



Hunter Winstead | Land Use Attorney
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August 28, 2026

Neighboring Property Owners and Tenants

Re: Neighborhood Meeting for Rezoning Case No. Z-25-26

Dear neighbors:

I am a land use attorney assisting the owners of the property located at 0 Wakefield Ave (PIN 1703196635), 113 Ashe Ave (PIN 1703195792), and 111 Ashe Ave (PIN 1703196753) (the "Property" or "Site") with the potential rezoning of the Site from Residential-10 with the Special Residential Parking Overlay District (R-10 w/ SRPOD) to a Neighborhood Mixed Use, Conditional Use district with a maximum height of 3 stories and an Urban General frontage with the Special Residential Parking Overlay District (NX-3-UG-CU w/ SRPOD). The purpose of the rezoning is to allow for the potential mixed-use development of the Site.

After the submittal of certain rezoning applications, the City requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. As such, you are invited to attend our upcoming neighborhood meeting on **September 9, 2026, from 5:30p to 6:30p.**

The meeting will be held at the Pullen Community Center located at 408 Ashe Ave, Raleigh, NC 27606. 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 or the request in general, 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.

You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases webpage (<https://raleighnc.gov/SupportPages/zoning-cases>). If you have further questions about the City's rezoning process, please contact:

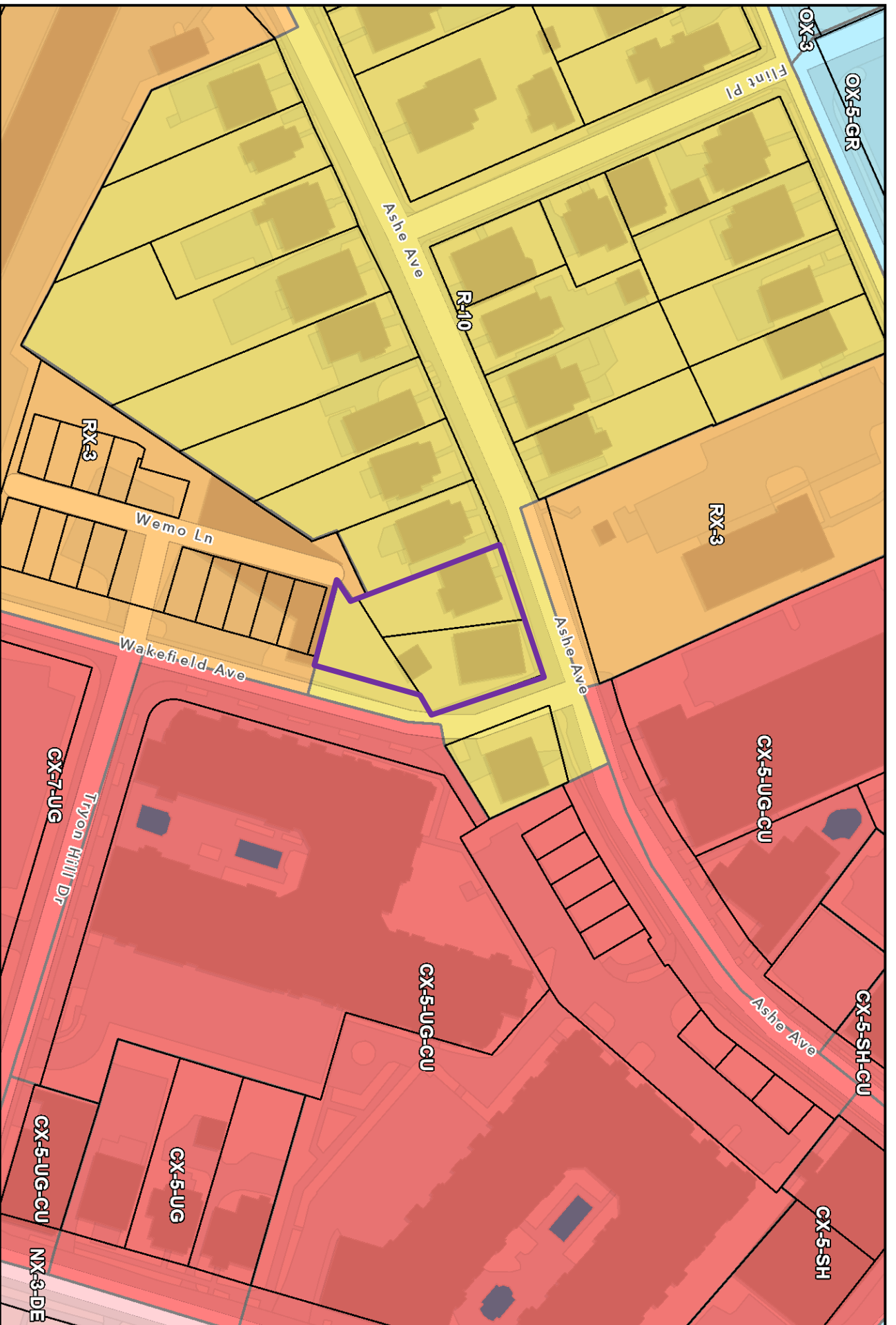
Isaiah Jackman, MURP, Raleigh Planning & Development
919.996.6261
Isaiah.Jackman@raleighnc.gov

If you have any concerns or questions about this case, please don't hesitate to reach out to me directly using the contact information shown above.

Sincerely,

MORNINGSTAR LAW GROUP

Hunter Winstead



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