



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13415

CASE INFORMATION: Z-07-25 3328 FORESTVILLE RD

Location	Northeast Raleigh at the intersection of Mitchell Mill Road & Forestville Road Address: 3328 Forestville Rd PIN: 1747477639 Link to iMaps
Current Zoning	R-4
Requested Zoning	CX-4-CU
Area of Request	14.10 acres
Corporate Limits	The site is located inside Raleigh corporate limits and is located in Council District B.
Property Owner	Wake Cross Roads Baptist Church Inc. Jeffrey H. Gordon
Applicant	Wake Cross Roads Baptist Church Inc. Jeffrey H. Gordon & Chad Essick, Poyner Spruill
Council District	B
PC Recommendation Deadline	August 23, 2025

SUMMARY OF PROPOSED CONDITIONS

<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use
Urban Form	N/A
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.2 Future Land Use Map and Zoning Consistency
	● LU 1.3 Conditional Use District Consistency
	● LU 2.2 Compact Development
	● LU 7.1 Encouraging Nodal Development
	● LU 7.4 Scale and Design of New Commercial Uses
	● LU 8.1 Housing Variety
	● H 1.8 Zoning for Housing
Inconsistent Policies ● <i>Key Policy</i> □ <i>Area Specific Guidance</i>	● LU 2.6 Zoning and Infrastructure Impacts
	CS 4.4 Response Time Standards

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is: **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
2/11/2025 5 attendees	5/15/2025 4 attendees	6/24/2025	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
14	0	0	0
Summary of Comments: None			

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would increase the number of housing units and types that can be built on the site. This will add to Raleigh’s overall housing supply. The request would expand the housing supply across building types, including apartments and townhomes.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Bennett Second: Omokaiye In Favor: Miller, Otwell, Neptune, O’Haver, Cochran Opposed: None
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Bynum Walter
Planning and Development Assistant Director

Date: 6/24/2025

Staff Coordinator: Matthew McGregor: (919) 996-4637; matthew.mcgregor@raleighnc.gov



REZONING STAFF REPORT – Z-07-25

Conditional Use District

OVERVIEW

The request is to rezone a 14.10-acre parcel from Residential-4 to Commercial Mixed Use-4 stories-Conditional Use. These conditions will limit any future development or redevelopment of the property to retail sales, office, medical, or residential uses, and these uses must adhere to established entitlement limits.

The site is located in northeast Raleigh at the intersection of Mitchell Mill Road and Forestville Road. It features approximately 500 feet of frontage along Mitchell Mill Road and 1,100 feet of frontage along Forestville Road. On the property, there is a church covering 63,386 square feet that was built in 1996. The site was previously rezoned in 1999 under case number Z-75-1999.

Surrounding properties are zoned Residential-4 to the west, Residential-6 with conditions to the north, Residential-4 and Commercial Mixed Use-3 stories with Parking Limited frontage to the east, and Residential-4 and Commercial Mixed Use-3 stories with Parking Limited frontage and conditions to the south. Most neighboring properties consist of single-unit detached homes; however, to the southeast, there are commercial establishments, including a car dealership and a Mexican restaurant. The site is located directly north of Raleigh Fire Station 28.

The Residential-4 - 4 (R-4) designation is a residential district that allows for either single-unit living in a detached house or tiny house, or two-unit living in an attached house, with a minimum lot size of 10,000 square feet. The requested rezoning would change the parcel's designation to Commercial Mixed Use (CX). This type of zoning permits various building types and development patterns at densities greater than 10 units per acre. It also allows for commercial uses, such as offices and retail spaces, although the total allowable size for these uses is subject to limits set by conditions submitted by the applicant.

In addition to commercial uses, the proposed CX district would permit the development of apartment buildings and multi-unit townhomes. Currently, the existing R-4 zoning only allows for two-unit townhomes and does not permit apartments. This rezoning request aligns with the Future Land Use Map (FLUM) designation of Community Mixed Use.

