

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	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		OFFICE USE ONLY Rezoning case # <u>Z-40-25</u>
Existing zoning base district: OX	Height: 3	Frontage:	
Proposed zoning base district: OX	Height: 4	Frontage:	Overlay(s):
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: Z-27B-2014			

General Information		
Date: <u>10/10/25</u>	Date amended (1):	Date amended (2):
Property address: 831 Wake Forest Road and 904 Mordecai Drive, Raleigh, NC 27604		
Property PIN: 1704837337, 1704835378		
Deed reference (book/page): 7286/774		
Nearest intersection: North Person Street		Property size (acres): 1.85 acres total
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Mary S Lee & Paul Alexander Lee, P.O. Box 24, Garner, NC 27529		
Property owner email: c/o Jamie Schwedler, jamieschwedler@parkerpoe.com		
Property owner phone: c/o Jamie Schwedler, 919-835-4529		
Applicant name and address: Jamie Schwedler, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: jamieschwedler@parkerpoe.com		
Applicant phone: 919-835-4529		
Applicant signature(s): <u>Mary S Lee - P. Alex Lee</u>		
Additional email(s):		



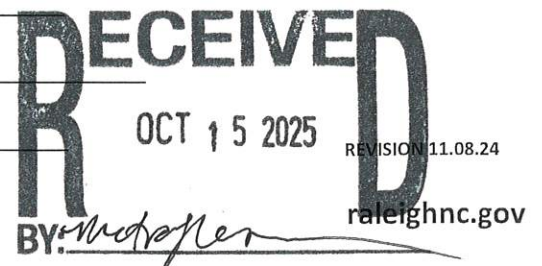
Conditional Use District Zoning Conditions		
Zoning case #: <u>Z-40-25</u>	Date submitted: <u>10/10/25</u>	OFFICE USE ONLY Rezoning case # <u>Z-40-25</u>
Existing zoning: OX-3-NCOD	Proposed zoning: OX-4-CU	

Narrative of Zoning Conditions Offered
1. In addition to those otherwise prohibited by the UDO, the following uses as defined in UDO Article 6 are prohibited: cemetery; outdoor sports or entertainment facility (<250 seats or >250 seats); parking facility; sports academy; detention center, jail prison; check cashing, payday loan; tattoo parlor; taxidermist; wedding chapel. 2. Prior to submittal of the first building permit for development impacting the existing structure located at 831 Wake Forest Road, PIN 1704837337, Deed Book 7286, Page 774 (the "Building"), photographs, dimensional measurements, or other similar documentation of the Building shall be made and provided to the Raleigh Historic Development Commission and the State Archives of North Carolina.

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: Mary S Lee
 Printed Name: Mary S Lee

Property Owner(s) Signature: P. Alex Lee
 Printed Name: Paul Alexander Lee



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case #
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.	
Statement of Consistency	
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.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
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.	
Inventory of Historic Resources	
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.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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:
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:
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:
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:
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:
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:

7	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. Response:
8	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. Response:
9	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. Response:
10	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. Response:
11	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. Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. Response:
13	New public spaces should provide seating opportunities. Response:

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response:
15	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. Response:
16	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. Response:
17	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. Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response:
19	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. Response:
20	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. Response:

21	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. Response:
22	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. Response:
23	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. Response:
24	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. Response:
25	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. Response:
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. Response:

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					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
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.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

September 26, 2025

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on October 6, 2025, from 6-7pm at the Halifax Community Center, located at 1023 Halifax Street, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone 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 and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

