



To: Neighboring Property Owners and Tenants  
From: Jennifer Ashton  
Date: June 3, 2021  
Re: Neighborhood Meeting for Rezoning of 901 Navaho Dr.

You are invited to attend a virtual meeting to discuss the proposed rezoning of 901 Navaho Dr. We have scheduled an informational meeting with surrounding neighbors on Thursday, June 17<sup>th</sup> 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:** 863 2672 9690

**Password:** 490632

To join by telephone:

**+1 646 558 8656**

**Meeting ID:** 863 2672 9690

**Password:** 490632

The purpose of this meeting is to discuss the proposed rezoning of 901 Navaho Dr. (with Property Identification Number (PIN) 1715170038). The property totals approximately 20.38 acres in size, and is located at the intersection of Navaho Dr. and Quail Hollow Dr.

The property is currently zoned Residential Mixed Use with a 3-story height limit and zoning conditions (RX-3-CU), with portions of the property lying within the SHOD-1 and SHOD-2 overlays. The proposed zoning designation is Commercial Mixed Use with a 20-story height limit and zoning conditions (CX-20-CU). The purpose of the rezoning is to permit a mixed-use development of residential, office and/or retail.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the 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 919.780.5433 and [jashton@longleaflp.com](mailto:jashton@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2682 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application



An aerial photograph of a residential area in Phoenix, Arizona. A large, irregularly shaped area in the center is outlined with a thick red line. This area contains several large, light-colored buildings, possibly apartment complexes or commercial structures, and a swimming pool. Surrounding this red-outlined area are various other residential developments, including smaller houses and apartment buildings. Several streets are labeled: Navajo Dr runs horizontally across the middle; St Albans Dr runs vertically on the right; Benson Dr runs vertically on the far right; Wake Forest Rd runs vertically on the far right; Crowsfoot Dr runs vertically on the left; Oakland Dr runs vertically on the left; Wake Towne Dr runs diagonally on the left; and St Albans Dr runs diagonally on the left. Highway shields for 440 and 441 are visible. The terrain is mostly flat with some trees and landscaping.



# 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](http://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](mailto: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: RX	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: CX	Height:	Frontage:	Overlay(s):	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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):		