It is important to clarify that the current purpose of this rezoning is not to develop any residential or commercial uses on the site. The applicant has stated that the rezoning aims to allow the church to have larger signs on the property. Under the existing R-4 zoning, the only permitted sign type is a tract identification sign. Such signs are freestanding ground signs that identify the entry to residential, commercial, or mixed-use developments, or to a nonresidential establishment in a residential district. A sign permit is required for a tract identification sign. By rezoning to a Commercial mixed-use district, the number of allowable sign types increases, permitting all sign types except for off-premise signs. The conditions

included in this request do not prohibit the church from future expansion or residential development; they simply limit the maximum entitlement. Although the site is not part of the [Wake Crossroads Area Specific Guidance](#) designation, it is located directly diagonal to the intersection of Mitchell Mill Road and Forestville Road.

This request is consistent with the Comprehensive Plan. Compared to the existing zoning, it has the potential to increase the housing supply and facilitate more intensive residential development across a wider range of building types, including apartments and multi-unit townhomes. Additionally, it would allow for a variety of commercial uses.

However, the area of request does not meet the National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time) during a fire suppression incident. Please refer to the Trade Reviews section below for the complete fire service table.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	CX-4-CU
Total Acreage	14.10	
Maximum Height	30'	68'
Setbacks:		
Front	20'	5'
Side	20'	5'
Rear	30'	0' or 6'
Max. # of Residential Units	81	325**
Max. Gross Office SF	-	115,000**
Max. Gross Retail SF	-	57,500**
Max. Gross Industrial SF	-	-

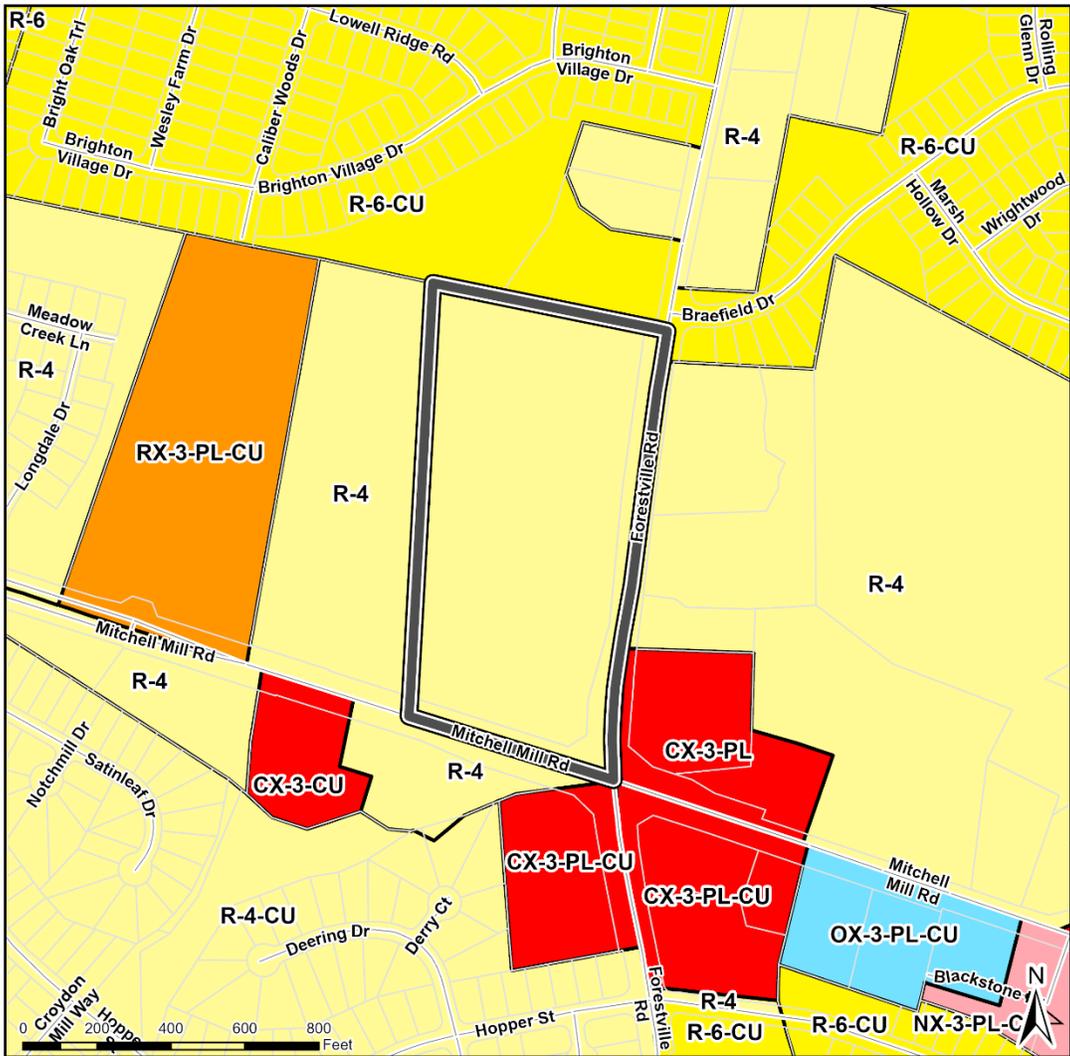
*These are estimates presented to provide context for analysis.

