

To: Neighboring Property Owner and Tenants
 From: Worth Mills
 Date: January 5, 2024
 Re: Neighborhood Meeting for Rezoning of Hillsborough Street and Turner Street Assemblage (Z-83-22)

You are invited to attend an informational meeting to discuss the proposed rezoning of eleven properties, listed below, with City of Raleigh zoning case number **Z-83-22**. The meeting will be held on **Thursday, January 18, 2024, from 5:30 PM until 6:30 PM, in the Large Meeting Room at Method Road Community Center, located at 514 Method Road, Raleigh, NC 27607.**

List of Properties

<u>PIN</u>	<u>Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Acres</u>
0794-33-9442	10 Turner Street	NX-5-UL-CU	CX-7-UL-CU	0.27
0794-33-7187	104 Turner Street	NX-3	CX-7-UL-CU	0.17
0794-33-7241	106 Turner Street	NX-3	CX-7-UL-CU	0.17
0794-33-7203	108 Turner Street	NX-3	CX-7-UL-CU	0.18
0794-33-6266	110 Turner Street	NX-3	CX-7-UL-CU	0.18
0794-33-6229	112 Turner Street	NX-3	CX-7-UL-CU	0.17
0794-33-5383	114 Turner Street	NX-3	CX-7-UL-CU	0.17
0794-33-8395	12 Turner Street	NX-5-UL-CU	CX-7-UL-CU	0.26
0794-33-7395	14 Turner Street	NX-5-UL-CU and NX-3	CX-7-UL-CU	0.42
0794-33-7361	18 Turner Street	NX-5-UL-CU and NX-3	CX-7-UL-CU	0.34
0794-33-9499	3411 Hillsborough Street	NX-5-UL-CU	CX-7-UL-CU	0.32
0794-33-8479	3413 Hillsborough Street	NX-5-UL-CU	CX-7-UL-CU	0.38
0794-33-7593	3415 Hillsborough Street	NX-3-UL and NX-3	CX-7-UL-CU	0.67

The property totals approximately 3.69 acres in size and is located along Hillsborough Street and Turner Street, southeast of the Hillsborough Street and Gorman Street intersection. The property is currently zoned a mix of Neighborhood Mixed Use with heights from 3 to 5 stories (NX-3, NX-3-UL, and NX-5-UL-CU). The proposed zoning is Commercial Mixed with a 7-story height limit with an Urban Limited Frontage, conditional use (CX-7-UL-CU). The purpose of the rezoning is to allow for additional building height and uses.

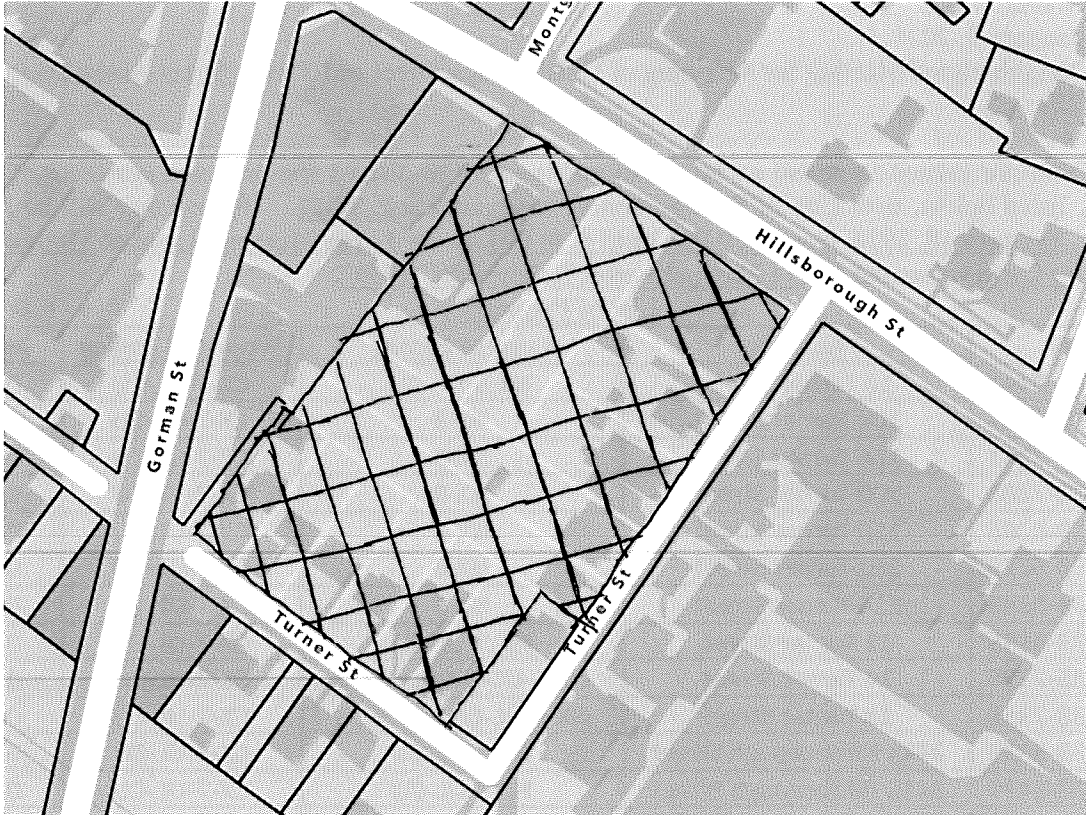
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the property following the filing of the rezoning application, but before Planning Commission. After the meeting, we will prepare a report for the Planning Department regarding the items 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 or contact the Raleigh City Planner Hannah Reckhow at 919.996.2622 or hannah.reckhow@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

