

**January 14, 2022**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on January 25, 2022 from 6-8pm. The purpose of the meeting is to discuss Z-54-21, a requested rezoning of two parcels of land located at 5000 Louisburg Road (PIN 1726824803) and 0 Louisburg Road (PIN 1726838187) (collectively, the "Property"). The Property is currently zoned Office Mixed Use-3 Stories-Parkway Frontage-with Conditions (OX-3-PK-CU), Residential-6 (R-6), and Residential-1 (R-1) and this proposal would rezone it to Residential Mixed Use-7 Stories-with Conditions (RX-7-CU).

During the meeting, 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 parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) the Rezoning Application cover page; and (5) updated 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:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	891 3585 4320
Enter the following password:	780215

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	891 3585 4320 #
Enter the Participant ID:	#
Enter the Meeting password:	780215 #

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 and rezoning from a residential zoning district to a mixed use zoning district. 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](http://www.raleighnc.gov) and search for "Rezoning Process." If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning). 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](mailto: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](mailto:jamieschwedler@parkerpoe.com).

Thank you,

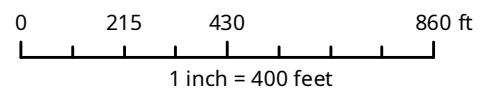
Jamie S. Schwedler





# 5000 and 0 Louisburg Road

## Aerial Map



**Disclaimer**

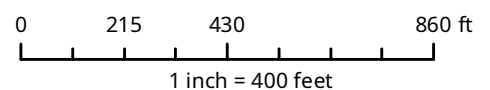
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# 5000 and 0 Louisburg Road

