



To: Neighboring Property Owners and Tenants
From: Jennifer Ashton
Date: February 03, 2023
Re: First Neighborhood Meeting for Rezoning of 2499 Ratchford Drive

You are invited to attend an informational meeting to discuss the proposed rezoning of the property located at 2499 Ratchford Drive, Raleigh, NC 27604. The meeting will be held on **Wednesday, February 15, 2023 from 5:30 PM until 6:30 PM**, at the following location:

**Halifax Community Center
CC Multipurpose Room
1023 Halifax Steet
Raleigh, NC 27604**

The purpose of this meeting is to discuss the proposed rezoning of 2499 Ratchford Drive, with property identification number 1715-50-4986. The property totals approximately 3.49 acres in size, and is on the north side of Ratchford Drive, near the intersection of Ratchford Drive and Capital Boulevard, just south of the Capital Boulevard/Interstate 440 interchange.

The property is currently zoned Industrial Mixed Use with a 3-story height limit, and with the Special Highway Overlay District-2 (IX-3 w/ SHOD-2). The proposed zoning designation is Commercial Mixed Use with a 20-story height limit and conditions, without an overlay district (CX-20-CU).

The City of Raleigh requires a second neighborhood meeting involving the owners and tenants of property within 500 feet of the subject property following the filing of a rezoning application with the City. 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 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

CURRENT PROPERTY MAP



CURRENT ZONING MAP

