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To: Neighboring Property Owners and Tenants

From: Molly Stuart

Date: June __, 2022

Re: Notice of virtual meeting to discuss potential rezoning of certain property located at 3832 Colby Drive, 3939 Wake Forest Drive, and 1313 Hardimont Road (the "Property")

We are counsel for Montecito Company, LLC, and West Montecito Company Limited Partnership (collectively, "Montecito"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Residential Mixed Use, up to three stories, with Conservation Management, (RX-3/CM). Montecito is considering rezoning the Property to Residential Mixed Use, up to five stories with Conditions, (RX-5-CU). The purpose of the zoning request is to permit residential mixed-use development at the site at a maximum of five stories.

You are invited to attend a neighborhood meeting on **Monday, July 11, 2022, from 7 pm to 8 pm**. The meeting will be held at Millbrook Exchange Community Center, CC Room 1, 1905 Spring Forest Road, Raleigh, NC 27615. 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 or the request in general, 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-88-21.

If you have further questions about the rezoning process, please contact:

Hanna Reckhow
Raleigh Planning & Development
(919) 996-2622
Hannah.Reckhow@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart
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(919) 890-3318
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Sincerely,

Aerial Photo



Zoning

