

February 13, 2026

Re: Notice of Second Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on February 24, 2026, from 6:00-7:00pm at **307 West Martin Street, Raleigh, NC 27601**. The purpose of the meeting is to discuss Z-1-26, the requested rezoning of three parcels of land located at 307 West Martin Street (PIN: 1703575845), 322 West Davie Street (PIN: 1703574577), and 311 Commerce Place (PIN: 1703575770) (the “Site”). The Site is currently zoned Downtown Mixed Use- 20 stories- w/ Conditions (DX-20-CU) and Downtown Mixed Use- 5 stories- w/ Shopfront Frontage (DX-5-SH). This proposal would rezone the Site to Downtown Mixed Use- 20 stories-w/ Conditions (DX-20-CU). During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

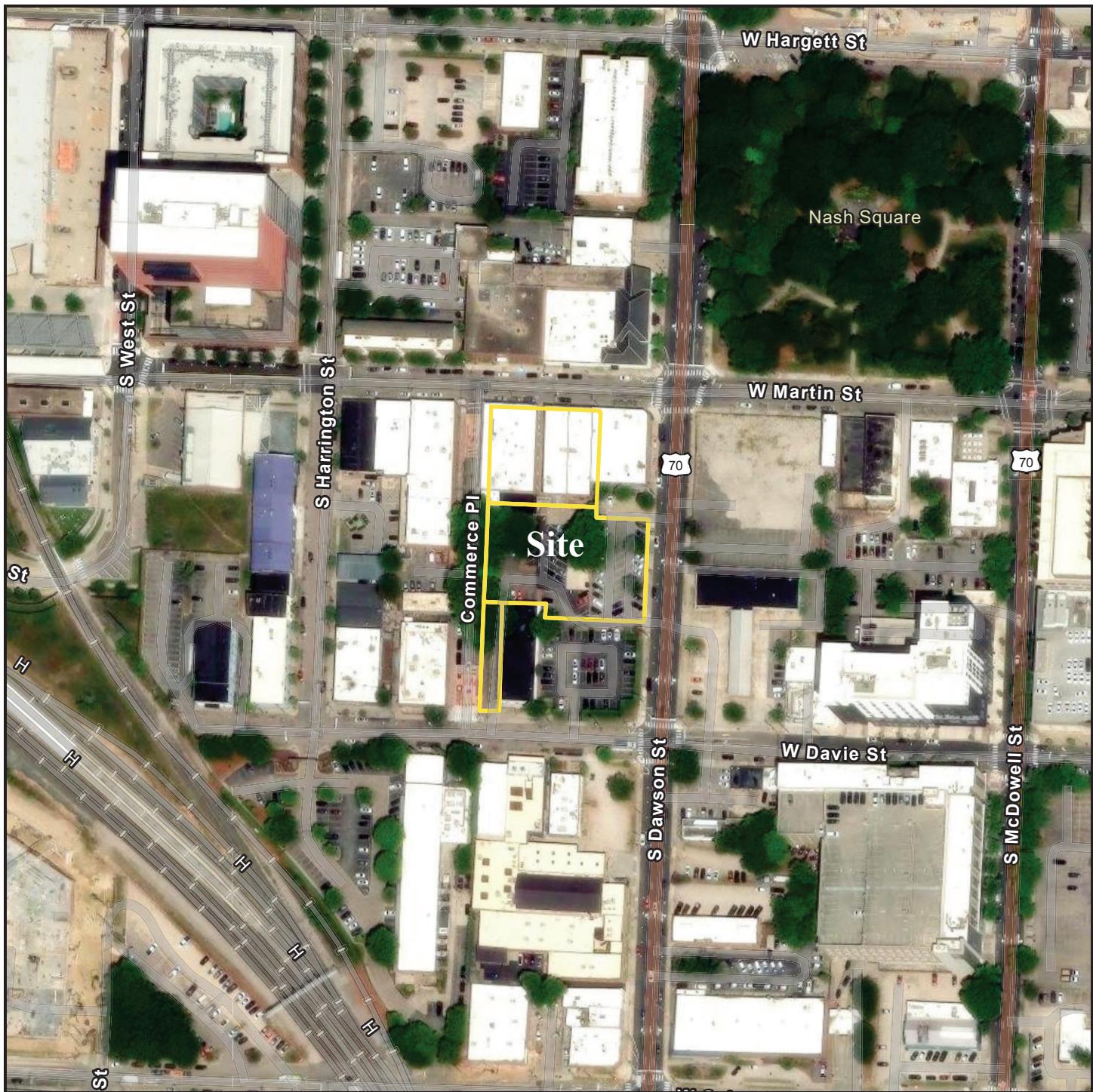
After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, 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. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning. If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Metra Sheshbaradaran
Raleigh Planning & Development
(919) 996-2638
metra.sheshbaradaran@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

