Raleigh

10/26/2026

Dear Property Owner or Resident:

Your property or residence is within 500 feet of another property that is the subject of a rezoning application.

Request	Z-36-26
Address(es)	727 West Morgan Street and 729 West Morgan Street
Applicant/Owner	Jamie Schwedler, Parker Poe, on behalf of 727 West Morgan LLC
Current Zoning	Office Mixed Use-4 Stories-Urban Limited frontage with Special Residential Parking Overlay District (OX-4-UL w/SRPOD)
Requested Zoning	Commercial Mixed Use-7 Stories-Urban Limited frontage-Conditional Use with Special Residential Parking Overlay District (CX-7-UL-CU w/SRPOD)
Summary	The request is to rezone two parcels, totaling approximately 0.33 acres. The request would increase residential and commercial entitlement and increase building height. Conditions offered prohibit specific uses otherwise allowed in Commercial Mixed Use, require any eating and retail establishment to be attached to a building with at least one other use, limit floor area, limit hours of operation, prohibit drive-thru/drive-in facilities, establish an increased rear setback, set guidance on screening trash facilities, and establish standards for landscaping along the rear property line.

The Planning Commission will discuss this request at an upcoming public meeting.

Who	Planning Commission
When	Tuesday, November 10, 2026, starting at 9 a.m.
Where	Raleigh Municipal Building, City Council Chambers 222 W Hargett St, Raleigh, NC 27601

If you have any questions, please contact the case planner.

Case Planner	Hiram Marziano: (919) 996-6370; hiram.marziano@raleighnc.gov

What is a rezoning?

A property owner requests a rezoning to change the rules for how they can develop their land. This could mean land use (residential, commercial, industrial, etc.) and/or building characteristics (maximum building height, minimum front yard, etc.).

Does this apply to my property?

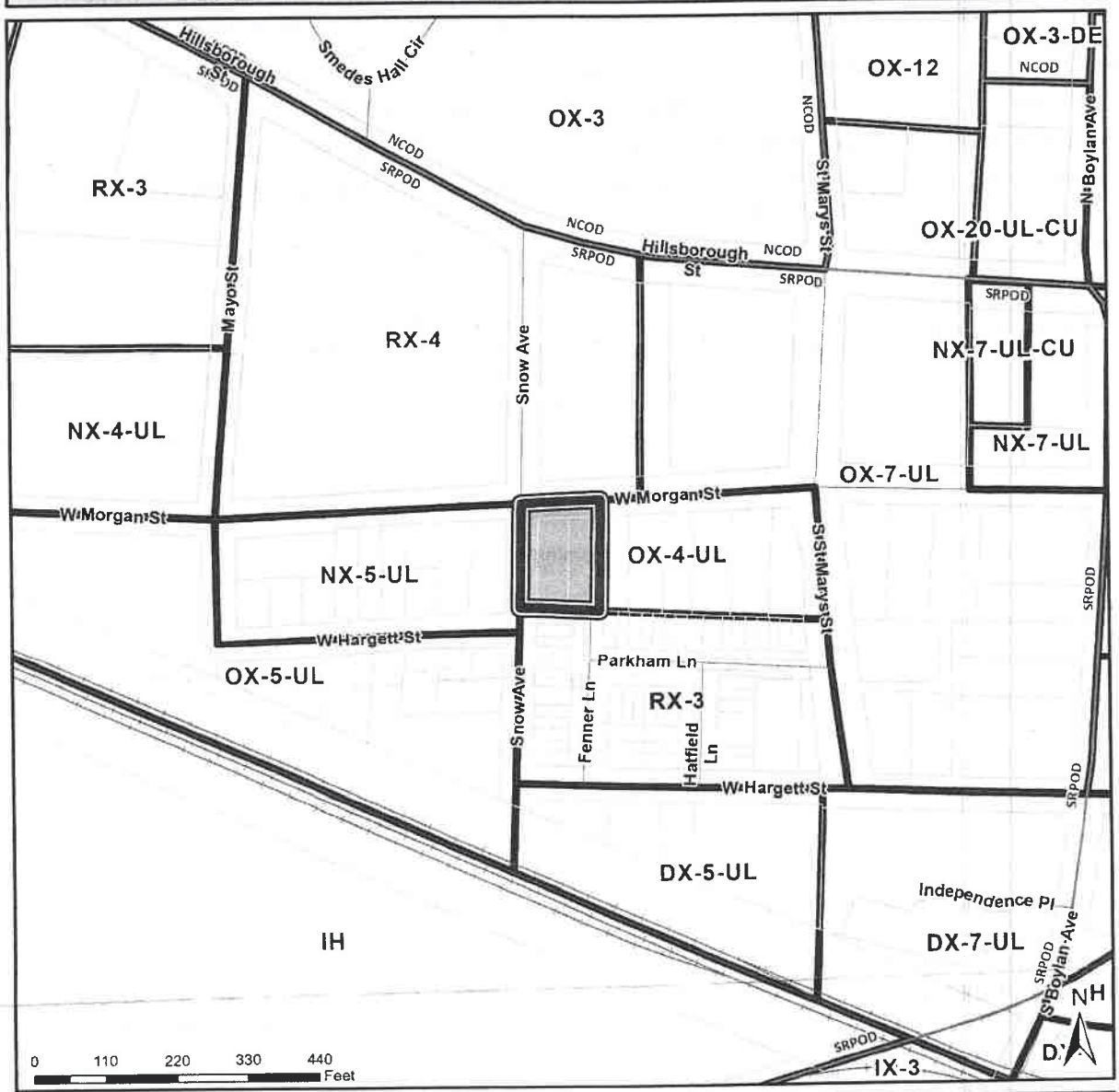
This request would only change the zoning to the property listed above. You're receiving this letter because you own or rent property nearby. A map of the properties requested for rezoning is enclosed.

How can I participate?

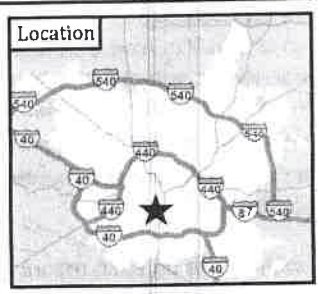
- You can attend Planning Commission's meeting. Both sides (for and against) can speak for the same set amount of time. This case will be one of many items discussed that day, so please be prepared to wait for its turn on the agenda. More information about how Planning Commission meetings work is at: www.raleighnc.gov/planning-commission.
- You can email the Planning Commission: Planning.Commission@raleighnc.gov.
- You can submit written comments to: Raleigh Planning and Development, Attn: Hiram Marziano, PO Box 590, Raleigh, NC 27602.

Detailed information on each rezoning case scheduled for this meeting can also be found on the city's website: www.raleighnc.gov/development.

Existing Zoning Z-36-2026



Property	727 & 729 W Morgan St
Size	0.33 acres
Existing Zoning	OX-4-UL w/ SRPOD
Requested Zoning	CX-7-UL-CU w/ SRPOD



Map by Raleigh Department of Planning and Development (MURPHYMENDEZD): 9/4/2026