

**January 23, 2026**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on February 4, 2026, from 6:00-7:00pm at the Raleigh Marriott Crabtree Valley located at 4500 Marriott Drive, Raleigh, NC 27612. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 3911 Western Boulevard (PIN: 0794107492) (the "Site"). The Site is currently zoned Neighborhood Mixed Use - 3 Stories - w/ Transit Overlay District and Special Residential Parking Overlay District (NX-3-w/ TOD & SRPOD) and is proposed to be rezoned to Neighborhood Mixed Use -7 Stories- w/ Conditions - w/ Transit Overlay District and Special Residential Parking Overlay District (NX-7-CU- w/ TOD & SRPOD). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

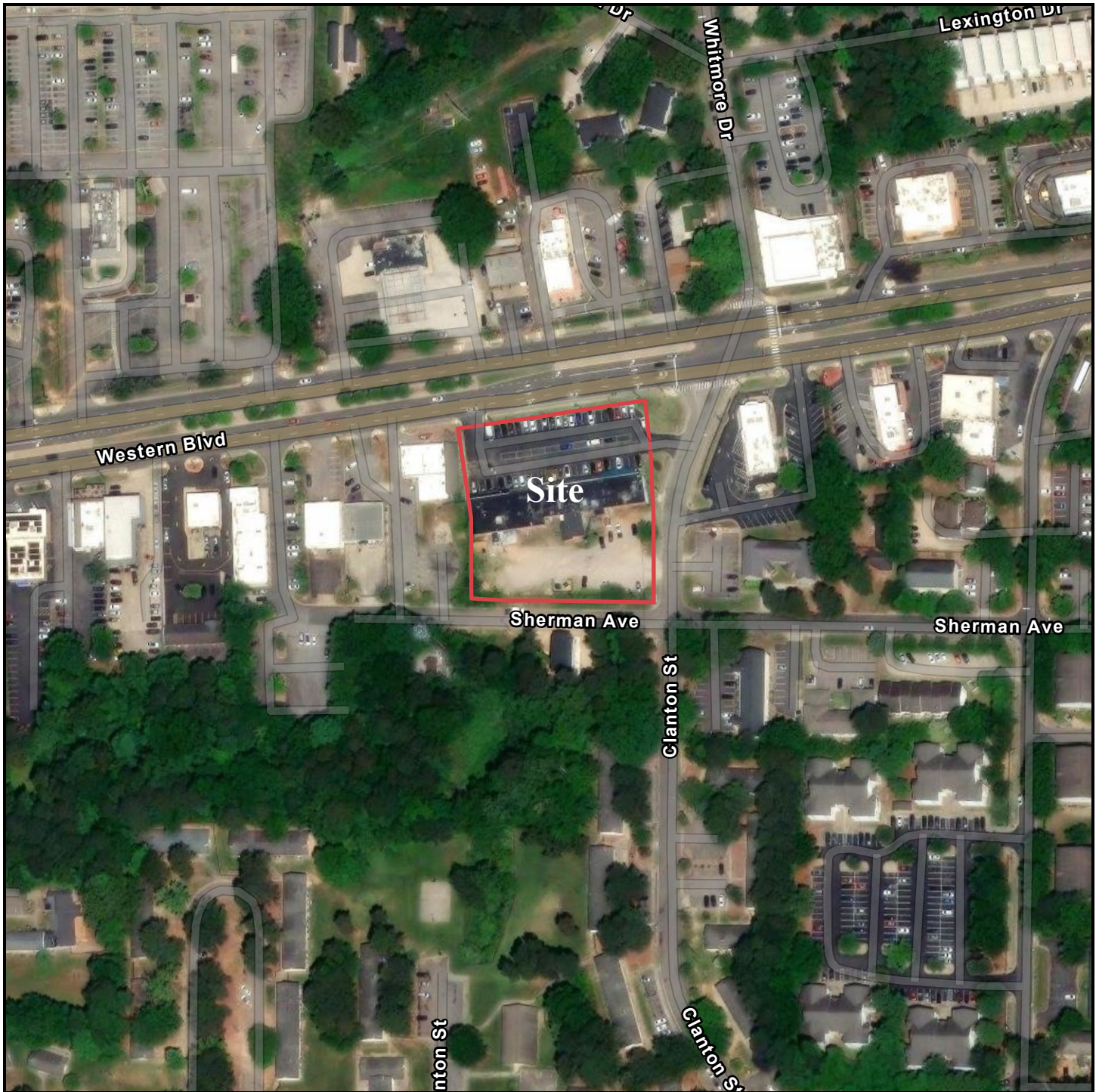
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

If you have any questions about this request, please contact me at (919) 835-4663 or via email at [colliermarsh@parkerpoe.com](mailto:colliermarsh@parkerpoe.com).

