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Date: August 15, 2025

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

Dear Neighbors:

We are counsel for Cityplat Capital, LLC, ("Cityplat"), which is seeking to rezone the above-captioned Property. You are cordially invited to attend a meeting to discuss the potential rezoning to take place on **August 27, 2025**, from 6:00pm to 7:00pm at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606. The 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, conditional use, with Transit Overlay District (CX-20-CU w/TOD). 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.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 1,000 feet of the area requested for rezoning. 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 & Development Department regarding the items discussed at the meeting. 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.

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-9-25.

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

Matthew Klem, Case Planner  
Raleigh Planning & Development  
(919)-996-2676  
[matthew.klem@raleighnc.gov](mailto:matthew.klem@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@morningstarlawgroup.com](mailto:jbarron@morningstarlawgroup.com)  
Sincerely,

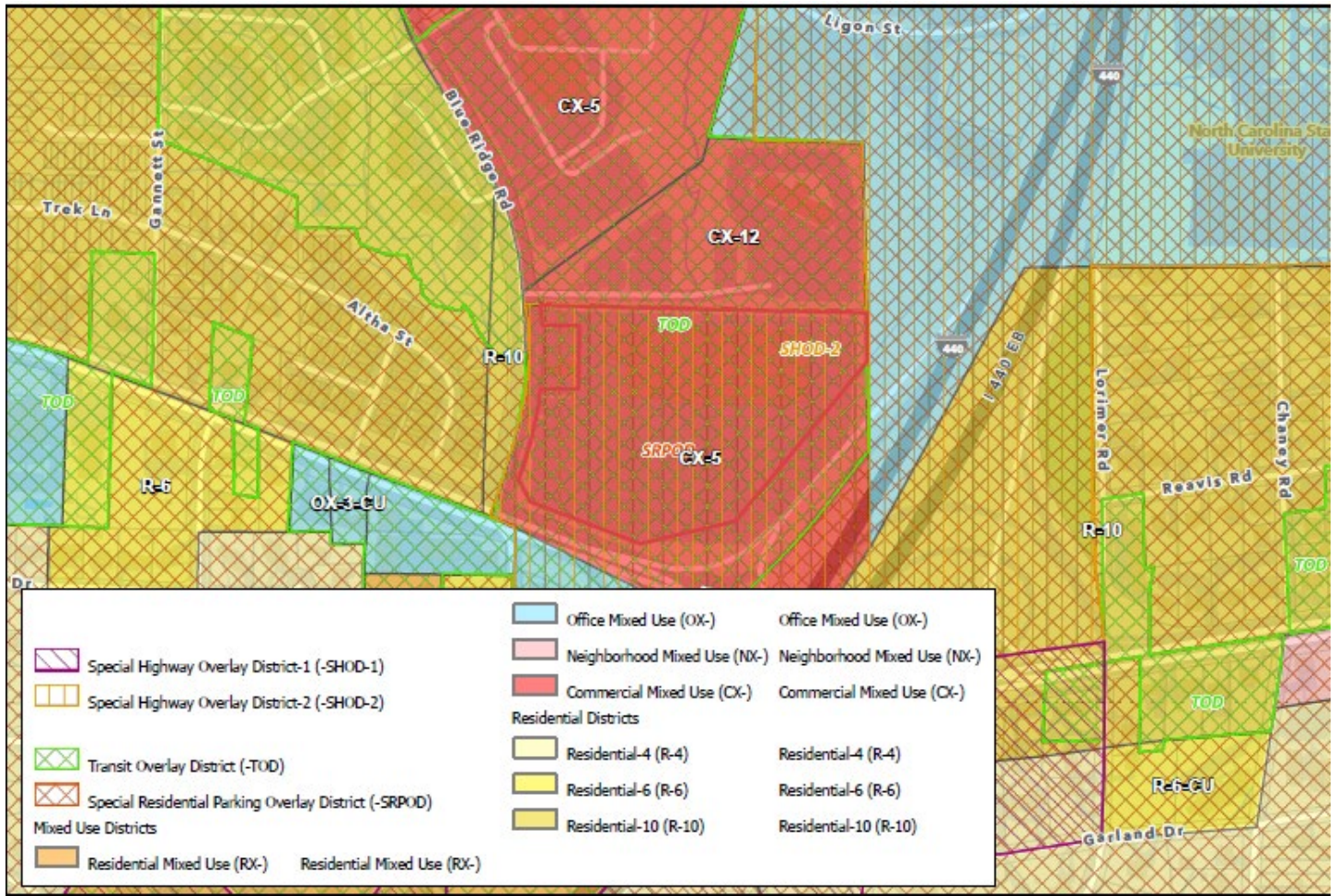
A handwritten signature in blue ink, appearing to be "JB", is written over a light blue horizontal line.

## Aerial





## Zoning



# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case # <input type="text"/>
	<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): TOD	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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: <input type="text"/>				

General Information		
Date: 4/7/2025	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 Ridge 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: CP 4500 Western LLC, c/o Morningstar Law Group, 434 Fayetteville St #2200, Raleigh, NC 27601		
Property owner email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a> ; <a href="mailto:hwinstead@morningstarlawgroup.com">hwinstead@morningstarlawgroup.com</a>		
Property owner phone: 919.590.0371		
Applicant name and address: CP 4500 Western LLC, c/o Morningstar Law Group, 434 Fayetteville St #2200, Raleigh, NC 27601		
Applicant email: <a href="mailto:jbarron@morningstarlawgroup.com">jbarron@morningstarlawgroup.com</a> ; <a href="mailto:hwinstead@morningstarlawgroup.com">hwinstead@morningstarlawgroup.com</a>		
Applicant phone: 919.590.0371		
Applicant signature(s):		
Additional email(s):		