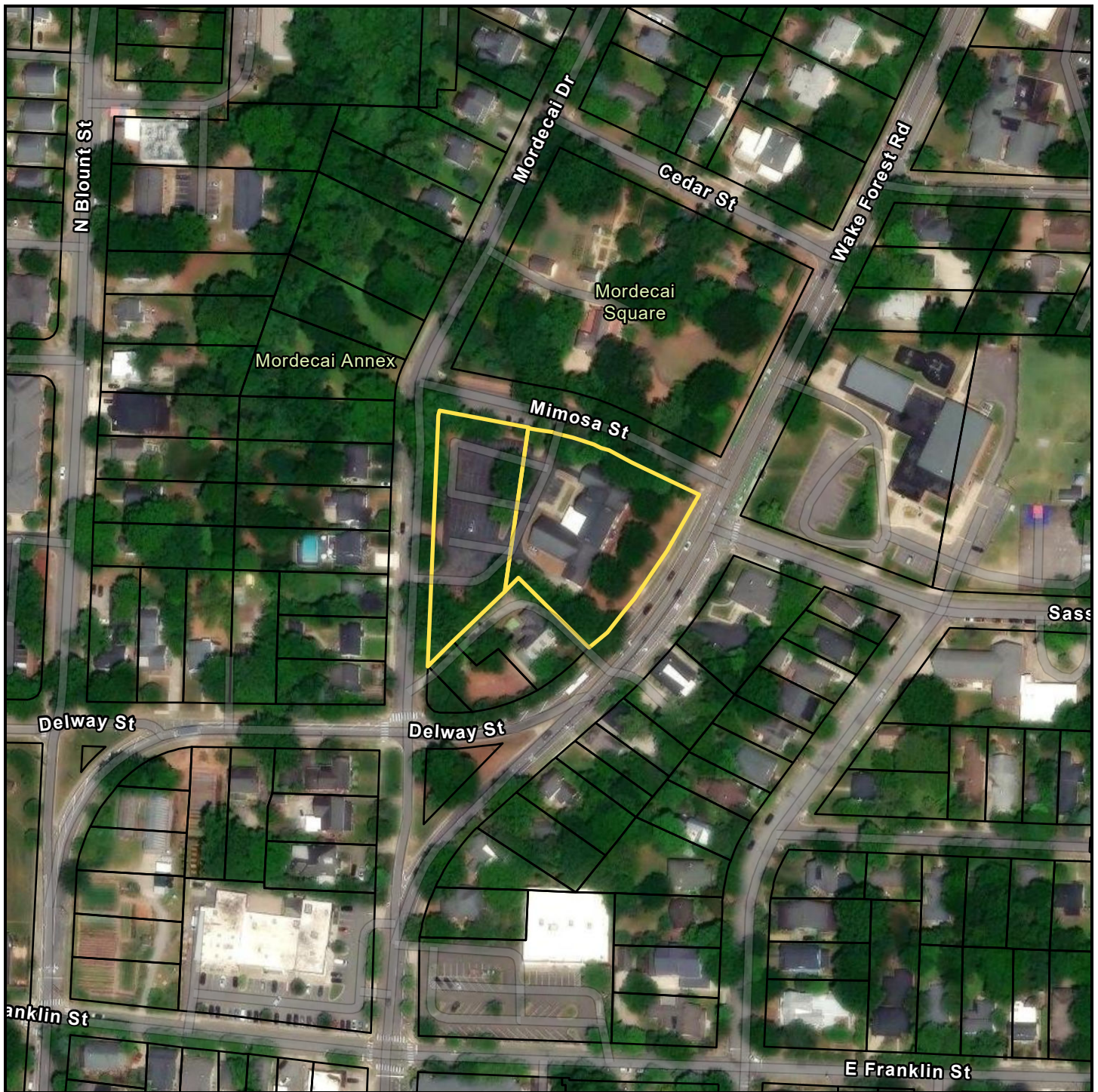
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran
Raleigh Planning & Development
(919) 996-2638
metra.sheshbaradaran@raleighnc.gov

