To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: May 11, 2022
Re: Neighborhood Meeting for Rezoning of 120 S Boylan Avenue, 700 W Hargett Street, 716 W Hargett Street, and 720 W Hargett Street

You are invited to attend an informational meeting to discuss the proposed rezoning of 120 S Boylan Avenue, 700 W Hargett Street, 716 W Hargett Street, and 720 W Hargett Street (with Property Identification Numbers (PIN) 1703389638, 1703389529, 1703388509, and 1703387640). The meeting will be held on **Thursday May 26, 2022, from 5:30 PM until 6:30 PM**, at the following location:

Pullen Community Center
CC Classroom 112A
408 Ashe Ave,
Raleigh, NC 27606

The property totals approximately 1.23 acres in size and is located north of Hargett Street between South St. Mary's Street and South Boylan Avenue. The property is currently zoned Office Mixed Use with a 7-story height limit and Urban Limited frontage (OX-7-UL). The proposed zoning is Office Mixed Use with a 20-story height limit and Urban Limited frontage (OX-20-UL). The purpose of the rezoning is to allow for future mixed use development.

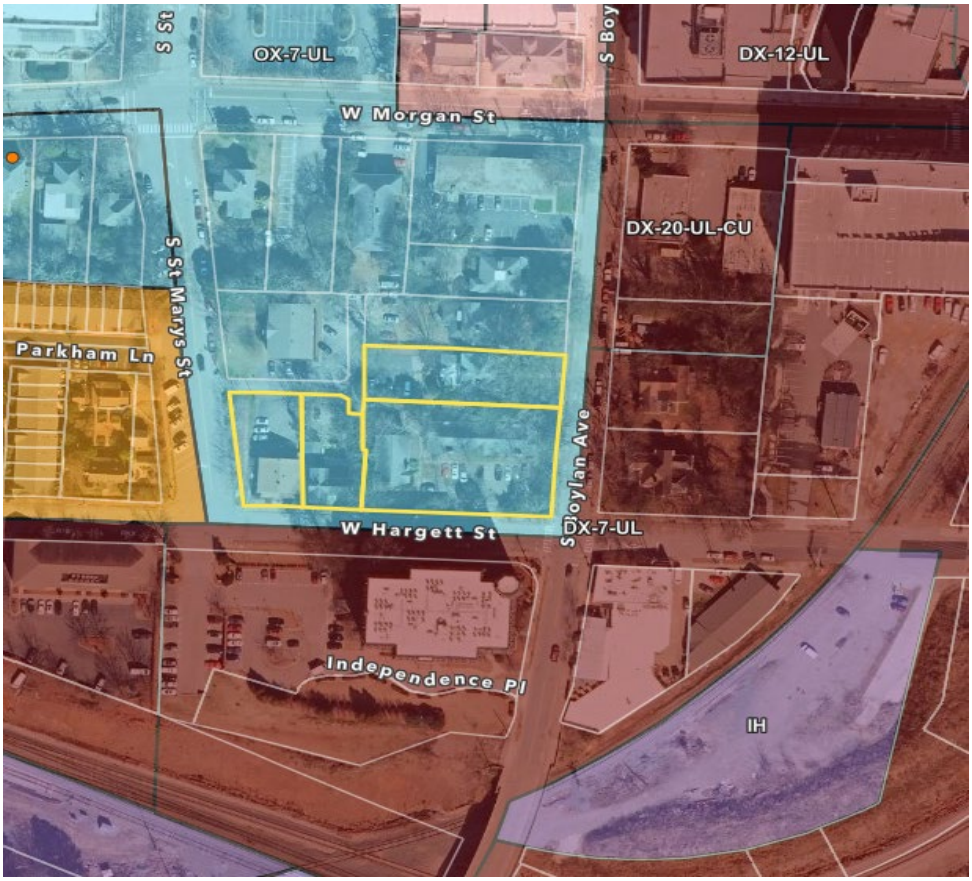
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Sarah Shaughnessy at 919.996.2234 or sarah.shaughnessy@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



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

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	☐ General use	☑ Conditional use	☐ Master plan	**OFFICE USE ONLY** Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: OX	Height: 7	Frontage: UL		Overlay(s): SRPOD
Proposed zoning base district: OX	Height: 20	Frontage: UL		Overlay(s): SRPOD
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:	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: W Hargett and S Boylan	Property size (acres): 1.23	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attached		
Property owner email:		
Property owner phone:		
Applicant name and address: Michael Birch, Longleaf Law Partners		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919-645-4317		
Applicant signature(s):		
Additional email(s):		

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

Narrative of Zoning Conditions Offered
1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) cemetery; (ii) detention center, jail, prison.

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: _____