



Jason Barron | Partner
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: March 7, 2025

Re: Neighborhood Meeting regarding 4500 Western Boulevard (collectively, the “Property”)

Dear Neighbors:

You are invited to attend a neighborhood meeting on **March 19, 2025, from 6:00 pm to 7:00 pm**. The meeting will be held at NC State University Continuing and Lifelong Education, McKimmon Conference Center, 1101 Gorman Street, Raleigh, NC 27606.

The purpose of this meeting is to discuss a potential rezoning of the Property, located at 4500 Western Boulevard. This Property is currently zoned Commercial Mixed Use – 5 stories max, Special Highway District 2, Transit Overlay District, Special Residential Parking Overlay District (CX-5 (SHOD-2) (TOD) (SRPOD)) and is proposed to be rezoned to Commercial Mixed Use – 20 stories max (CX-20). The purpose of the zoning request is to facilitate redevelopment in the future to accommodate a walkable, mixed use project supportive of the Wake County transit plan. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. 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.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

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

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@mstarlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read "JB", is written over a light blue horizontal line.

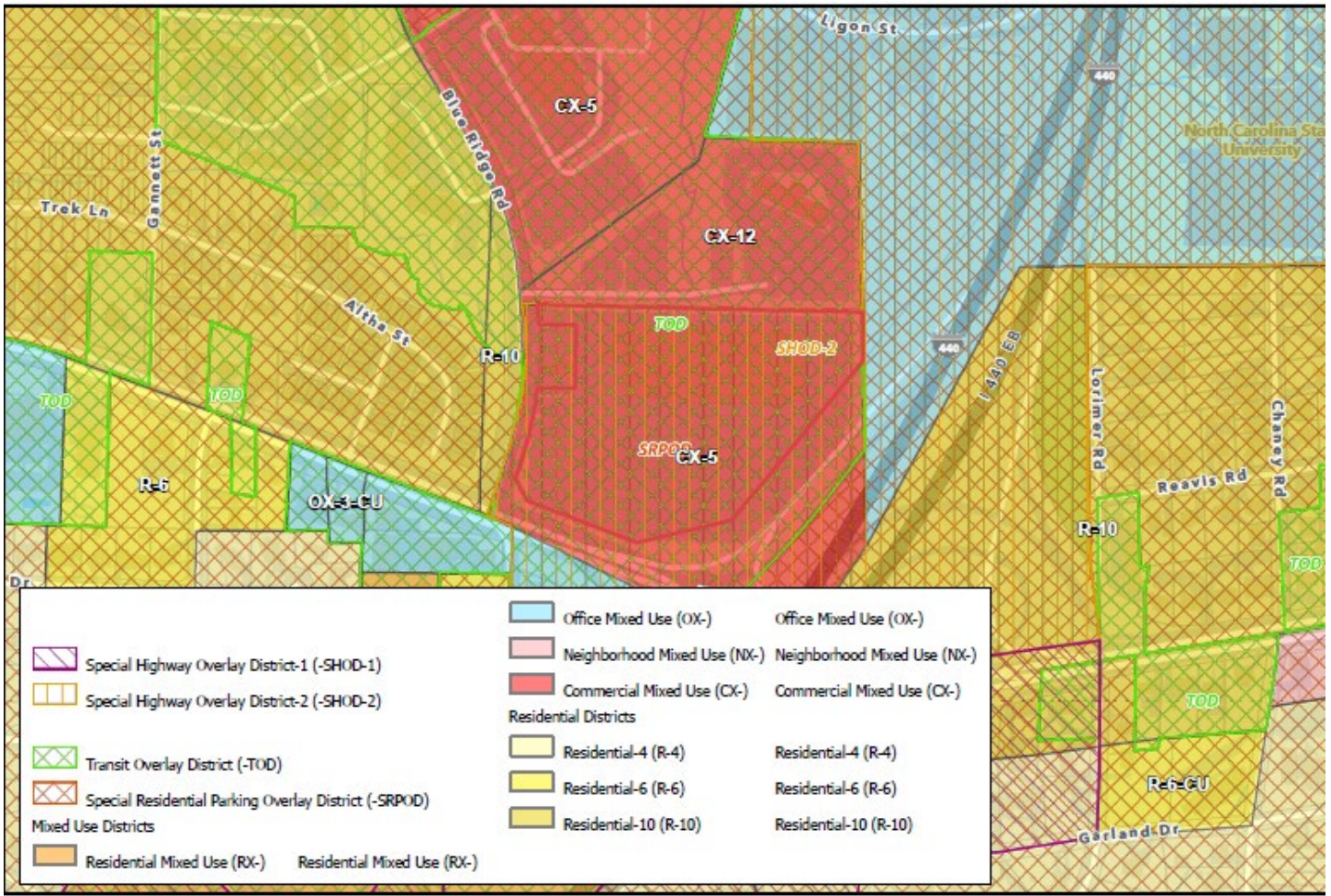
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX	Height: 5	Frontage:	Overlay(s): SHOD-2; TOD; SRPOD
Proposed zoning base district: CX	Height: 20	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 4500 Western Boulevard		
Property PIN: 0784815120		
Deed reference (book/page): 001954/00135		
Nearest intersection: Western Blvd/Blue Rodge Rd		Property size (acres): 12.08
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: JACK A SNEEDEN CORP, 1015 Ashes Dr Ste 205, Wilmington NC 28405		
Property owner email: jbarron@morningstarlawgroup.com		
Property owner phone: 919.590.0371		
Applicant name and address: Cityplat Capital, LLC, c/o Morningstar Law Group, 434 Fayetteville St #2200, Raleigh, NC 27601		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: 919.590.0371		
Applicant signature(s):		
Additional email(s):		