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

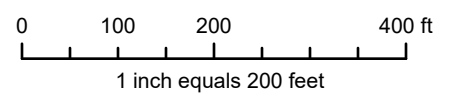
Thank you,

Jamie S. Schwedler

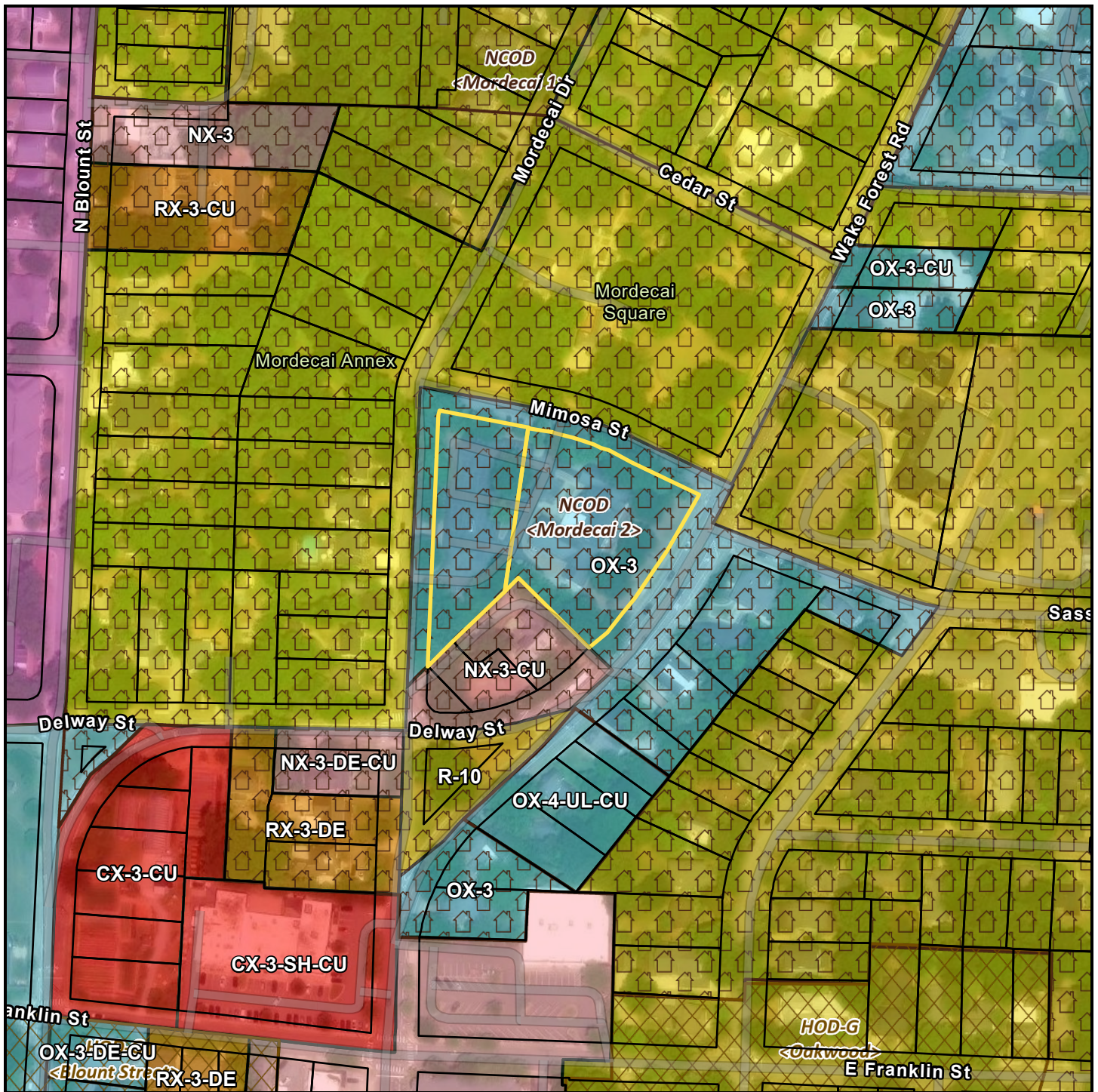


**831 Wake Forest Road &
904 Mordecai Drive**

Vicinity Map



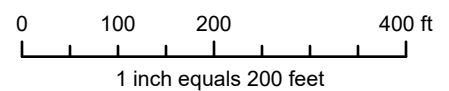
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



831 Wake Forest Road &
904 Mordecai Drive

Zoning Map

Current Zoning: OX-3-w/ NCOD



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SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address). The neighborhood meeting was held at _____(location). There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

[illegible]

EXHIBIT A
831 Wake Forest Road/ 904 Mordecai Drive Rezoning

Addendum #1
STATEMENT OF CONSISTENCY

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.

The subject site is comprised of two parcels, 831 Wake Forest Road and 904 Mordecai Drive (the “Site”), and is positioned at a key transition point between Downtown Raleigh, the Person Street commercial corridor, and nearby single-family neighborhoods. This request to take the Site, currently a funeral home and surface parking lot, from OX-3-NCOD to OX-4-CU will permit greater residential density in walking distance to transit, restaurants and services, and Downtown Raleigh, directly consistent with the 2030 Comprehensive Plan (“Comp. Plan”).

