



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 type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4	Height:	Frontage:	OFFICE USE ONLY Rezoning case #
Proposed zoning base district: OX	Height: 3	Frontage: PL	Overlay(s):
Overlay(s): CU			
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: 5-13-26	Date amended (1):	Date amended (2):
Property address: 7600 FALLS OF NEUSE ROAD, RAL, NC 27615		
Property PIN: 1717087230		
Deed reference (book/page): 001864 / 00164		
Nearest intersection: Weathergreen Drive		Property size (acres): 5.94
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: MOUNT VERNON BAPTIST CHURCH (same as property address)		
Property owner email: [REDACTED]		
Property owner phone: [REDACTED] 0		
Applicant name and address: same as owner		
Applicant email: same as owner		
Applicant phone: same as owner		
Applicant signature(s): <i>[Handwritten Signature]</i>		
Additional email(s): <i>mdlaughton@mrbcraleigh.com</i>		



Conditional Use District Zoning Conditions		
Zoning case #: REZN 0015-26	Date submitted: 5-13-26	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: OX-3-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. Outdoor Storage. Outdoor storage shall be prohibited on the Property.</p> <ul style="list-style-type: none"> • This condition is intended to prohibit outdoor storage of materials, merchandise, equipment, vehicles in disrepair, and similar items. <p>2. Access and Connections (Boros Place). No vehicular driveway, vehicular access connection, or public street connection of Boros Place to Falls of Neuse Road shall be established.</p> <ul style="list-style-type: none"> • This condition does not restrict pedestrian access. <p>3. Prohibited Principal Uses. Notwithstanding any allowance otherwise permitted within the OX district, the following principal uses shall be prohibited on the Property:</p> <ul style="list-style-type: none"> • Multi-unit living • Boardinghouse • Dormitory, fraternity, or sorority • College or university • Outdoor sports (any # seats) • Detention center, jail, or prison

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: *Michael D. DeVaughn*

Printed Name: Michael D. DeVaughn



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 50%; margin: 0 auto;"/>
<p>The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.</p>	
Statement of Consistency	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The subject Property (Mt. Vernon Baptist Church campus at 7600 Falls of Neuse Road) is designated Institutional on the 2030 Comprehensive Plan Future Land Use Map, a category that includes land and facilities occupied by religious organizations and similar institutional uses.</p> <p>The Urban Form Map identifies the site along a Transit Emphasis Corridor, and the Street Plan identifies Falls of Neuse as a 6-lane divided Avenue. Consistent with this corridor context, the requested Parking Limited (-PL) Frontage is intended to maintain a level of walkability while accommodating automobile access, including limiting parking between buildings and the street to no more than two bays with a single drive aisle.</p> <p>The Office Mixed Use (OX) district intent is to provide for a variety of office and employment uses while allowing housing and limited retail and service-related options, and it may serve as a transition between mixed-use districts and residential neighborhoods. The voluntary zoning conditions offered further limit uses and potential site impacts to reinforce compatibility with surrounding properties.</p> <p>This rezoning is primarily intended to support an updated sign program for an existing, built-out institutional campus and does not include a development plan.</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The rezoning request is reasonable and in the public interest because it: (a) supports continued institutional use of a longstanding church campus designated Institutional on the Future Land Use Map; (b) aligns the site's zoning framework with the Transit Emphasis Corridor and divided Avenue context by requesting the corridor-appropriate Parking Limited (-PL) Frontage; and (c) provides added predictability through voluntary conditions that limit certain uses and potential impacts.</p> <p>The proffered conditions prohibit outdoor storage, prohibit new vehicular access to Boros Place, and prohibit specified principal uses identified for limitation in the applicant's proffer document, thereby mitigating potential future land-use conflicts while maintaining the property's primary institutional function.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr style="width: 50%; margin: 10px auto;"/>
<p>The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.</p>	
Inventory of Historic Resources	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p>	
<p>No applicable historic resources identified on the property.</p>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<p>N/A - No applicable historic resources identified on the property.</p>	

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. The proffered prohibited land uses and development conditions seek to limit the proposed OX district when development is not proposed.

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. The proffered prohibited land uses and development conditions seek to limit the proposed OX district when development is not proposed in connection.

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. This rezoning seeks to utilize the conditional nature of the rezoning by explicitly requesting to prohibit the opening of Boros Place for vehicular movements whether public or private.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. The Property currently provides multiple seamless connections to Saint Andrews Presbyterian (south), as well as to the office development north of the Property.

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. While not applicable to the intent of this request, the proffered Parking Limited (-PL) Frontage is intended to maintain walkability while allowing auto access along a multi-lane Avenue, including limiting parking between buildings and the street to a maximum of two bays with a single drive aisle.</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: Not applicable at this time. The Property is located mid-block.</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

<p>14</p>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. While not applicable to the intent of this request, the proffered Parking Limited (-PL) Frontage is intended to maintain walkability while allowing auto access along a multi-lane Avenue, including limiting parking between buildings and the street to a maximum of two bays with a single drive aisle.</p>
<p>15</p>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. While not applicable to the intent of this request, the proffered Parking Limited (-PL) Frontage is intended to maintain walkability while allowing auto access along a multi-lane Avenue, including limiting parking between buildings and the street to a maximum of two bays with a single drive aisle.</p>
<p>16</p>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
<p>17</p>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development. The Property is along a Transit Emphasis Corridor; if redevelopment occurs, pedestrian connectivity and transit-supportive design shall be addressed at site plan review.</p>
<p>18</p>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
<p>19</p>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
<p>20</p>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: This rezoning is intended to support an updated sign program for an existing institutional campus and does not propose any redevelopment or new development.</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on January 27, 2026 (date) to discuss a potential rezoning located at 7600 Falls of Neuse Road, RAL, NC (property address). The neighborhood meeting was held at Mount Vernon Baptist Church (same as above) (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Following an explanatory presentation by the church's planning consultant, Preston Mitchell, the following questions were posed regarding premise and intent:
- Why are you seeking OX zoning? Principally, the church is seeking to replace its' primary ground sign along FON Rd. to a "Low-Profile Ground Sign," which allows up to 70-sf and 3.5-ft tall. The church may seek to add a floor onto an existing internal building, but no other additions.
- Is the "-3" story allowance the lowest floor cap in the OX zoning? Yes.
- If signage is the premise, why not use some other method of approval, such as a special permit or variance? Those other options were explored with City planning staff and not available. The only current method to update signage in Residential zoning is to change the zoning district.
- Is the church preparing to relocate and sell the site? No, the church has been on this site since 1969 and has plenty of capacity to accommodate additional growth on-site.
- Other questions focused on technical elements of the Signage provisions in the RAL UDO.

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.