** Maximum Entitlement per Conditions

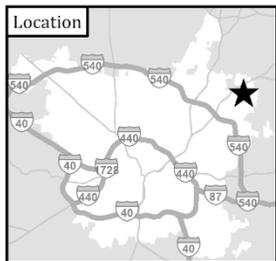
OUTSTANDING ISSUES

Outstanding Issues		Suggested Mitigation	
	1. None		1. N/A

Existing Zoning Z-7-2025



Property	3328 Forestville Rd
Size	14.1 acres
Existing Zoning	R-4
Requested Zoning	CX-4



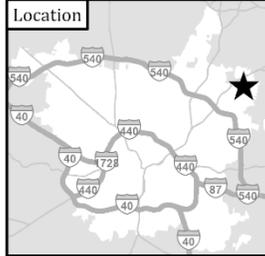
Map by Raleigh Department of Planning and Development (mcgregorm); 3/4/2025

Future Land Use

Z-7-2025

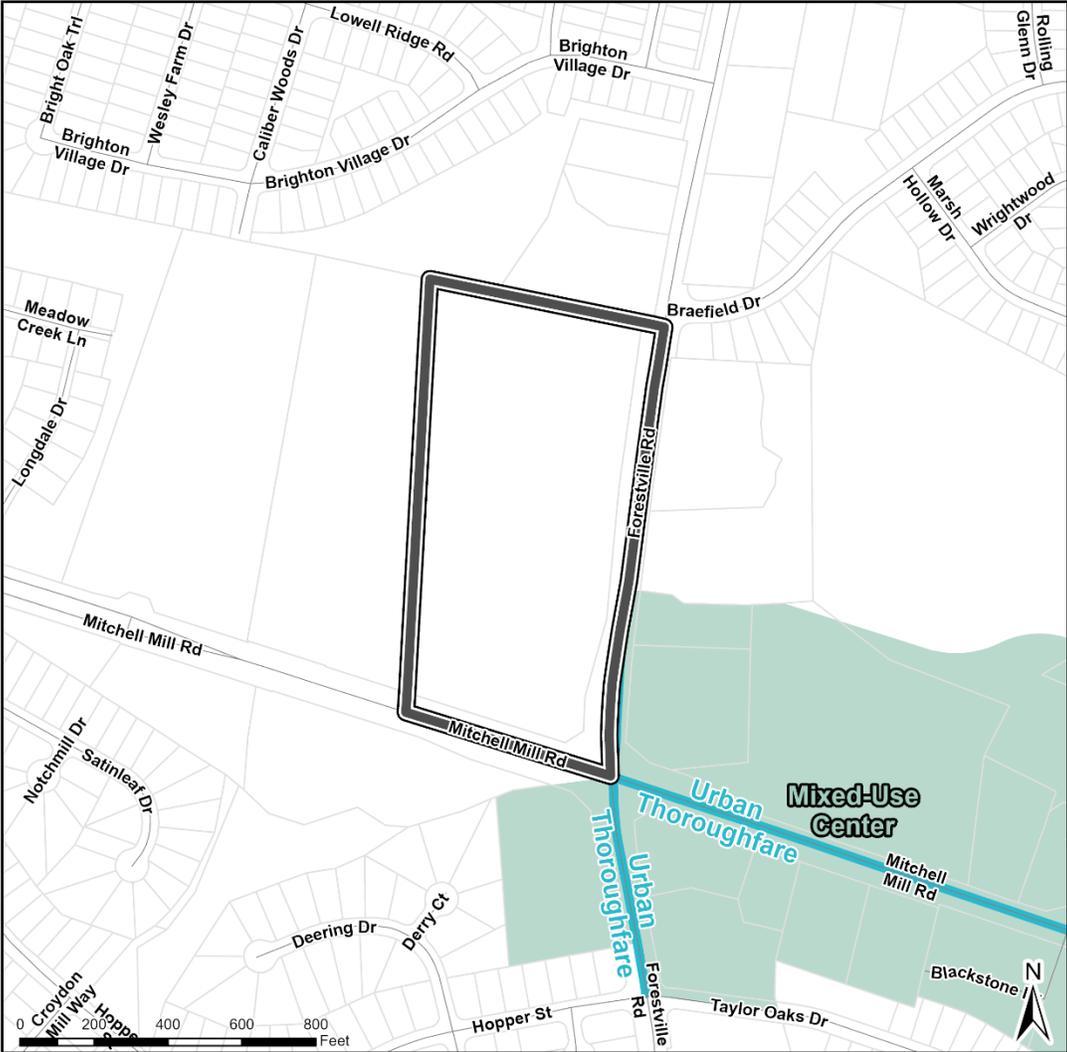


Property	3328 Forestville Rd
Size	14.1 acres
Existing Zoning	R-4
Requested Zoning	CX-4



Map by Raleigh Department of Planning and Development (mcgregorm); 3/4/2025

Urban Form Z-7-2025



Property	3328 Forestville Rd
Size	14.1 acres
Existing Zoning	R-4
Requested Zoning	CX-4



Map by Raleigh Department of Planning and Development (mcgregorm); 3/4/2025

COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

Comprehensive Plan Consistency

The request is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent overall with the Comprehensive Plan. Compared to existing zoning, the request would add to the housing supply and allow for more intensive residential development across a wider variety of public building types, including apartments and multi-unit townhomes. It would also permit commercial uses.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	<p>This vision theme recommends that Raleigh expand its supply of affordable and workforce housing as well as providing housing opportunities for all residents. The request would increase residential entitlement and allow for development of a wider variety of building types, including multi-unit townhomes and apartments, on smaller lot sizes. It would increase the housing supply and variety of housing that could be built. The request is for a conditional use district; the proposed conditions would restrict the entitlement of the site while still permitting a greater number of units than allowed under the current zoning designation.</p> <p>It is worth noting that there are no conditions requiring them to provide affordable housing.</p>

Future Land Use

Future Land Use designation: Community Mixed Use

The request is: **Consistent** **Inconsistent** with the Future Land Use Map.

The request is consistent with the Future Land Use Map (FLUM) designation of Community Mixed Use. This designation encourages medium-sized shopping

centers and larger pedestrian-oriented retail districts as well as low and mid-rise residential buildings.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property? **Yes** **No**

Nearby streets appear able to serve the proposed use. The site is in Raleigh's city limits and has access to water and sewer utilities along Mitchell Mill Road and Forestville Road.

Fire Service:

There are existing fire service inadequacies in the area of request. The area of request does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time) at a fire suppression incident.

The site is located within Raleigh Fire Response District S28. The nearest Raleigh Fire station is:

- Fire Station #28 (3500 Forestville Road), .3 miles south

Urban Form

Urban Form designation: N/A

The request is: **Consistent** **Inconsistent** with the Urban Form Map.

Other (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

There is no Urban Form guidance on the site.

