



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: January 28, 2022
Re: First Neighborhood Meeting for Rezoning of 401 Hillsborough Street and 17 S. West Street

You are invited to attend a virtual meeting to discuss the proposed rezoning of 401 Hillsborough Street and 17 S. West Street. We have scheduled an informational meeting with surrounding neighbors on Wednesday, February 9, 2022, from 5:30 PM until 6:30 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone.

To join with video:

<https://zoom.us/>

Meeting ID: 856 1473 1586

Password: 533472

To join by telephone:

+1 646 558 8656

Meeting ID: 856 1473 1586

Password: 533472

The purpose of this meeting is to discuss the proposed rezoning of 401 Hillsborough Street and 17 S. West Street (with Property Identification Numbers (PINs) 1703-59-2007 and 1703-59-0072). The property totals approximately 0.72 acres in size, and is located at the intersection of Hillsborough Street and S. West Street.

The property is currently zoned Downtown Mixed Use with a 20-story height limit and a Shopfront frontage (DX-20-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 allow for a mixed-use development.

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. 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. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP

