLE NC 28303-4675

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

GASKINS, KIMBERLY R. DAVIS, THOMAS C.
523 308 S WEST ST
RALEIGH NC 27601

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

JOHNSON, JANNA CLAIRE
523 210 S WEST ST
RALEIGH NC 27601

GAVANKAR, SANDEEP S.
523 312 S WEST ST
RALEIGH NC 27601

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

MANNING, LEO TIMOTHY
523 209 S WEST ST
RALEIGH NC 27601

MEANS, SARAH KATE
523 310 S WEST ST
RALEIGH NC 27601

COPERNICA PROPERTIES LLC
319 SEAWELL AVE
RALEIGH NC 27601-1255

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

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

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

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

LAING, RUSSELL LAING, ALLISON
523 S WEST ST UNIT 306
RALEIGH NC 27601-2258

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

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

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

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

KL PCS PHASE 1 OWNER LLC
STE 250
4321 LASSITER AT NORTH HILLS AVE
RALEIGH NC 27609-5782

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

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

INDRASIUTE, RUTA
523 309 S WEST ST
RALEIGH NC 27601-2259

KNISLEY, MARTHA BOATMAN BURKE, ANNE
MAGER
523 203 S WEST ST
RALEIGH NC 27601-2257

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

FILOMENA, ANTHONY P. II FILOMENA, CAROL
522 S HARRINGTON ST UNIT 101
RALEIGH NC 27601-2108

SARODE, DARSHAN
523 301 S WEST ST
RALEIGH NC 27601

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

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

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

LOTRECCHIANO, THOMAS LOTRECCHIANO,
MOLLIE E
523 S WEST ST UNIT 501
RALEIGH NC 27601-2260

MELFI, ROBERT LEE, HSISUAI ELIZABETH
523 S WEST ST UNIT 406
RALEIGH NC 27601-2259

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

DEAN, GRAHAM TAYLOR
523 211 S WEST ST
RALEIGH NC 27601-2258

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

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

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

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

MELAZZINI, JORGE MELAZZINI, ISABEL
523 S WEST ST UNIT 412
RALEIGH NC 27601-2260

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

HUNTLEY, LAURA ADACK
523 410 S WEST ST
RALEIGH NC 27601-2260

FERRIOL, ROBERT
523 502 S WEST ST
RALEIGH NC 27601-2260

120 KINDLEY QOZB PROPERTY LLC
370 LEXINGTON AVE RM 700
NEW YORK NY 10017-6589

BISER, ELIZABETH SELF
523 302 S WEST ST
RALEIGH NC 27601-2258

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

CURRENT RESIDENT
416 W SOUTH ST
RALEIGH 27601

CURRENT RESIDENT
1015 S WILMINGTON ST
RALEIGH 27601

CURRENT RESIDENT
1000 MARK ST
RALEIGH 27601

CURRENT RESIDENT
523 S WEST ST
RALEIGH 27601

CURRENT RESIDENT
800 S SALISBURY ST
RALEIGH 27601

CURRENT RESIDENT
1008 MARK ST
RALEIGH 27601

CURRENT RESIDENT
523 S HARRINGTON ST
RALEIGH 27601

CURRENT RESIDENT
1013 S WILMINGTON ST
RALEIGH 27601

CURRENT RESIDENT
500 FAYETTEVILLE ST
RALEIGH 27601

CURRENT RESIDENT
1004 MARK ST
RALEIGH 27601

CURRENT RESIDENT
512 S DAWSON ST
RALEIGH 27601

CURRENT RESIDENT
616 S SALISBURY ST
RALEIGH 27601

CURRENT RESIDENT
410 W SOUTH ST
RALEIGH 27601

CURRENT RESIDENT
0 S BLOUNT ST
RALEIGH 27601

CURRENT RESIDENT
0 W CABARRUS ST
RALEIGH 27601

CURRENT RESIDENT
0 S MCDOWELL ST
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CURRENT RESIDENT
0 KINDLEY ST
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CURRENT RESIDENT
1100 S WILMINGTON ST
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302 W LENOIR ST
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RALEIGH 27603

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523 S WEST ST
RALEIGH 27601

CURRENT RESIDENT
O MARTIN LUTHER KING JR BLVD
RALEIGH 27601

POSTED NOTICE REQUIRED - 2 SIGNS
900 HAYNES ST
RALEIGH 27601

POSTED NOTICE REQUIRED - 1 SIGN
MARVIN F. POER & COMPANY
RALEIGH 27601

POSTED NOTICE REQUIRED - 3 SIGNS
900 HAYNES ST
RALEIGH 27601

EXHIBIT C – ITEMS DISCUSSED

No neighbors attended the meeting. Therefore, no items were discussed.

EXHIBIT D – MEETING ATTENDEES

1. Samuel Morris (Longleaf Law Partners)
2. Hannah Reckhow (City of Raleigh)