



March 20, 2026

Dear Property Owner or Resident,

You are receiving this letter because your property or residence is within 500 feet of a City-initiated rezoning request.

Request A City-initiated rezoning request associated with the redevelopment of the parcels 5507 & 5511 Hillsborough Street and 0 and 5508 Western Boulevard (PINs 0784318842, 0784317790, 0784317428 and 0784319416; see map below).

Summary The parcels on Hillsborough Street are currently zoned Industrial Mixed Use-3 Stories-Parking Limited Frontage with Transit Overlay District and Special Residential Parking Overlay District (IX-3-PL w/TOD & SRPOD). The parcels on Western Boulevard are currently zoned Residential-10 with Transit Overlay District and Special Residential Parking Overlay District (R-10 w/TOD & SRPOD). This rezoning request proposes to change the zoning for these four parcels to Residential Mixed Use-3 Stories (RX-3). These parcels are owned by the City and will be redeveloped to include affordable housing.

Staff will discuss this request at an upcoming public meeting.

When April 15, 2026, from 6:00pm to 7:00pm

Where Method Community Center- Pioneer Building Large Room
514 Method Rd, Raleigh, NC 27607

If you have questions, please reach out to the staff contact:

Lauren North, redvelopment@raleighnc.gov, 919-996-4330

Matthew McGregor, matthew.mcgregor@raleighnc.gov, 919-996-4637

What is a rezoning?

A property owner requests a rezoning to change the rules for how they can develop their land. This could mean land use (residential, commercial, industrial, etc.) and/or building characteristics (maximum building height, minimum front yard, etc.).

Does this apply to my property?

This request would only change the zoning to the property listed on the next page. You're receiving this letter because you own or rent property nearby. A map of the properties requested for rezoning is enclosed.

How can I participate?

- You can attend the neighborhood meeting. At the meeting, staff will provide information about the request and the rezoning process. There will be time for questions and comments.
- You can email the Planning Commission: Planning.Commission@raleighnc.gov.
- You can submit written comments to: Raleigh Housing and Community Development, ATTN: Lauren North, PO Box 590, Raleigh, NC 27602

Sincerely,

Emila Sutton

Emila Sutton

Director, Housing and Community Development



Hillsborough-Western

N
 j . . , Φ _ L ---200 _ . . . *ooL _ . . . , a.Jono
 ♦ 1 inch equals 400 feet

!!!!!!
 * * * * * .napu/kh
 the moicurrw Mid-clllll'1'f'foml.tfonpau'0111.
 'llem9)»... produce.d farinfont-ion parpo
 end...HOT Siltwfl. No- mies. 8xpt'Mfidorlmpiled
 ...pnVid-11or,...d«etherfil. . UH,O«< ♦On.