

February 25, 2022

Re: Notice of Second Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on March 10, 2022 beginning at 6:00 PM. The purpose of the meeting is to discuss Z-67-21, the proposed rezoning of six parcels of land located at 4381 Lassiter at North Hills Avenue (a portion of PIN 1705597841), 4220 Lassiter Mill Road (PIN 1706506492), 4359 Six Forks Road (PIN 1706509316), 4270 The Circle at North Hills Street (PIN 1705692906), 0 Rowan Street (PIN 1706503919), and 4421 Six Forks Road (a portion of PIN 1706506961)(collectively, the “Property”). The Property is currently zoned Commercial Mixed Use-12 Stories-Urban Limited Frontage (CX-12-UL) and Commercial Mixed Use-5 Stories-Parking Limited Frontage (CX-5-PL), and is proposed to be rezoned to Commercial Mixed Use-40 Stories-with Conditions (CX-40-CU), Commercial Mixed Use-30 Stories-with Conditions (CX-30-CU), and Commercial Mixed Use-12 Stories-with Conditions (CX-12-CU).

During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) an aerial photograph of the Property; (2) a vicinity map showing the location of the Property; (3) a zoning map of the area; (4) a map exhibit showing which portions of North Hills are included in the rezoning request; (5) the Rezoning Application cover page; and (6) proposed rezoning conditions which are still under review. For more information on the rezoning request, and to provide feedback, please visit: <https://visitnorthhills.com/rezoning/>.

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

Visit:	https://zoom.us/join
Enter the following meeting ID:	812 0262 2021
Enter the following password:	950662

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	812 0262 2021 #
Enter the Participant ID:	#
Enter the Meeting password:	950662 #

Before the rezoning case is reviewed 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 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 would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at 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:

Donald Belk
Raleigh Planning & Development
(919) 996-4641
donald.belk@raleighnc.gov

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

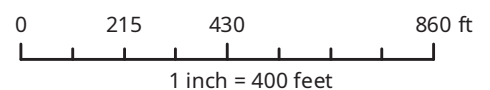
Thank you,

Jamie Schwedler



4381 Lassiter at North Hills Avenue;
 4220 Lassiter Mill Road;
 4359 Six Forks Road;
 4270 The Circle at North Hills Street;
 0 Rowan Street; &
 4421 Six Forks Road

Aerial Map



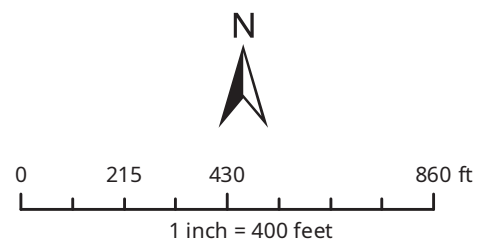
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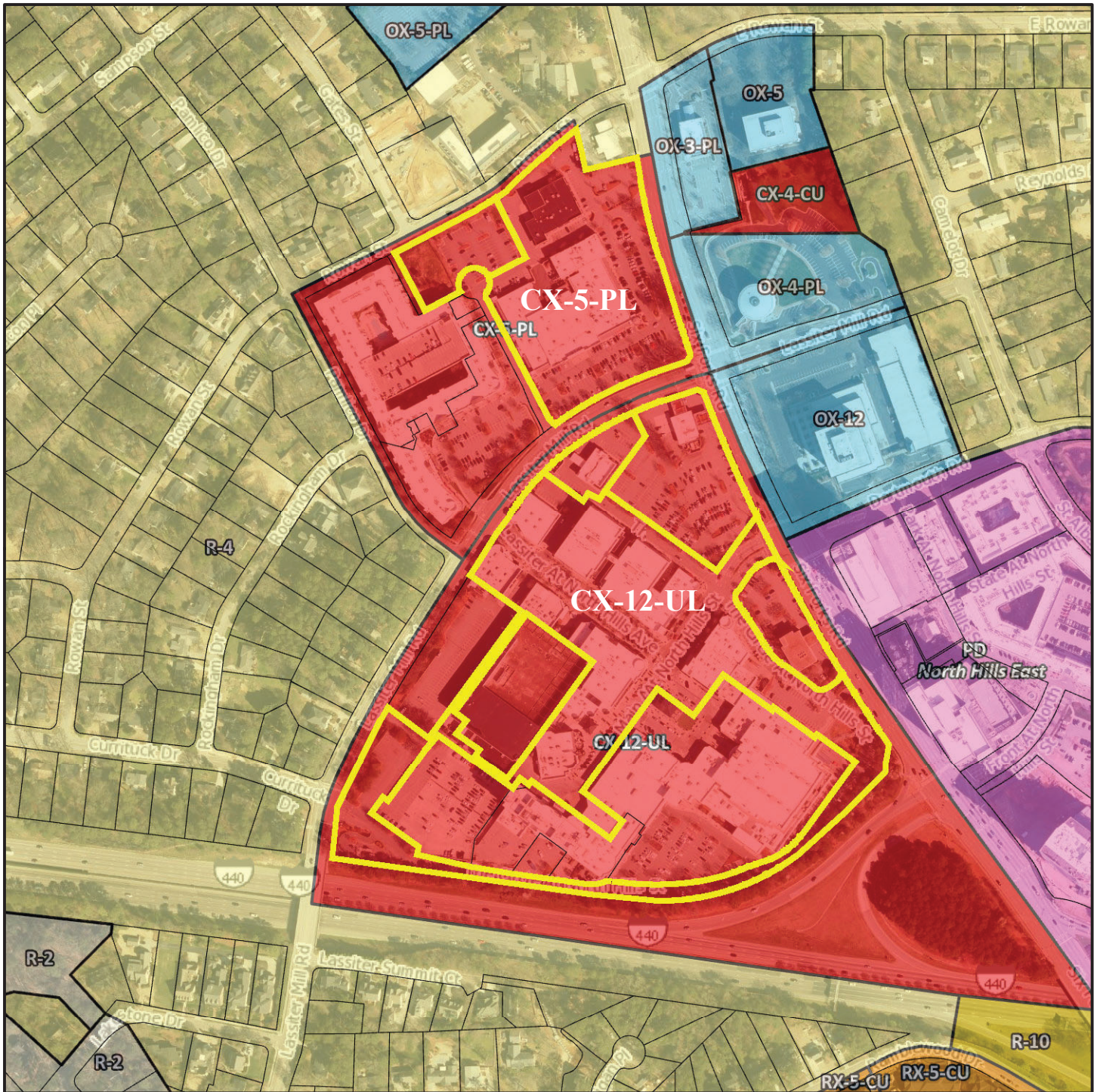
4381 Lassiter at North Hills Avenue;
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 4421 Six Forks Road

