

December 17, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on January 6, 2022 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone one parcel of land located at 707 Semart Drive (PIN 1704625657)(the “Site”). The Site is currently zoned Downtown Mixed Use – 7 Stories – Urban General Frontage (DX-7-UG), and is proposed to be rezoned to Downtown Mixed Use – 20 Stories – with Conditions (DX-20-CU).

The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

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:	825 1983 5968
Enter the following password:	548933

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	825 1983 5968 #
Enter the Participant ID:	#
Enter the Meeting password:	548933 #

The City of Raleigh requires a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner or tenant who is interested in learning more about this project is invited to attend. 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. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.”

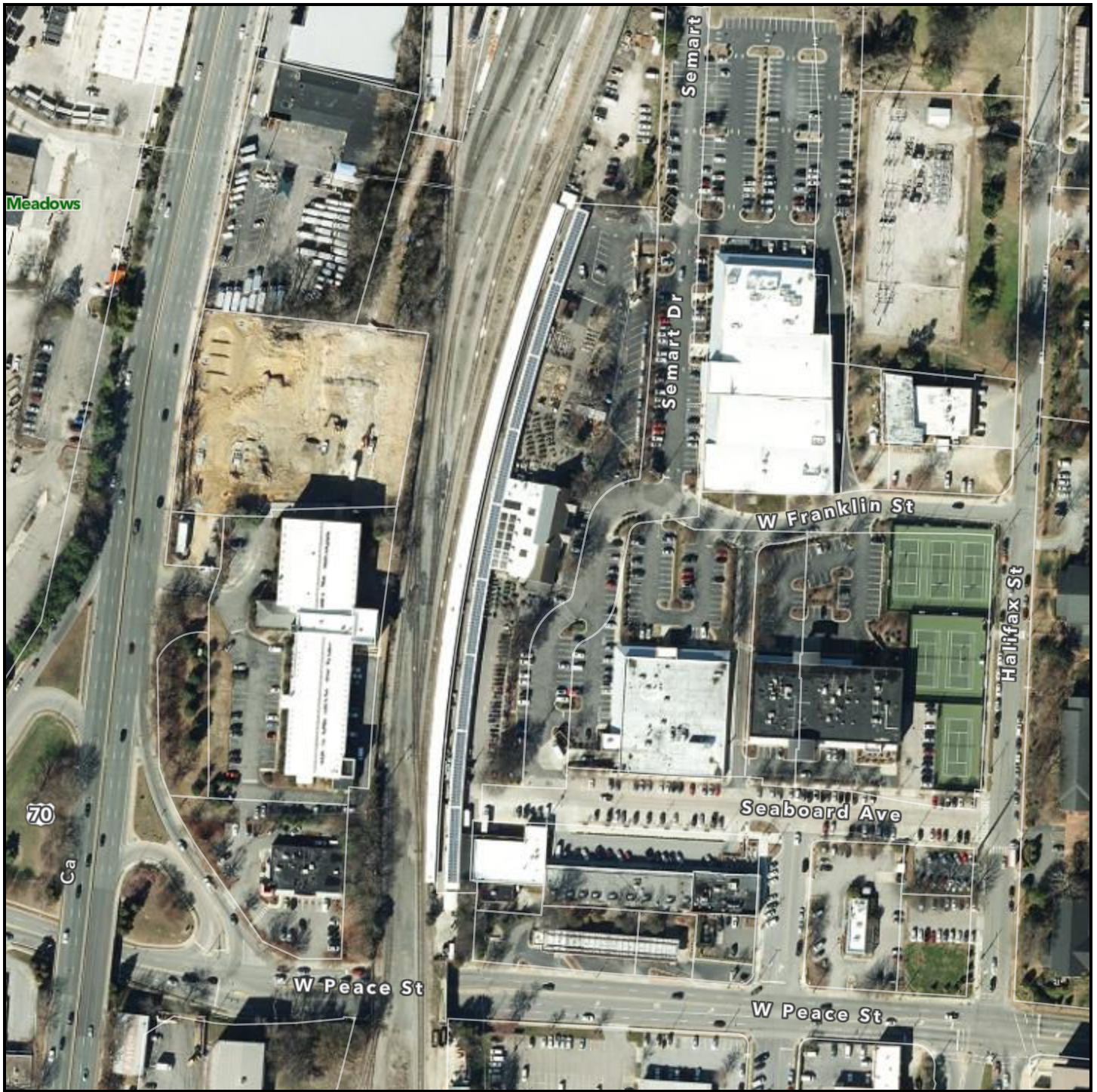
If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2235
carmen.kuan@raleighnc.gov

