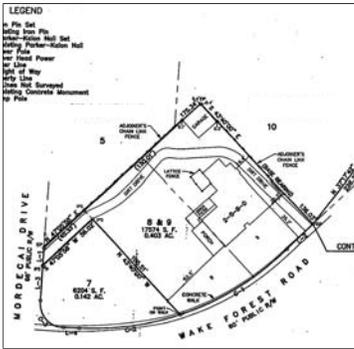


Preservation Agreement ~ Zoning ~ Historic & Overlay Districts



Mordecai Place is listed on the National Register of Historic Places. Because it is not a locally designated district (as is nearby Historic Oakwood), exterior changes are *not* subject to design review by the Raleigh Historic Development Commission.

City of Raleigh approval, however, is required for exterior changes under the terms of permanent deed restrictive covenants in the form of a 1998 Historic Preservation Agreement. Signed with City when purchased by the current sellers, the Agreement requires owners to preserve the historic integrity of the premises. The City recently voided part of the Agreement that gave the City a first refusal to purchase the property. Contact Tania Tully and/or Susan Mullins listed below for questions about historic guidelines and the Preservation Agreement.

The property is zoned Neighborhood Mixed Use (NX-3-CU) under the new 2016 Unified Development Ordinance (UDO). The (NX) district "is intended to provide a variety of residential, service & commercial uses all within walking distance of residential neighborhoods." Height is restricted to 3 stories. NX is similar to the previous zoning category, Conditional Use Neighborhood Business (CUD NB).

Uses of the property are further subject to a 1994 Conditional Use (CU) ordinance, Z-57-94 that is incorporated by reference in the old and new zoning categories. The CU states, "Only those uses that are allowed in O&I-1 plus the sale of antiques, the businesses of ... and the sales by interior designers" Retained in the UDO as a "legacy district", the old O&I-1 zoning category permits office, institutional and residential uses. A section of Z-57-94 permitting demolition is considered to be superseded by the 1998 Historic Preservation Agreement.

To clarify allowable uses where differences exist between zoning categories NX-3-CU and O&I-1 (as modified by Z-57-94), buyers should consult the City planning staff, Gary Mitchell or Erick Hodge listed below.

The property sits within one of two Mordecai Neighborhood Conservation Overlay Districts (M2-NCOD) that overlap and extend beyond the Historic District. "By respecting the context of existing built environmental characteristics (e.g., lot sizes, setbacks, building heights) the NCOD reduces conflicts between new construction and existing development, and it encourages compatible infill development."

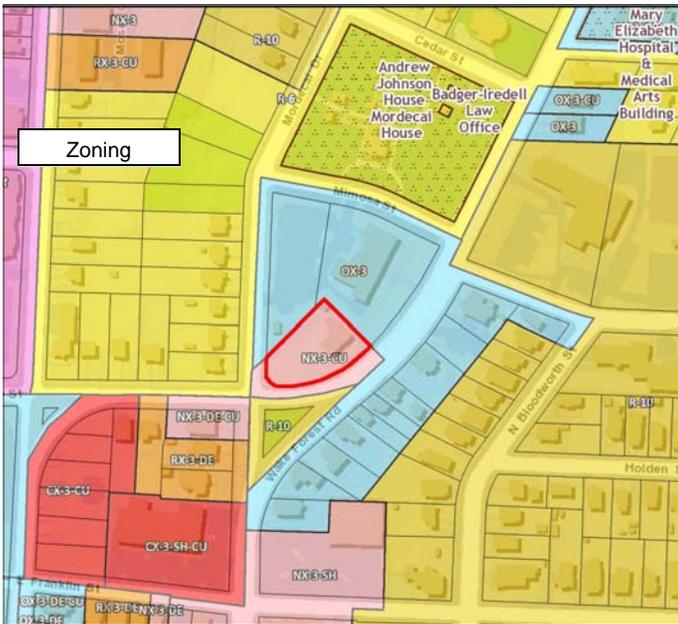
An ongoing Blount-Person St Corridor Study proposes future 2-way traffic along these two one-way streets. A first phase under consideration would create two-way traffic from Peace St north to the triangular traffic island just south of this property. The final phase would replace the triangular island with a roundabout and extend two-way traffic south to Hammond Rd. Other proposed improvements include revised parking, street striping, bike lanes.

The City offers "Due Diligence Sessions" that bring together multi-disciplinary staff to review use, parking & other issues that may be raised by the proposed future use of the property. Go to Raleighnc.gov, search for Due Diligence Sessions.

Nearby Zoning

Yellow	R-6 & R-10	Residential (unit density/acre).
Pink	NX-3-SH	Neighborhood Mixed Use, Shopfront.
Blue	OX-3	Office Mixed Use.
Orange	RX-3-DE	Residential Mixed Use, Detached.
Red	CX-3	Commercial Mixed Use.

DRAFT 7/4 @1130



Grimes Haywood House ~ 821 Wake Forest Rd



514 Daniels St
#177
Raleigh, NC

Gary D. Mitchell
Eric Hodge
Tonia Tully
Susan Mullins

City of Raleigh contacts and links *

Planning & Zoning Administrator	919-996-2626	gary.mitchell@raleighnc.gov
Sr. Planner	919-996-2639	eric.hodge@raleighnc.gov
Planner II, Historic Preservation	919-996-2674	tania.tully@raleighnc.gov
Sr. Real Estate Specialist	919-996-4290	susan.mullins@raleighnc.gov

