



To: Neighboring Property Owners and Tenants
From: Michael Birch
Date: May 3, 2021
Re: Neighborhood Meeting for Rezoning of 330 W. Hargett Street and 119 S. Harrington Street (Z-14-21)

You are invited to attend a virtual meeting to discuss rezoning case Z-14-21. We have scheduled an informational meeting with surrounding neighbors on Tuesday, May 18th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 898 3365 1484

Password: 214734

To join by telephone:

+1 646 558 8656

Meeting ID: 898 3365 1484

Password: 214734

The purpose of this meeting is to discuss the rezoning of property located at 330 W. Hargett Street and 119 S. Harrington Street (with Property Identification Numbers (PINs) 1703-58-3553 and 1703-58-3653). The property totals approximately 0.5 acres in size, and is located in the northeast quadrant of the W. Hargett Street and S. Harrington intersection.

The property is currently zoned Downtown Mixed Use with a 12-story height limit and the Shopfront frontage (DX-12-SH), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and Shopfront frontage with zoning conditions (DX-40-SH-CU). The purpose of the rezoning is to permit additional building height, and to allow for certain commercial, office and/or residential uses.

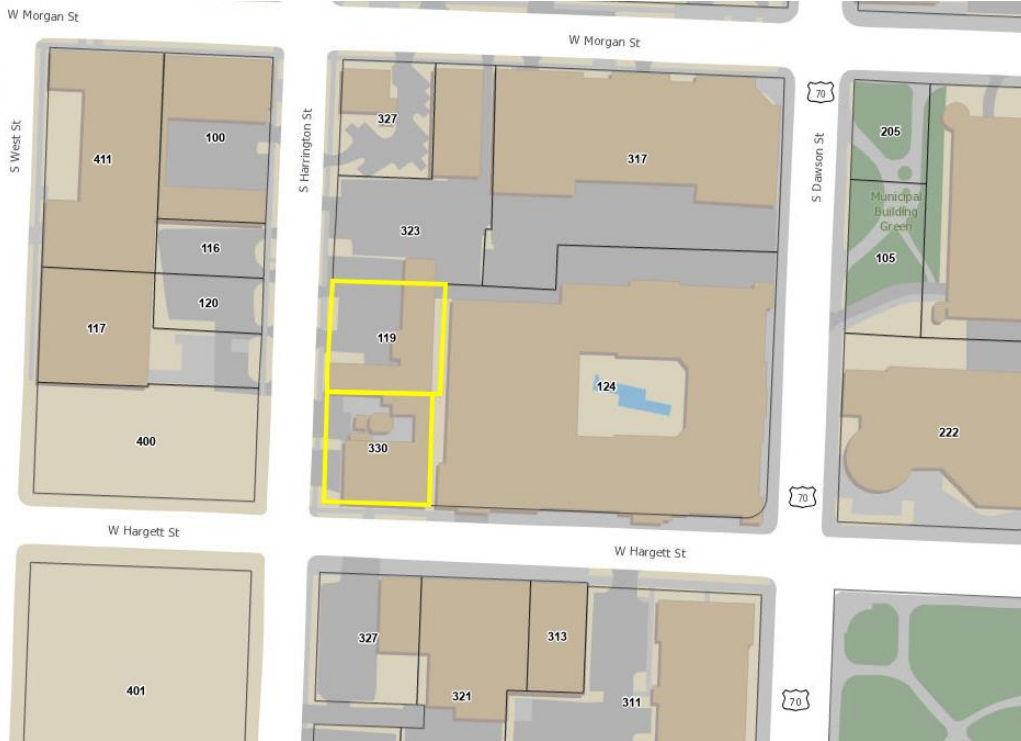
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission Meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding 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 919.645.4317 and mbirch@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.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

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 11 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:	Frontage:	Overlay(s):
Proposed zoning base district:	DX	Height:	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:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