Public Benefits of the Proposed Rezoning

- The request would add to the housing supply and allow for development of a wider variety of building types. This includes "missing middle" types such as small apartments and multi-family townhomes.

Detriments of the Proposed Rezoning

- There are no negative impacts noted.

Policy Guidance

The rezoning request is **consistent** with the following policies:

Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.2 Future Land Use Map and Zoning Consistency
	●	LU 1.3 Conditional Use District Consistency
	●	LU 2.2 Compact Development
	●	LU 7.1 Encouraging Nodal Development
	●	LU 7.4 Scale and Design of New Commercial Uses
	●	LU 8.1 Housing Variety
	●	H 1.8 Zoning for Housing

The rezoning request is **inconsistent** with the following policies:

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

LU 2.6 Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

- The request significantly increases the maximum residential entitlement on site and adds commercial entitlement where there was none previously. The site has been annexed and is in an area of fire service response time insufficiency as it does not meet the National Fire Protection Association's (NFPA) standard response time.

Policy CS 4.4 Response Time Standards

Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 (standard for the organization and deployment of fire suppression operations, emergency medical operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.

- The site does not meet the National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes) at a fire suppression incident. The site is located within Raleigh Fire Response Districts S08 and S20; the nearest Raleigh Fire station is Fire Station #8

located one mile north of the site along Western Boulevard. Because the site is already within Raleigh's city limits, the request would not expand the area of service concern. The topic of service delivery will be evaluated through the Raleigh Fire Master Plan which is currently ongoing.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	27	The site's Walk Score is slightly lower than the city-wide average.
Transit Score	30	0	While it is possible to board a bus, it can be quite challenging. The nearest bus stop is over 2 mile away, with few sidewalks.
Bike Score	41	27	The site's Bike Score is lower than the city-wide average.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	52	Transportation costs are around average.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	14	This area has significantly below average access to jobs.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The requested zoning could accommodate up to 325 residential units.
Is naturally occurring affordable housing present on the site?	No	
Does it include any subsidized units?	No	There are no requested zoning conditions on the site that require subsidized housing.
Does it permit a variety of housing types beyond detached houses?	Yes	Compared to existing zoning, the request would permit a wider variety of housing types, including apartments and multi-family townhomes, to be built on-site.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	No	The nearest bus stop is over 2 miles from the site.

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	34	37
People of Color Population (%)	44	46
Low Income Population (%)	12	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	3	8
Population under Age 10 (%)	12	11
Population over Age 64 (%)	8	12
% change in median gross rent since 2016	25	25.5

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	82	The life expectancy in this census tract is higher than the city and county averages.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	Nearby zoning is residential and commercial.
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	The nearest grocery stores are: - Lowes Foods (3/4 mile north) - Food Lion (1.6 miles southeast)

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent*?	No	The site was annexed into city limits in 2008, after the Fair Housing Acts of 1964 and 1968.
Has the area around the site ever been the subject of an urban renewal program*?	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups*?	No	None found
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires*?	No	None found

*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: Yes, the request would allow for increased land use intensity on site including greater overall building height (up to 4 stories/68') and more housing units (up to 325). It would also permit a wider variety of housing types, including apartments and multi-unit townhomes. It would also allow development of neighborhood-serving commercial uses such as office and retail, subject to the maximum entitlement standards established in the conditions. However, it is important to note that there is very limited access to public transportation and low job availability in the area.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: Yes. Housing costs in the area have risen at a similar rate than the citywide average. The site is located in a census tract where residents are slightly less likely to be racial minorities (44%) than the city wide average (46%). However, the area is less likely to be low income (12%) than the citywide average (29%). The increased in maximum entitlement would allow for construction of apartments and multi-unit townhomes which would decrease energy costs and carbon emissions.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs in this area have increased at a faster rate than the citywide average. Per available ACS data, the estimated median gross rent in 2016 was \$949 and in 2022 it was \$1268, indicating a 25% increase in rent.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No documentation of racial or ethnic discrimination has been found specific to this site. The site was annexed into Raleigh city limits in 2008, after the Fair Housing Acts of 1964 and 1968.

