

**December 5, 2025**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on December 16, 2025, from 5:30-6:30pm at the Lions Park Community Center, located at 516 Dennis Avenue, Raleigh, NC 27604. The purpose of the meeting is to discuss Z-40-25, the requested rezoning of two parcels of land located at 831 Wake Forest Road (PIN: 1704837337) and 904 Mordecai Drive (PIN: 1704835378) (the "Site"). The Site is currently zoned Office Mixed Use- 3 stories- w/ Neighborhood Conservation Overlay District (OX-3-w/ NCOD), and this proposal would rezone the Site to Office Mixed Use- 4 stories-w/ Conditions (OX-4-CU). During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

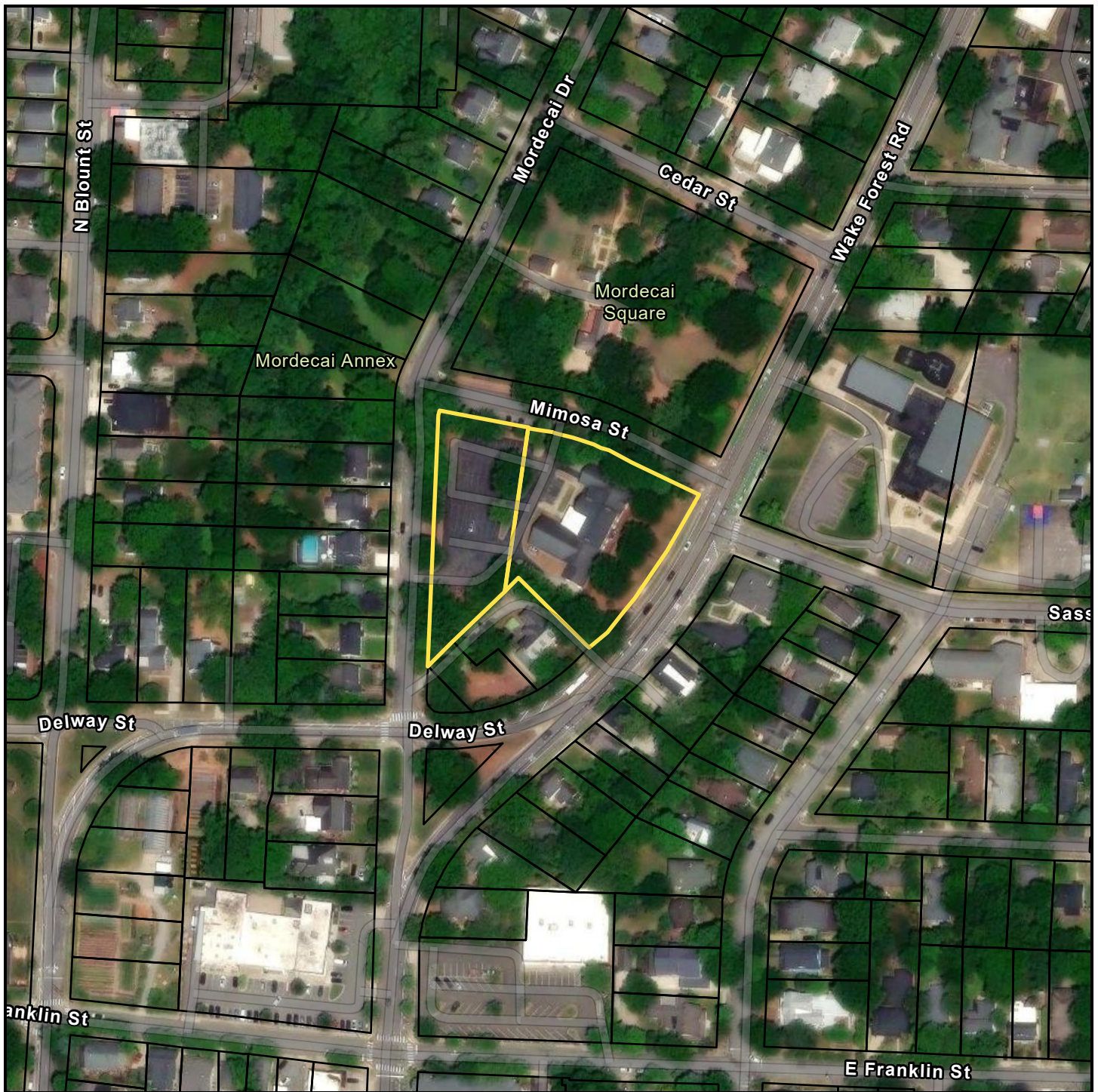
After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, 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. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning). If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Arthur Cashwell IV  
Raleigh Planning & Development  
(919) 996-2183  
[arthur.cashwell@raleighnc.gov](mailto:arthur.cashwell@raleighnc.gov)

If you have any questions about this request, please contact me at (919) 835-4529 or via email at [jamieschwedler@parkerpoe.com](mailto:jamieschwedler@parkerpoe.com).