Vicinity Map



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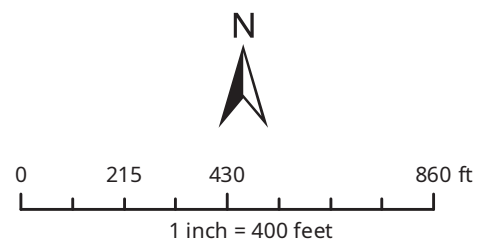
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4381 Lassiter at North Hills Avenue;
 4220 Lassiter Mill Road;
 4359 Six Forks Road;
 4270 The Circle at North Hills Street;
 0 Rowan Street; and
 4421 Six Forks Road

Zoning Map

Current Zoning: CX-12-UL & CX-5-PL



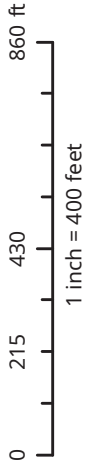
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Rezoning Application and Checklist

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 18 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	Conditional Use		Office Use Only Rezoning case #
Existing zoning base district: CX-12-UL & CX-5-PL			
Proposed zoning base district: CX-40-UL-CU; CX-30-UL-CU & CX-12-UL-CU (See attached Exhibit B)			
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: Z-27B-2014 (Citywide rema			

General Information		
Date: 10/5/2021	Date amended (1):	Date amended (2):
Property address: See attached Exhibit A		
Property PIN: See attached Exhibit A		
Deed reference (book/page): See attached Exhibit A		
Nearest intersection: Six Forks/Lassiter Mill Road; Six Forks/Rowan St		Property size (acres): 11.14
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: See attached Exhibit A		
Property owner email: c/o Zack Evans; zevans@kanerealtycorp.com		
Property owner phone: c/o Zack Evans; 919-729-5080		
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):

NORTH HILLS OWNER LP,
a Delaware limited partnership

By:
Name: John M. Kane
Its: Authorized Signatory

NORTH HILLS OWNER II LP,
a Delaware limited partnership

By:
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner

By:
John M. Kane, Manager

OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By:
Name: John M. Kane
Title: Manager

NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member

By:
John M. Kane, Manager

Conditional Use District Zoning Conditions

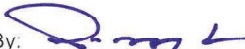
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: CX-12-UL, CX-5-PL	Proposed zoning: CX-40-UL-CU, CX-30-UL-CU, CX-12-UL-CU	

Narrative of Zoning Conditions Offered


1. The following uses shall be prohibited: cemetery, adult establishment, pawnshop, detention center, jail, prison, dormitory, fraternity, and sorority.

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.

NORTH HILLS OWNER LP,
a Delaware limited partnership

By: 
Name: John M. Kane
Its: Authorized Signatory


OBERLIN ACQUISITION, L.L.C.,
a North Carolina limited liability company

By: 
Name: John M. Kane
Title: Manager


NHM00, L.L.C.,
a North Carolina limited liability company

By: Kane-NHMOO, LLC,
Its Manager/Member
By: 
John M. Kane, Manager

NORTH HILLS OWNER II LP,
a Delaware limited partnership

By: 
Name: John M. Kane
Its: Manager

LASSITER OWNER LP,
a Delaware limited partnership

By: North Hills General GP LLC,
a Delaware limited liability company,
its general partner
By: 
John M. Kane, Manager

North Hills Rezoning Owner Information Addendum

Parcel 1

Site Address: 4381 Lassiter at North Hills Avenue

PIN: 1705597841

Deed Reference (book/page): 18469/1540

Acreage: 15.22

Owner: North Hills Owner II LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 25, Raleigh, NC 27609-5780

Parcel 2

Site Address: 4220 Lassiter Mill Road

PIN: 1706506492

Deed Reference (book/page): 17331/417

Acreage: 0.75

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 3

Site Address: 4359 Six Fork Road

PIN: 1706509316

Deed Reference (book/page): 8780/196

Acreage: 2.64

Owner: NHMOO LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 4

Site Address: 4270 The Circle at North Hills Street

PIN: 1705692906

Deed Reference (book/page): 17331/417

Acreage: 1.13

Owner: North Hills Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782

Parcel 5

Site Address: 0 Rowan Street

PIN: 1706503919

Deed Reference (book/page): 8470/2283

Acreage: 1.23

Owner: Oberlin Acquisition LLC

Owner Address: P.O. Box 19107, Raleigh, NC 27619-9107

Parcel 6

Site Address: 4421 Six Forks Road

PIN: 1706506961

Deed Reference (book/page): 17331/369

Acreage: 6.34

Owner: Lassiter Owner LP

Owner Address: 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609-5782