Thank you,

Jamie S. Schwedler



**307 West Martin Street; 322 West Davie Street; &
311 Commerce Place**

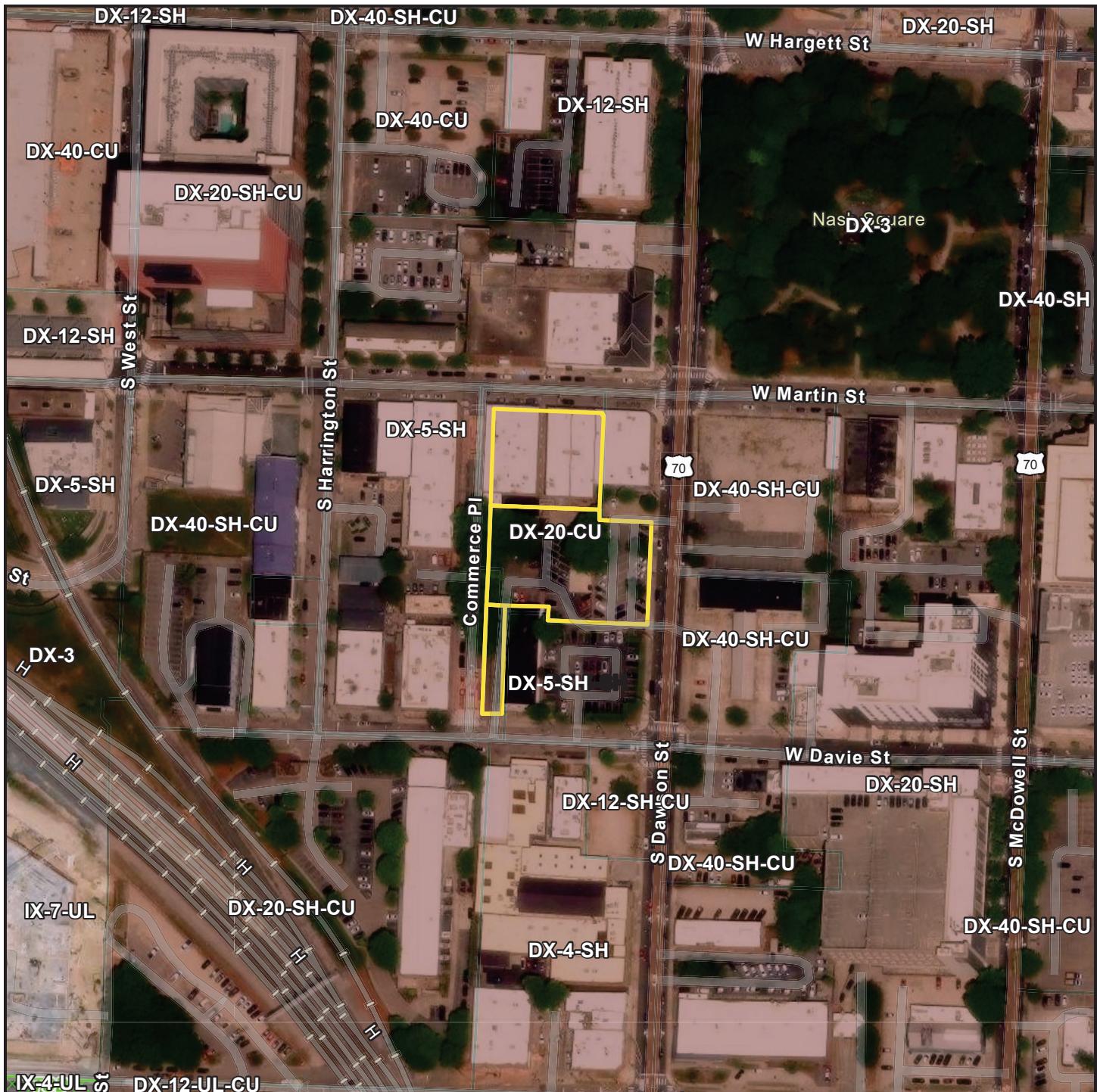


Vicinity Map

0 100 200 400 ft
1 inch equals 200 feet

Disclaimer

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**307 West Martin Street; 322 West Davie Street; &
311 Commerce Place**



Zoning Map

0 100 200 400 ft
1 inch equals 200 feet

Current Zoning: DX-20-CU & DX-5-SH

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