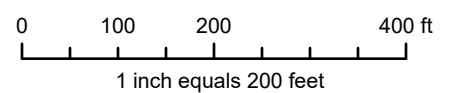
Thank you,

Jamie S. Schwedler



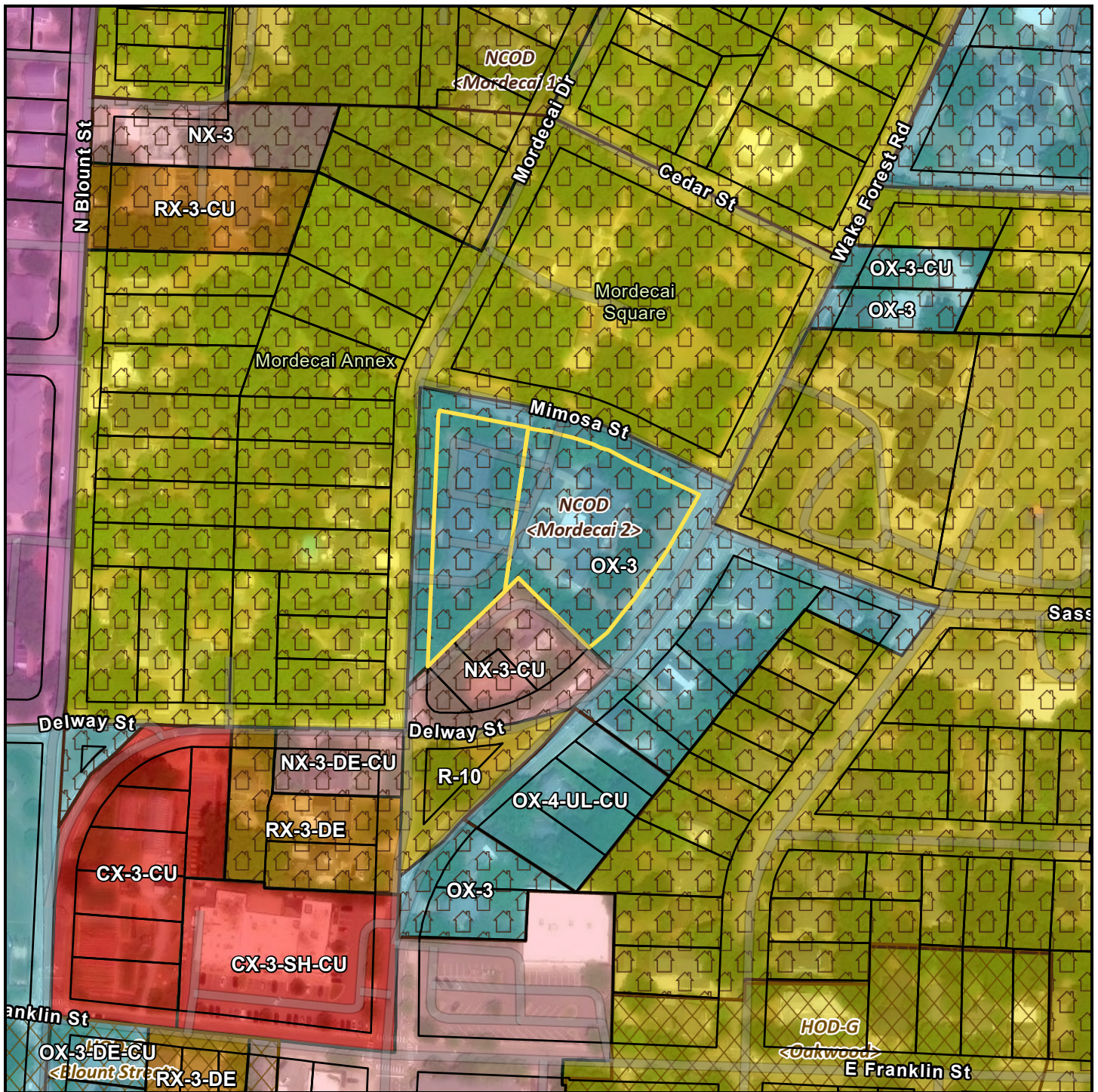
**831 Wake Forest Road &  
904 Mordecai Drive**

**Vicinity Map**



**Disclaimer**

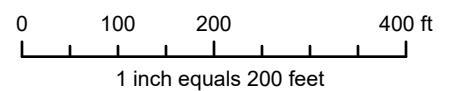
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831 Wake Forest Road &  
904 Mordecai Drive

Zoning Map

Current Zoning: OX-3-w/ NCOD



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