

To: Neighboring Property Owners and Tenants  
 From: Richard Brown, Kimley Horn  
 Date: January 25, 2024  
 Re: Neighborhood Meeting for Rezoning of Wake 3 Health and Education District in and around the WakeMed Raleigh Campus on New Bern Avenue

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 20 properties encompassing approximately 131 acres in and around the WakeMed Raleigh Campus on New Bern Avenue. The neighborhood meeting will be held on February 7, 2024 at 6:00 p.m. in Room 149, Building A, Wake Tech Perry Health Sciences Campus, 2901 Holston Lane, Raleigh, North Carolina 27610. Parking is available in the deck at 104 Sunnybrook Road.

The properties subject to this rezoning request are shown in the enclosed maps and listed below. Currently, the Property is zoned Office Mixed Use with mix of permitted heights between three and seven stories. (Each parcel's current zoning designation is shown in the table listing the properties included below.) The proposed rezoning would rezone the Property to a Campus Master Plan (CMP) zoning district.

**This proposed rezoning is not part of the City-initiated rezoning along New Bern Avenue.**

**List of Properties**

<b>Address</b>	<b>PIN</b>	<b>Current Zoning</b>
3000 NEW BERN AVE	1724202593	OX-7-PL
3004 NEW BERN AVE	1724207156	OX-7-PL
3006 NEW BERN AVE	1724209218	OX-7-PL
3009 NEW BERN AVE	1724115660	OX-3-PL
3020 NEW BERN AVE	1724214028	OX-7-PL
10 SUNNYBROOK RD	1724216297	OX-7-PL
23 SUNNYBROOK RD	1724219623	OX-3-PL
100 SUNNYBROOK RD	1724303645	OX-7-PL
107 SUNNYBROOK RD	1724401187	OX-3-PL
3010 FALSTAFF RD	1723296034	OX-5-PL
3011 FALSTAFF RD	1724300193	OX-7-PL
109 LUTHER RD	1724105504	OX-7-PL
127 LUTHER RD	1723196662	OX-5-CU
143 LUTHER RD	1723195472	OX-5-CU
149 LUTHER RD	1723194205	OX-5-CU
3001 CALUMET DR	1724214935	OX-3-PL
104 POE DR	1723196198	OX-5-CU
108 POE DR	1723280934	OX-5-CU
2901 HOLSTON LN	1724209757	OX-7-PL
2841 KIDD RD	1723280558	OX-5-CU

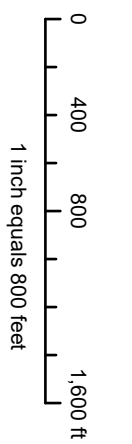
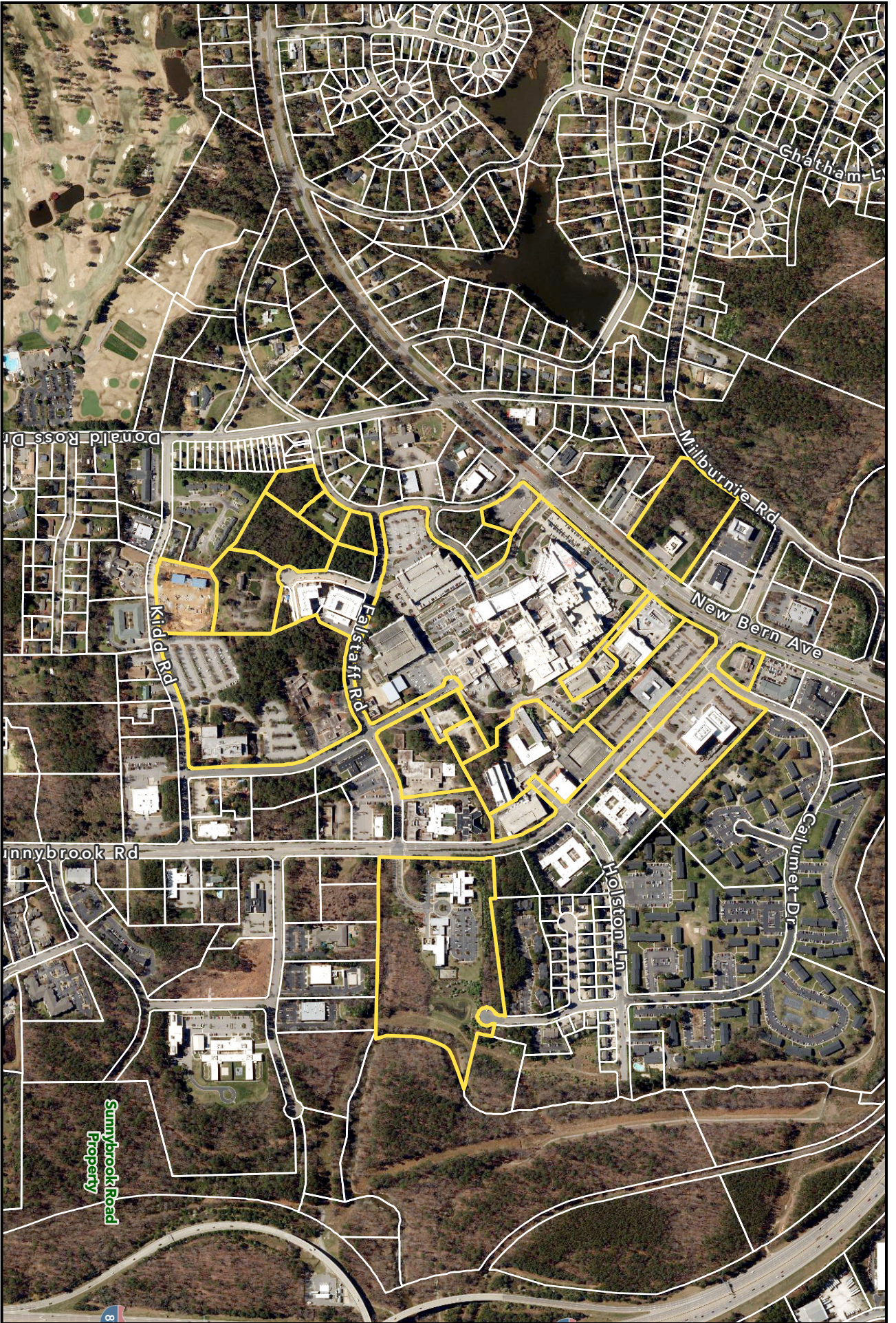
At the Neighborhood Meeting, we will discuss the proposed rezoning and discuss various aspects of the proposed master plan.

Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. To ensure broad notification, this neighborhood meeting notice is being sent to property owners, residents, and tenants within 1,000 feet of the Property. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Sean Stewart  
Raleigh Planning & Development  
(919) 996-2638  
[Sean.Stewart@raleighnc.gov](mailto:Sean.Stewart@raleighnc.gov)

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me at [Richard.Brown@kimley-horn.com](mailto:Richard.Brown@kimley-horn.com) or 919-677-2000.



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**Sunnybrook Road Property**



