

ORDINANCE NO. (2025) 781 ZC 906

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 3. Z-07-25 – 3328 Forestville Road**, located in the Northeast Raleigh at the intersection of Mitchell Mill Road & Forestville Road, being Wake County PIN 1747477639, approximately 14.10 acres rezoned to Commercial Mixed Use – 4 – Conditional Use (CX4-CU).

Conditions Dated: May 1, 2025

1. Future development or re-development of the Property for retail sales, office/medical or residential land uses shall not exceed the following development intensities:
 - a. 325 residential dwelling units; or
 - b. 115,000 square feet of office/medical; or
 - c. 57,500 square feet of retail sales; or
 - d. 185 residential dwelling units and 35,000 square feet of retail sales; or
 - e. 200 residential dwelling units and 50,000 square feet of office/medical; or
 - f. 145 residential dwelling units, 30,000 square feet of office/medical and 27,500 square feet of retail sales.

Condition #1 does not stop the development or expansion of other allowed uses on the Property. This includes, but is not limited to, expanding or developing places of worship, which fall under the Public and Institutional Use Category.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: August 19, 2025

Effective: August 24, 2025

Distribution: Planning and Development
Inspections
City Attorney
Transcription Services