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

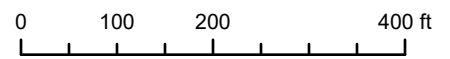
Thank you,

Jamie Schwedler



707 Semart Drive

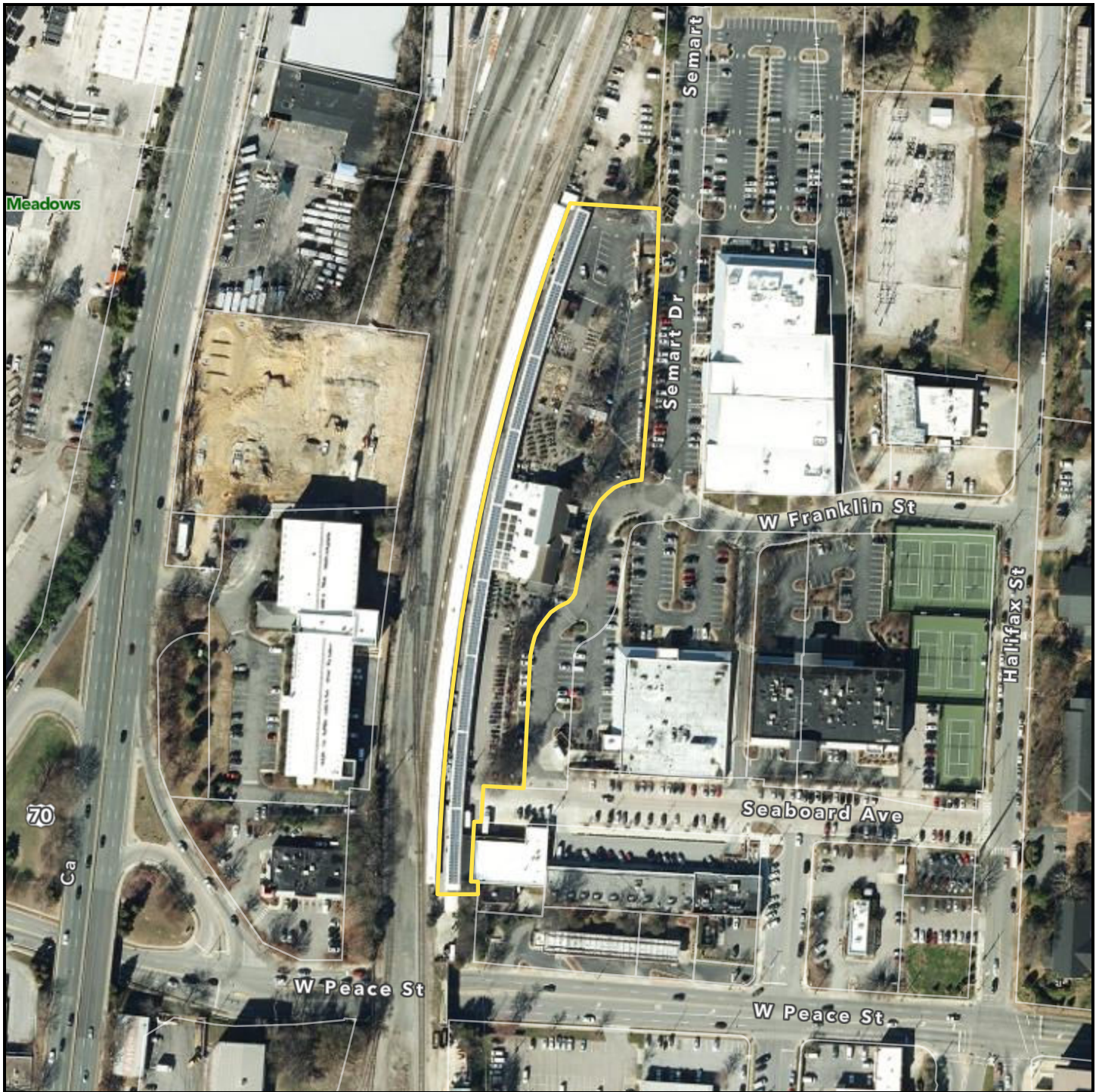
Aerial Map



1 inch equals 200 feet

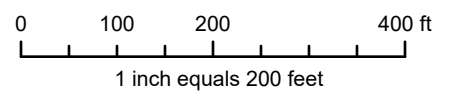
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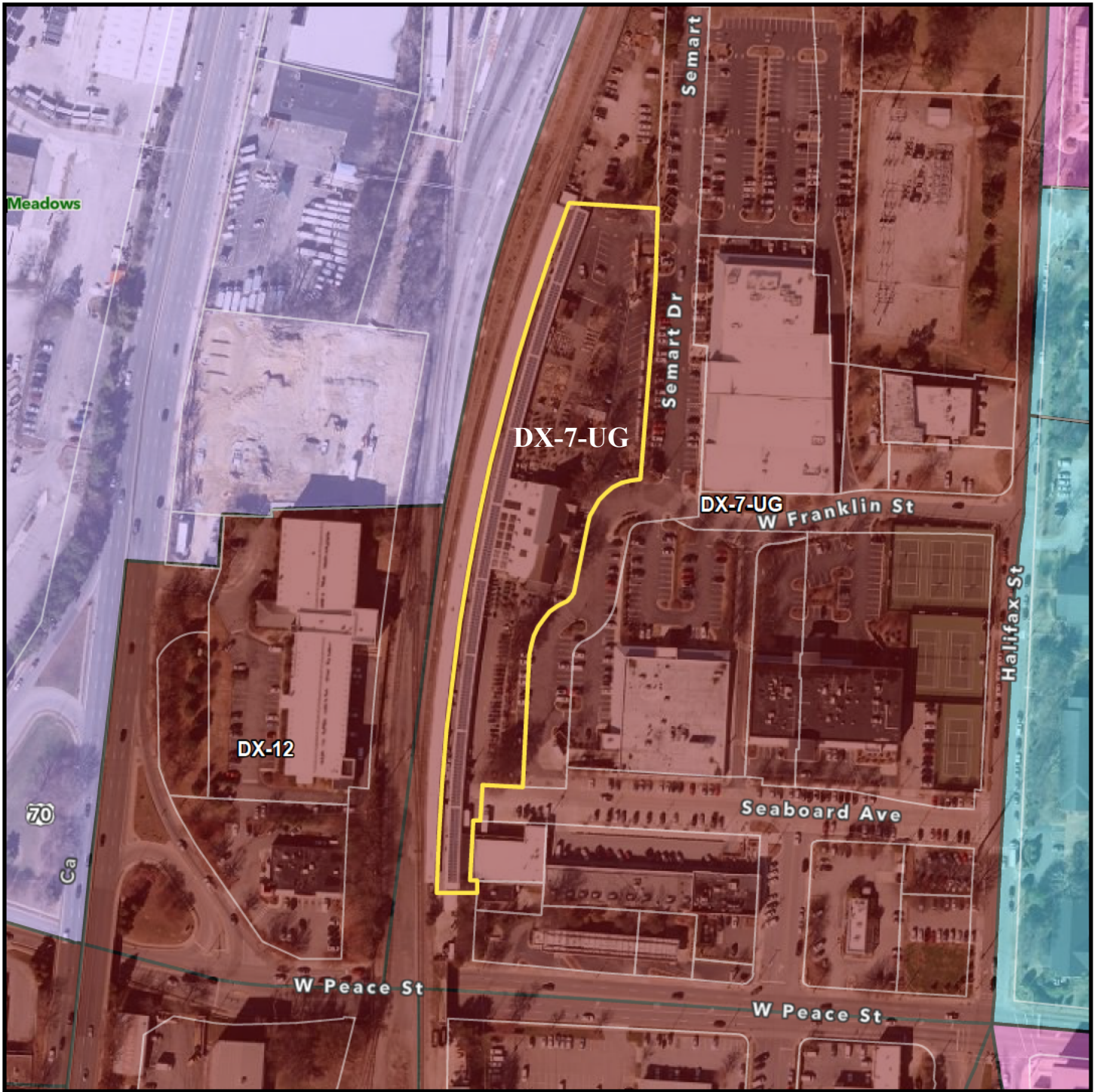


707 Semart Drive

Vicinity Map



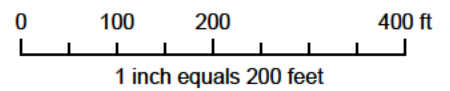
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707 Semart Drive

Zoning Map

Current Zoning: DX-7-UG



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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 type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: DX		Height: 7	Frontage: UG
Proposed zoning base district: DX		Height: 20	Frontage: N/A
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: DX		Height: 7	Frontage: UG
Proposed zoning base district: DX		Height: 20	Frontage: 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: January __, 2022	Date amended (1):	Date amended (2):
Property address: 707 Semart Drive		
Property PIN: 1704625657		
Deed reference (book/page): 018825/01283		
Nearest intersection: Peace Street and Seaboard Station Drive		Property size (acres): 2.92 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: 707 Semart Drive Property LLC; 4800 Hampden Lane, Suite 200 Bethesda, MD 20814		
Property owner email:		
Property owner phone:		
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):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: DX-7-UG	Proposed zoning: DX-20-CU	

Narrative of Zoning Conditions Offered
<p>1. The following uses shall be prohibited: boardinghouse; dormitory, fraternity, sorority; rest home; cemetery; college, community college, university; adult establishment; pawnshop</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____