The proposed rezoning would also remove the Mordecai 2 Neighborhood Conservation Overlay District (“NCOD”) designation from the Site to allow a higher and denser development. Like several other adjacent cases, this case would remove this overlay, put in place to preserve the character of a residential neighborhood, in an area that is no longer predominantly used for single-family residential use. The structures on the Site, and most of the buildings on this edge area of the Mordecai 2 NCOD, are former homes now used for office and commercial purposes. Thus, the NCOD limit on development density is no longer needed on this busy corridor of Downtown Raleigh.

1. **FLUM:** The site is designated as “Office & Residential Mixed Use” (“ORM”) in the Future Land Use Map (“FLUM”), and the requested Office Mixed Use (OX) squarely conforms to this designation. ORM “is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate,” and “encourages a mix of residential and office use.” Comp. Plan pg 3-10. OX (Office Mixed-Use) is the closest corresponding zoning district. This potential for increased residential density on this infill site is directly consistent with the ORM description and other policies.

The request for a 4-story designation is also consistent with the Comprehensive Plan. In ORM, “[h]eights would generally be limited to four stories when near neighborhoods, with additional heights allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.” Comp. Plan pg 3-10. Because this site is located between the Person Street commercial corridor and single family neighborhoods, four stories serves as a transition between uses and consistent with the Comprehensive Plan. In addition, Recommended Height Designations for Office & Residential Mixed Use indicate a 4-story maximum is appropriate in the “Edge” area located within 150 feet of low to moderate density residential area zoned for three story development. See Comp. Plan pg 3-15, Table LU-2.

2. **Urban Form Map:** The Site is within a Frequent Transit Area and on a Transit Emphasis Corridor on the Urban Form Map. Map UD-1. Transit Emphasis Corridors such as Wake Forest Road are those “identified in the Wake County Bus plan and programmed for a much higher level of bus-based service, including frequent buses, amenities at every stop, the completion of the

pedestrian network, and potentially traffic signal priority for transit.” Comp. Plan pg 11-5. The Frequent Transit Area designation applies to sites “within a quarter-mile of other frequent transit routes.” Comp. Plan pg 11-4, 11-5. There is currently one GoRaleigh bus line on Wake Forest Road and one GoRaleigh bus line on Cedar/ Glascock Street. The proposed rezoning will facilitate greater residential density and pedestrian connectivity to support these transit investments in an area that has been earmarked for growth on the Urban Form Map.

3. The proposed rezoning is consistent with the following policies of the Land Use Element (“LU”) of the 2030 Comprehensive Plan:

a. **Policy LU 1.2 Future Land Use Map and Zoning Consistency**, *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

The proposed rezoning is consistent with the Office & Residential Mixed Use designations in the Future Land Use Map because it permits uses consistent with this designation and heights supported by the applicable policies, as discussed above.

b. **Policy LU 1.3 Conditional Use District Consistency**, *All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

The proposed conditions limiting commercial uses that are inconsistent with the surrounding uses increases the consistency of this proposed rezoning.

c. **Policy LU 2.2 Compact Development**, *New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and noncontiguous development.*

The request will allow for redevelopment of an underutilized site on a key Downtown Raleigh corridor by permitting greater height and intensity to provide a mix of townhouse and multifamily uses. In addition to adding residential density, the OX-4-CU zoning district will serve as a transition between nearby commercial, retail, restaurant, and employment uses to the south and single family neighborhoods to the north.

d. **Policy LU 2.5 Healthy Communities**, *New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.*

The proposed rezoning will facilitate a redevelopment that will be required to provide bicycle and pedestrian infrastructure pursuant to current UDO requirements in an area that sees frequent pedestrians and cyclists along Wake Forest Road.

f. **Policy LU 4.7 Capitalizing on Transit Access**, *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.*

The site is in a Frequent Transit Area, along a Frequent Transit Corridor, and is within close walking distance to two GoRaleigh bus lines. The Site will have access to transit and is an appropriate location for proposed residential density, as the designation of 4 stories will provide housing in close proximity to transit, commercial amenities, and employers.

g. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.*

The proposed rezoning will allow for greater height and density in a key location at the edge of Downtown Raleigh. The proposed residential development will increase housing diversity at an appropriate scale and contribute to the vibrant mix of uses in the immediate area.

h. **Policy LU 5.4 Density Transitions**, *Low-to medium-scale residential development and/or low-impact office uses should serve as transitional densities between lower-scale neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher density.*

This request would allow medium-scale residential to be developed on an underutilized commercial site adjacent to low-scale residential. Medium-scale residential would serve as a transition between the commercial uses located to the south and the single-family neighborhoods located to the north.

i. **Policy LU 5.5 Transitional and Buffer Zone Districts**, *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.*

The requested OX-4-CU zoning district would allow the development of townhomes and multifamily residential which would serve as a transition between the commercial uses to the south and the R-10 district to the north.

k. **Policy LU 6.3 Mixed-use and Multimodal Transportation**, *Promote the development of mixed-use activity centers with multimodal transportation connections to provide convenient access by means other than car to residential and employment areas.*

The change from OX-3-NCOD to OX-4-CU will allow this site to support a greater diversity of housing in close proximity to a commercial and employment area that is served by transit, placing residents in walking, biking, or transit distance to jobs with the surrounding employers or other employment areas.

1. **Policy LU 8.1 Housing Variety**, *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

The proposed rezoning will allow the redevelopment an underutilized site into townhome and multifamily residential units within a neighborhood with a variety of residential, commercial, and civic uses.

m. **Policy LU 8.10 Infill Development**, *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.*

The 1.85 acre Site’s Mordecai Drive frontage has a significant amount of surface parking, providing a prime opportunity for infill development on an underutilized site. The ability to place greater density along Wake Forest Road, positioned between Person Street and Downtown commercial uses and traditional neighborhoods, will allow this infill development to transition an underutilized site in the center of the corridor.

4. The proposed rezoning is consistent with the following policies of the Environmental Protection Element (“EP”) of the 2030 Comprehensive Plan:

a. **Policy EP 1.1 Greenhouse Gas Reduction**, *Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors’ Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in those locations is a critical climate change strategy, because vehicle trips are shorter and less likely in those locations, bringing down per-capita carbon emissions.*

The proposed zoning would permit more housing on the site compared to existing zoning, promoting the development of townhouses and apartments. This will allow for more people to live and work in a walkable, transit-oriented location in the city. People living or working in this development will be more likely to get around without a car, and this provides a large supply of housing near existing jobs in Downtown Raleigh.

b. **Policy EP 1.7 Sustainable Development**, *Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.*

The requested zoning would permit the redevelopment of an underutilized, 1.85 acre Site comprised of a funeral home and surface parking lot on a key corridor near Downtown Raleigh.

5. The proposed rezoning is in an Economic Development Target Area, and is thus consistent with the following policies of the Economic Development Element (“ED”) of the 2030 Comprehensive Plan:

a. **Policy ED 5.10 Jobs-Housing Balance**, *Target a jobs-housing ratio for Raleigh based on the ratio of resident workforce to households (currently around 1.3) and implement land use and zoning policies to achieve this target.*

The proposed rezoning will increase housing inventory in an area close to multiple employers and job opportunities.

b. **Policy ED 7.4 Creative Workforce Retention**, *Attract and retain creative individuals by promoting educational opportunities, diverse and affordable neighborhoods, and flexible low-cost commercial space and creation of attractive and affordable environments.*

The proposed rezoning will increase housing inventory and diversity by permitting a denser, townhome and multifamily development in an area historically served by single-family neighborhoods. The Site is in close proximity to Peace University, Person Street restaurants, bars, and retail, as well as Downtown Raleigh employers, placing housing density near creative and educational opportunities.

