



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: May 26, 2022
Re: Neighborhood Meeting for Text Change to Zoning Conditions of 3300 Olde Birch Drive (TCZ-26-22)

You are invited to attend an informational meeting to discuss the text change to zoning conditions (with City of Raleigh zoning case number TCZ-26-22) of 3300 Olde Birche Drive (with Property Identification Number (PIN) 1712-85-7919). The meeting will be held on **Monday, June 6, 2022 from 6:30 PM until 7:30 PM**, at the following location:

**Sanderford Road Park
Multipurpose Room A
2623 Sanderford Road
Raleigh, NC 27610**

The purpose of this meeting is to discuss the proposed text change to zoning conditions of 3300 Olde Birch Drive (with Property Identification Number (PIN) 1712-85-7919). The property totals approximately 10.43 acres in size, and is located east of Olde Birch Drive, north of Slippery Elm Drive.

The property is currently zoned Residential Use, 10 units per acre, with conditions limiting residential density to 6 units per acre. The proposed text change to zoning conditions would permit up to 10 units per acre, while prohibiting vertically separated dwelling units. The text change to zoning conditions is intended to facilitate a townhouse development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the properties after the text change to zoning conditions request has been submitted, and prior to a Planning Commission hearing. 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 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact Ira Mabel at the Raleigh City Planning Department at 919.996.2652 or Ira.Mabel@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

3300 Olde Birch Road

Z-71-97 Rock Quarry Road, south side, north of Colony Drive, being Tax Map Parcel 1712.16 84 (portion of) 7676, approximately 11.4 acres rezoned to Residential-10 Conditional Use District.

Conditions: (11/6/97)

1. Stormwater runoff from the site shall comply with CR 7107.
2. Uses shall be limited to life care community, congregate care facilities or rest home at densities as allowed by Residential-10 zoning requirements, or single family dwelling at densities as allowed in Residential-6 District.
3. Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and proposed R-10 CUD tract and connect to the adjacent R-6 tract (PIN 1712 84 7676 (part) to the south.
4. For the purposes of reimbursement, public street right-of-way value for the proposed Residential-10 CUD shall be retained at the R-6 zoning value.

PROPOSED CONDITIONS

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- ~~4. For the purposes of reimbursement, public street right of way value for the proposed Residential 10 CUD shall be retained at the R-6 zoning value.~~
1. An apartment building type may not include dwelling units that are separated by a horizontal party, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.