

June 11, 2021

Re: Notice of Second Neighborhood Meeting

Neighboring Residents and Property Owners:

You are invited to attend a neighborhood meeting on June 23, 2021 beginning at 6pm. The purpose of the meeting is to discuss Z-20-21, a requested rezoning of one parcel of land located at 3905 Reedy Creek Road. The subject parcel has recently been subdivided from a larger parcel located at 2110 Blue Ridge Road (PIN: 0785121112). A plat map of the newly formed parcel was recorded with the Wake County Register of Deeds on February 16, 2021, in Book of Maps 2021, page 351. The new parcel PIN number has not yet been issued.

The site is currently zoned Office Mixed-Use – 3 stories (OX-3) and Office Mixed-Use – 5 Stories – Urban Limited Frontage (OX-5-UL) and is proposed to be rezoned to Commercial Mixed Use – 12 Stories (CX-12). This site is intended to be the future offices of the North Carolina Department of Health and Human Services.

The applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the subject area (2) a vicinity map outlining the location of the newly subdivided parcel; (3) a zoning map of the subject area; and (4) the Rezoning Application cover page.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	890 1955 8802
Enter the following password:	077445

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	890 1955 8802 #
Enter the Participant ID:	#
Enter the Meeting password:	077445 #

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning after the submittal of certain applications, including the subject application as it involves more than 5 acres of property. 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 have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

John Anagnost
Raleigh Planning & Development
(919) 996-2638
john.anagnost@raleighnc.gov

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

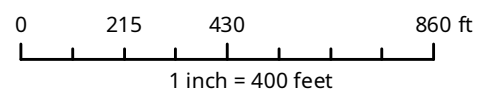
Thank you,

Jamie S. Schwedler



3905 Reedy Creek Road

Aerial Map



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



3905 Reedy Creek Road

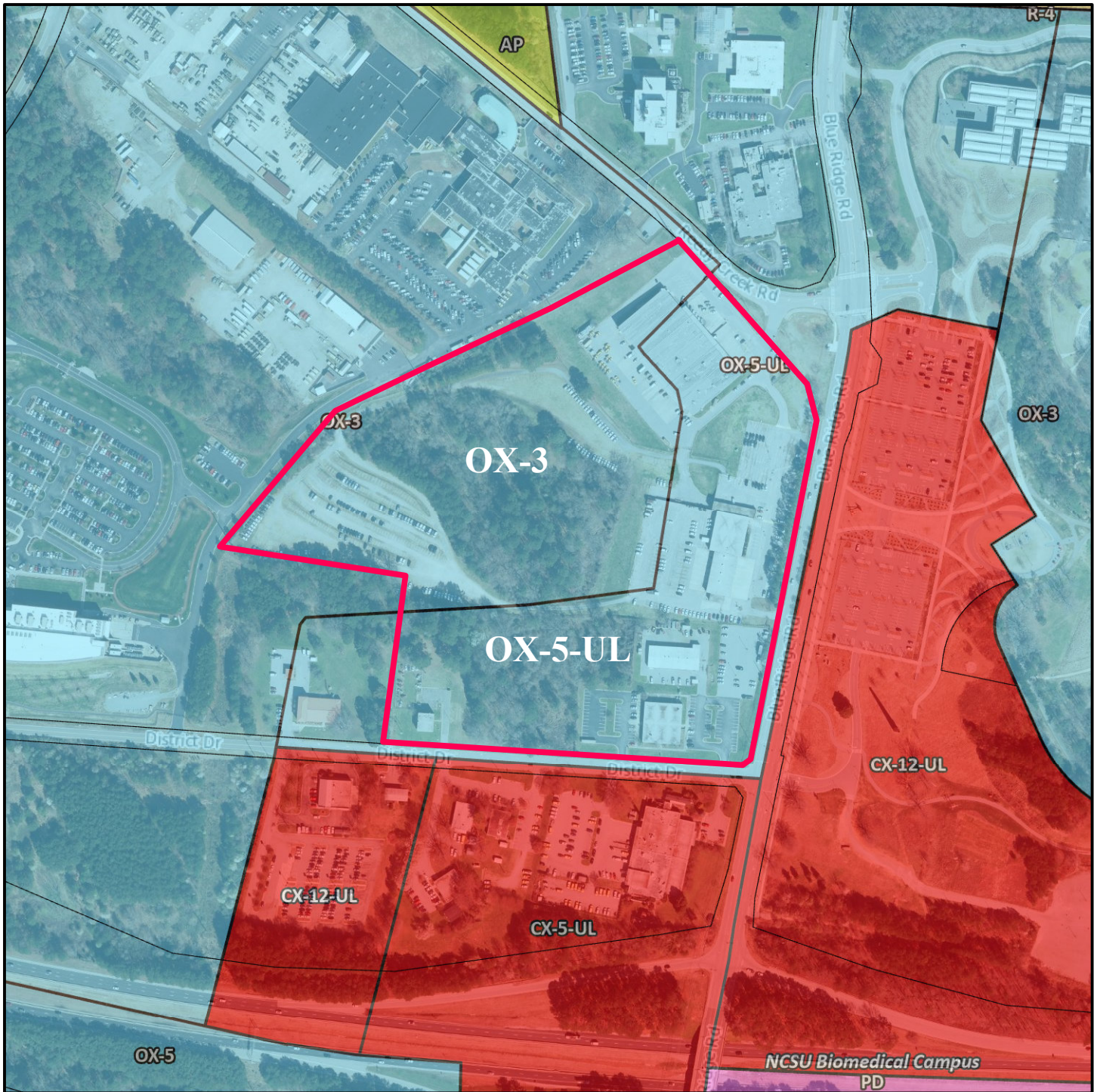
Vicinity Map



0 215 430 860 ft
1 inch = 400 feet

Disclaimer

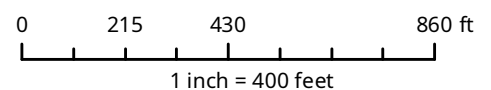
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3905 Reedy Creek Road

Zoning Map

Current Zoning:
OX-3 & OX-5-UL



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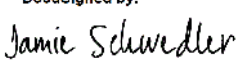
Rezoning Application and Checklist

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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	OX	Height: 3/5	Frontage: UL	Overlay(s): N/A
Proposed zoning base district:	CX	Height: 12	Frontage:	Overlay(s): N/A
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: April 15, 2021	Date amended (1):	Date amended (2):
Property address: 3905 Reedy Creek Road		
Property PIN: 0785121112 (partial, see attached recorded plat)		
Deed reference (book/page): 017183/02086		
Nearest intersection: Reedy Creek Road and Blue Ridge Road		Property size (acres): 34.15 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: State of North Carolina; 116 West Jones Street Raleigh, NC 27603		
Property owner email: tim.walton@doa.nc.gov		
Property owner phone: (984) 236-0278		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: (919) 835-4529		
Applicant signature(s):	DocuSigned by:  5C514D73CD624AD...	
Additional email(s):		