6. The proposed rezoning is consistent with the following policies of the Housing Element (“H”) of the 2030 Comprehensive Plan:

a. **Policy H 1.1 Mixed-income Neighborhoods**, *Promote mixed-income neighborhoods throughout the city, particularly within high-density development at employment centers, downtown within NRSAs, and along transit corridors.*

The proposed rezoning would permit a higher density residential development, creating greater housing diversity in the area and thus promoting mixed-income neighborhoods. The Site is located in a Frequent Transit Area along a Transit Emphasis Corridor, in close proximity to major employers in Downtown Raleigh.

b. **Policy H 1.5 Scattered Site Infill**, *Support small, scattered site residential developments on infill lots where appropriate and where design respects the neighborhood scale and context.*

The rezoning request would enable a higher density residential development on an infill lot. The four story height designation is consistent with the surrounding area and is an appropriate scale for the location.

c. **Policy H 1.8 Zoning for Housing**, *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations*

should be made for additional housing types while maintaining a form and scale similar to existing housing.

The proposed rezoning will replace a funeral home and surface parking lot building with a townhome and multi-family development up to four stories, increasing housing density along a transit corridor and in close proximity to major employers. The rezoning will also increase housing diversity in an area where single-family neighborhoods have historically been located.

7. The proposed rezoning is consistent with the following policies of the Historic Preservation Element (“HP”) of the 2030 Comprehensive Plan:

a. **Policy HP 2.7 Mitigating Impacts on Historic Sites**, *Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.*

The zoning request includes a commitment to document the Bryan Lee Funeral home structure to mitigate negative impacts associated with the demolition of the structure.

8. The proposed rezoning is consistent with the following policies of the Downtown Raleigh Element (“DT”) of the 2030 Comprehensive Plan:

a. **Policy DT 1.15 Compatible Mix of Uses on Downtown Perimeter**, *Encourage a compatible mix of housing options, community-serving institutional uses, and neighborhood-serving retail within the neighborhoods surrounding downtown.*

The requested rezoning promotes additional housing types in close proximity to Downtown, in an area where single-family homes have traditionally been located.

9. The proposed rezoning is consistent with the following policies of the Blount Street/ Person Street Area Specific Guidance (“AP-BP”) and the Capital Boulevard Area Specific Guidance (“AP-CB”) of the 2030 Comprehensive Plan:

a. **Policy AP-BP 1 Street Design Guidelines**, *Use the street design guidelines from the Blount Street Person Street Corridor Study Report to transform the corridor into a vibrant space that accommodates multimodal transportation, and is functional and aesthetically pleasing for activities such as dining, socializing or sitting.*

The proposed zoning allows for the redevelopment of an underutilized site with surface parking along the Person Street corridor. The increased housing density and variety will promote the vibrancy of this walkable, mixed-use corridor.

b. **Policy AP-CB 5 At Home on Capital Boulevard**, *New parks and transit services should support transition of portions of the corridor from commercial to residential use. New neighborhoods created in this process should be integrated with existing neighborhoods.*

The requested zoning and proposed townhome and multifamily development will be integrated with existing neighborhoods and surrounding commercial. The Site is located at along Wake Forest Road, a key access corridor to Capital Boulevard.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

This rezoning request will complement and enable the growth and redevelopment envisioned along this corridor into Downtown Raleigh. It will add to the housing supply and provide more diverse housing options in an area that has historically been served by single-family neighborhoods. This intensification of the Site is appropriate at its location - on Wake Forest Road and in walking distance to transit, shops, restaurants, and employers - and will increase the City's ability to absorb new residents in an area already served by transportation infrastructure.

Addendum #2
HISTORIC RESOURCES

1. **Inventory of Historic Resources.** *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.*

The Site is within the Mordecai Place Historic District, which was certified as a National Register District in 1997. The structure located at 831 Wake Forest Road, a two-story, Georgian Revival-style brick house constructed in 1920 (the “Structure”), is listed as a contributing structure on the National Register District nomination form. This large lot and Structure is an uncharacteristic outlier within the historic district, which is underscored by the nomination form’s emphasis on the neighborhood’s characteristically small lots and tight development pattern.

The proposed development would remove the Structure, which currently serves as the Bryan Lee Funeral Home, but the zoning request includes a condition that mitigates this impact. The 904 Mordecai Drive parcel is not listed as a contributing site and currently serves as surface parking.

2. **Public Mitigation:** *Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.*

The zoning conditions commit to documenting the Structure with photographs, dimensional measurements, or other similar documentation and provide it to the RHDC and State Archives of North Carolina prior to demolition.