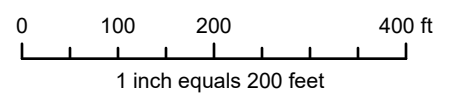
Thank you,

Collier R. Marsh



3911 Western Blvd

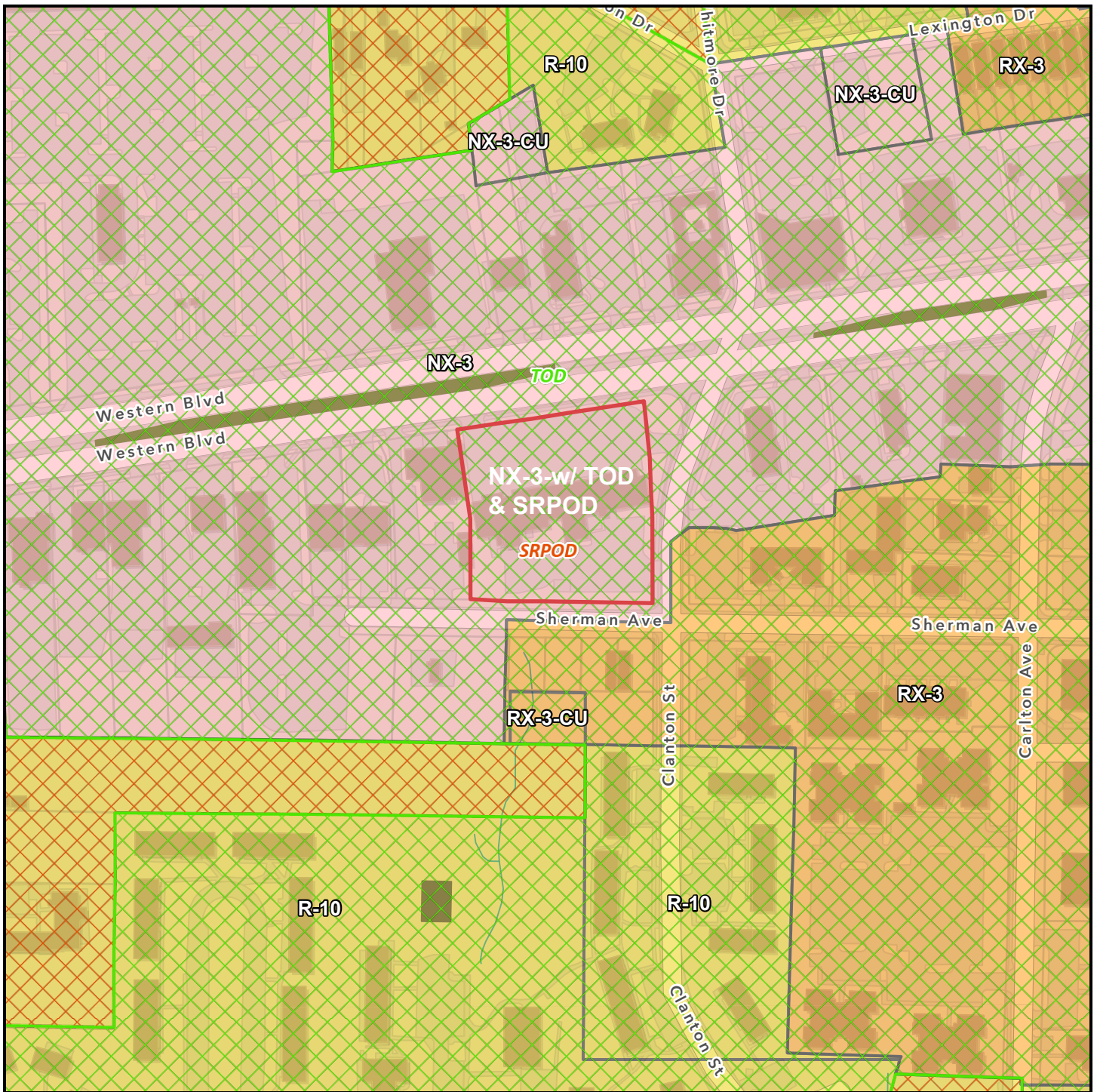
## Vicinity Map



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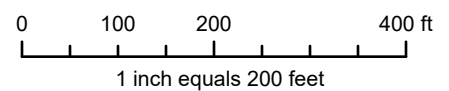




3911 Western Blvd

## Zoning Map

**Current Zoning:**  
**NX-3-w/ TOD & SRPOD Overlays**



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