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The life expectancy for this census tract is higher than the city and county averages. Staff did not identify any significant environmental hazards on-site. The rezoning request is unlikely to improve impervious surface or any other environmental conditions.

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning
 Raleigh Fire
 Raleigh Water
 Transportation
 Historic Resources
 Raleigh Parks
 Stormwater
 Urban Forestry

The following reviewers did identify potential negative impacts specific to this request:

Raleigh Fire

1. NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident
2. NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident
3. Nearest hydrant is on the property

1st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 28 (3500 Forestville Rd)	1	0.3
Engine 19 (4209 Spring Forest Rd)	9	4.8
Engine 27 (5916 Buffalo Rd)	10	5.0
Engine 22 (10050 Durant Rd)	10	5.3
Ladder 22 (10050 Durant Rd)	10	5.3
Ladder 15 (1815 Spring Forest Rd)	15	7.2
Mutual Aid Unit		
Wake New Hope (4909 Watkins Rd)	5	2.8

Stormwater Information

Z-07-25 3328 Forestville Rd	YES/NO	NOTES
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Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS Quad Map, NRCS Soil Survey
Existing Impervious	Yes	Church and Parking Lot
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Yes	Existing stormwater management plan featuring underground detention (N-0080-08)
Watershed Overlay	No	
Drainage Basin	Neuse	

Impact Identified: None

Potential Mitigation: N/A

Transportation & Transit Review

Site and Location Context

Location

This site is located in northeast Raleigh, around three-quarters of a mile east of Louisburg Rd (US-401).

Area Plans

This site lies just south of the Forestville Village Area Plan.

Other Projects in the Area

An NCDOT project (U-5748) is upgrading the intersection of Mitchell Mill Road and Louisburg Road (US-401) to reduce congestion and improve traffic operations. Ligon Mill Road will be realigned to cross Louisburg Road 1,500' north of the current intersection, offsetting it from the intersection with Mitchell Mill Road. The Mitchell Mill Road intersection will be reconfigured as a continuous flow intersection which improves traffic flow while reducing conflict points. Construction is currently underway and is expected to be completed by 2027.

Existing and Planned Infrastructure

Streets

Mitchell Mill Road and Forestville Road are both state-maintained facilities that are designated as 4-lane divided avenues in the City of Raleigh Street Plan. Forestville Road

currently operates as a 2-lane undivided avenue. Development of the site through a subdivision or tier three site plan will require right-of-way dedication and roadway improvements on Forestville Road (UDO 8.5.6.B).

Pedestrian Facilities

There is currently sidewalk along the site’s Mitchell Mill Road frontage and a portion of its Forestville Road frontage. Development of the site through a subdivision or tier three site plan would require the continuation of sidewalk along the site’s Forestville Road frontage.

Bicycle Facilities

There are currently unprotected bicycle lanes on the northern side of Mitchell Mill Road. Development of the site through a subdivision or tier three site plan would require the installation of 5’ bicycle lanes that are behind the curb on the site’s Mitchell Mill Road and Forestville Road frontage (UDO 8.5.6.B).

Transit

There are currently no GoRaleigh transit lines near the site.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-07-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4 to CX-4-CU is projected to generate 97 new trips in the AM peak hour and 99 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. [A TIA may be required at site permit review.]

Z-07-25 Existing Land Use	Daily	AM	PM
	406	22	27
Z-07-25 Current Zoning Entitlements	Daily	AM	PM
	593	37	45
Z-07-25 Proposed Zoning Maximums	Daily	AM	PM
	1770	135	145
Z-07-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1177	97	99