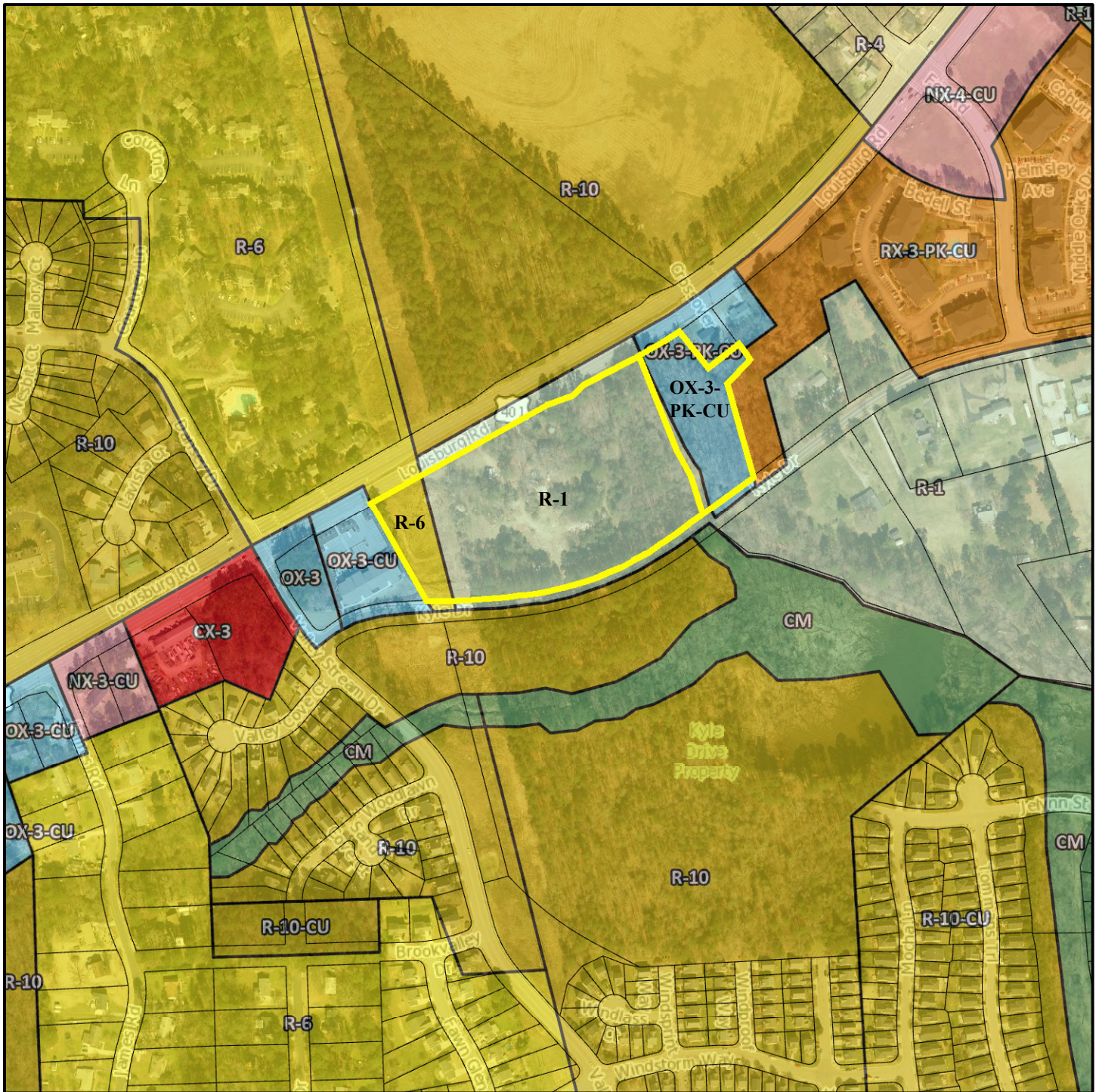
## Vicinity Map



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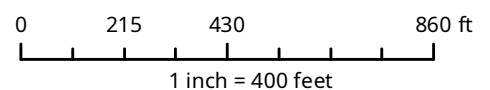




# 5000 and 0 Louisburg Road

## Zoning Map

**Current Zoning:**  
**OX-3-PK-CU; R-6; and R-1**



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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](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	<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: OX-3-PK-CU, R-6, and R-1		Height: N/A	Frontage: N/A
Proposed zoning base district: RX		Height: 7	Frontage: PL
			Overlay(s): N/A
<b>Helpful Tip:</b> 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: 5000 Louisburg Road, 0 Louisburg Road		
Property PIN: 1726824803; 1726838187		
Deed reference (book/page): Deed Book 4516, Page 156; Deed Book 8668, Page 1734		
Nearest intersection: Louisburg Road and Valley Stream Drive		Property size (acres): 11.28
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: Patel & Amin Ltd; Minesh, Inc		
Property owner email: N/A		
Property owner phone: N/A		
Applicant name and address: Jamie Schwedler; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: <a href="mailto:jamieschwedler@parkerpoe.com">jamieschwedler@parkerpoe.com</a>		
Applicant phone: (919) 835-4529		

Applicant signature(s):

**PATEL & AMIN, LTD,**  
a North Carolina General Partnership

By: [Signature]  
Name: ASHUTOSH PATEL

By: [Signature]  
Name: DILIP AMIN

By: [Signature]  
Name: CHANDRAN PATEL

By: [Signature]  
Name: MINESH PATEL

**MINESH, INC.,**  
a North Carolina corporation

By: [Signature]  
Name: CHANDRAN PATEL  
Title: President

**Conditional Use District Zoning Conditions**

Zoning case #:

Date submitted:

**OFFICE USE ONLY**

Existing zoning: OX-3-PK-CU, R-6, and R-1

Proposed zoning: RX-7-CU

Rezoning case #

**Narrative of Zoning Conditions Offered**

1. The following uses shall be prohibited on the property: All uses listed under "Commercial" in the Principal use Table in UDO Section 6.1.4, Boardinghouse, Rest home, Dormitory, fraternity, sorority.
2. Residential uses shall be limited to a maximum of 260 units
3. Building height shall be limited to a maximum of six (6) stories and ninety (90) feet
4. To the extent permitted by floodplain regulations, and subject to the approval of the City of Raleigh Planning and Development department, the development shall include a pedestrian connection from internal sidewalks to the eastern boundary of PIN 1726824803 (Book 8668, Page 1734, Wake County Registry)("The Pedestrian Connection") to facilitate a future connection to the NR Beaverdam Creek Greenway Corridor. The Pedestrian Connection shall be paved and have a minimum width of eight feet.
5. Development shall include a minimum 25-foot wide planted buffer measured from the right-of-way of Louisburg Road (the "Protective Yard"). The Protective Yard shall be required for the length of the property's frontage on Louisburg Road, excluding areas encumbered by easements or designated as floodplain or flood hazard soils. The Protective Yard shall include a minimum of 4 shade trees and 15 shrubs per 100 linear feet. Plantings shall be counted toward any UDO streetscape planting requirements. Existing vegetation may be used to meet the planting requirements in this condition.

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.

**PATEL & AMIN, LTD,**  
a North Carolina General Partnership

By: \_\_\_\_\_

Name: MINSH R PATEL

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

# Louisburg Road Rezoning Application

## Owner Information Addendum

### **Parcel 1**

Site Address: 5000 Louisburg Road

PIN: 1726824803

Deed Reference (book/page): 004516/00156

Acreage: 9.57

Owner: Patel & Amin Ltd.

Owner Address: 405 Charleville Court, Cary, NC 27519

### **Parcel 2**

Site Address: 0 Louisburg Road

PIN: 1726838187

Deed Reference (book/page): 008668/01734

Acreage: 1.71

Owner: Minesh, Inc.

Owner Address: 248 Madison Avenue, Decatur, GA 30030-3542