

- 4. Z-40-25 – 831 Wake Forest Road & 904 Mordecai Drive, approximately 1.85 acres, is located at the intersections of Mordecai Drive and Mimosa Street and Wake Forest Road and Mimosa Street, being Wake County PINs 1704835378 and 1704837337, approximately 1.85 acres rezoned to Office Mixed Use, 4 Stories, Conditional Use (OX-4CU).**

Conditions Dated: January 23, 2026

- a. Prohibits several uses normally permitted in OX
- b. Archival documentation provisions related to the existing structure
- c. Requirement to allow for salvage of existing structure prior to scheduling a demolition
- d. Prohibition on vinyl siding excluding trim and decorative elements
- e. Frontage elements specified for build-to and pedestrian access on Wake Forest Road along with restrictions involving parking structures.
- f. Height step back provisions for structures within 50' of Mordecai Drive having a maximum height of 3 stories.
- g. Setback requirements for Mordecai Drive and Mimosa Drive for 10' minimum with provisions for adjustment relative to right-of-way expansion.