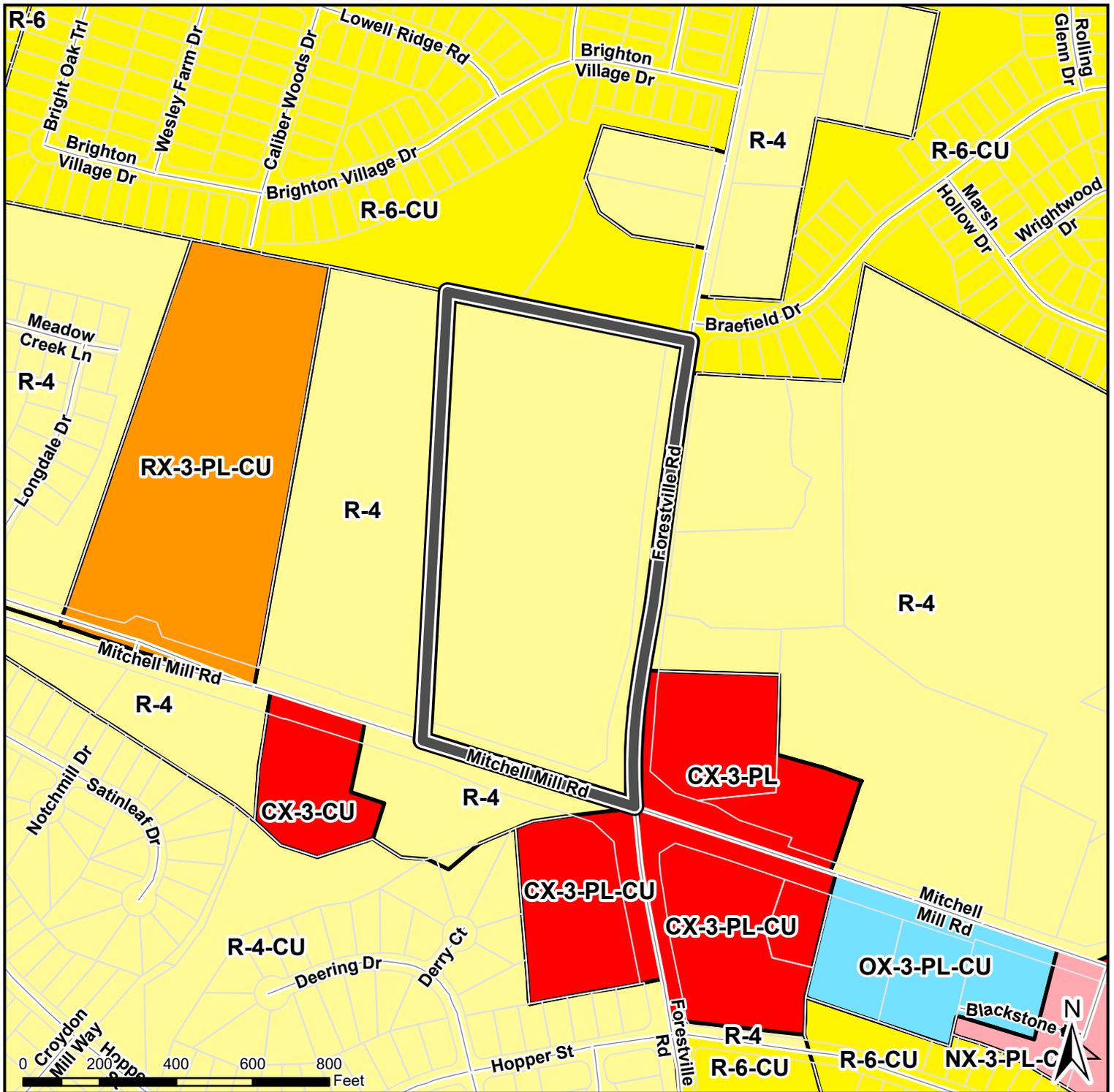
Impact Identified: N/A

Potential Mitigation: N/A

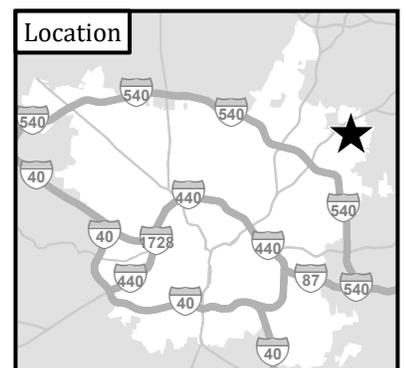


Existing Zoning

Z-7-2025



Property	3328 Forestville Rd
Size	14.1 acres
Existing Zoning	R-4
Requested Zoning	CX-4



