

Title: Rezoning Z-07-25: 3328 Forestville Road; Northeast Raleigh at the intersection of Mitchell Mill Road & Forestville Road (District B)
Meeting Date: July 1, 2025
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development - Planning (Long Range)
Sponsor: Bynum Walter

Agenda Content:

Rezoning Z-07-25 3328 Forestville Road, being Wake County PIN: 1747477639

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Current Zoning: Residential-4 (R-4)

Requested Zoning: Commercial Mixed Use – 4 – Conditional Use (CX-4-CU)

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Approximately 14.10 acres are requested to be rezoned by Chad Essick of Poyner Spruill on behalf of Wake Cross Roads Baptist Church. The applicant proposes one zoning condition, which would limit the site's maximum entitlement to either 325 residential units, 115,000 square feet of office or medical space, or 57,500 square feet of retail space, along with various combined scenarios in between.

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The Planning Commission recommends approval (7-0).

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Recommended Action: The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.