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:
Proposed zoning base district: CX		Height: 4	Frontage:
Overlay(s):		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:			

General Information		
Date: 2/13/2025	Date amended (1):	Date amended (2):
Property address: 3328 FORESTVILLE ROAD		
Property PIN: 1747477639		
Deed reference (book/page): 012954/02097		
Nearest intersection: Mitchell Mill & Forestville Road		Property size (acres): 14.10
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Wake Cross Roads Baptist Church; 3328 Forestville Rd, Raleigh, NC 27616		
Property owner email: cessick@poynerspruill.com		
Property owner phone: (919) 783-2896		
Applicant name and address: Wake Cross Roads Baptist Church c/o Chad W. Essick		
Applicant email: cessick@poynerspruill.com		
Applicant phone: (919) 783-2896		
Applicant signature(s): <i>Jeff Gordon</i>		
Additional email(s): <i>JGordon@wakecrossroads.com</i>		

RECEIVED
 MAY 05 2025
 BY: *Matt RA*

Conditional Use District Zoning Conditions		
Zoning case #: Z-07-25	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: CX-4-CU	

Narrative of Zoning Conditions Offered

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.

Nothing contained within this Condition #1 shall prevent the development or expansion of other allowed uses on the Property, including but not limited to, the expansion or development of uses within the Public and Institutional Use Category which includes places of worship. References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO Section 6.1.4).

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: 

Printed Name: Jeffrey H. Gordon

RECEIVED

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BY: _____

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.

The Property is designated as "Community Mixed Use" on the Future Land Use Map. CX is the primary zoning district that corresponds to the Community Mixed Use designation on the Future Land Use Map.

The height guidance for the Community Mixed use states that "[h]eights would generally be in the three-to-five story range" and Table LU-2 of the Comprehensive Plan contemplates up to 4 stories for edge areas within the Community Mixed Use designation. Accordingly, the proposed CX-4 is consistent with the FLUM and Comprehensive Plan guidance.

The Property is adjacent to, but just outside of, the Mixed-Use Center designation to the south and east of this site. Accordingly, the Urban Thoroughfare designation does not extend along the property's frontage along the Mitchell Mill Road and only a small portion (well less than half) of the Property's frontage along Forestville Road has an Urban Thoroughfare designation. That designation, however, corresponds with the Mixed-Use Center designation across Forestville Road. But for the property across the street being included in the Mixed-Use Center, the Property would not have the Urban Thoroughfare designation on any portion of its frontage on Forestville Road. This, combined with topography and existing built conditions, do not make application of a frontage feasible or necessary in this case.

The rezoning request is consistent with the following policies contained within the 2030 Comprehensive Plan:

LU 1.2, LU 2.6, LU 4.4, LU 5.3, LU 5.5, LU 5.7, LU 6.1, LU 6.2, LU 10.1, T 1.1, and T 1.2.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The rezoning request is reasonable because it is consistent with surrounding zoning and is fully consistent with both the Future Land Use Map and Comprehensive Plan.

The rezoning request benefits the public interest by allowing an existing church to continue its operations with appropriate signage while also putting in place a base zoning district and height designation called for by the City in its Future Land Use Map and Comprehensive Plan. It would also provide the opportunity for a mix of uses at a significant intersection at some point in the future when the property is redeveloped.

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY
Rezoning case #

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.

There are no historic resources on the property.

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	<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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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:</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 checked="" 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 type="checkbox"/>	<input checked="" 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"/>

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.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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.

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:

(NAME)

(CONTACT INFO)

Sincerely,

SUMMARY OF ISSUES

A neighborhood meeting was held on 02/11/2025 (date) to discuss a potential rezoning located at 3328 Forestville Road, Raleigh, NC 27616 (property address). The neighborhood meeting was held at Wake Cross Roads Baptist Church (location). There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The size and location of the sign to be placed on the property.
The limitations of the R-4 zoning for signage.
The rezoning process and timeline.

