

# 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, 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 A section of Z-57-94 permitting demolition is considered to be superseded by the 1998 Historic Preservation Agreement.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. As stated by the City, "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 recent Blount-Person St Corridor Study proposes future 2-way traffic along the these two one-way streets and replacing the triangular traffic island just south of this property with a roundabout. Other proposed improvements include revised parking, street striping, bike lanes. The Two Way project is included in a City Council approved 2017 Transportation Bond proposal to be voted on by the public in October. If the Bond is approved, the next step is for the Council to add the project to Capital Improvements Program, probably beginning in July 2018. *For more information, contact Jason Myers, City Transportation Planner, listed below.*

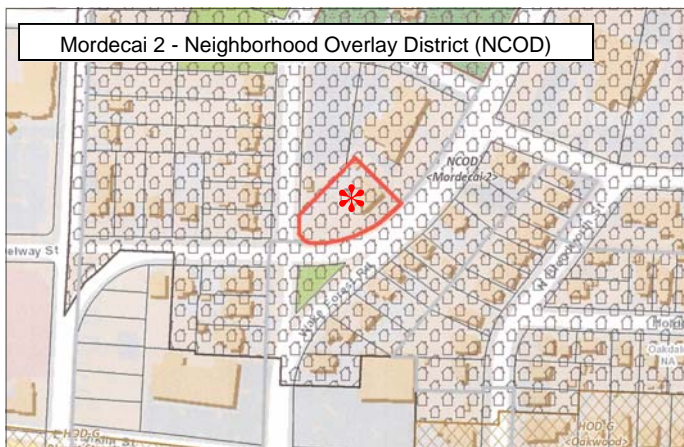
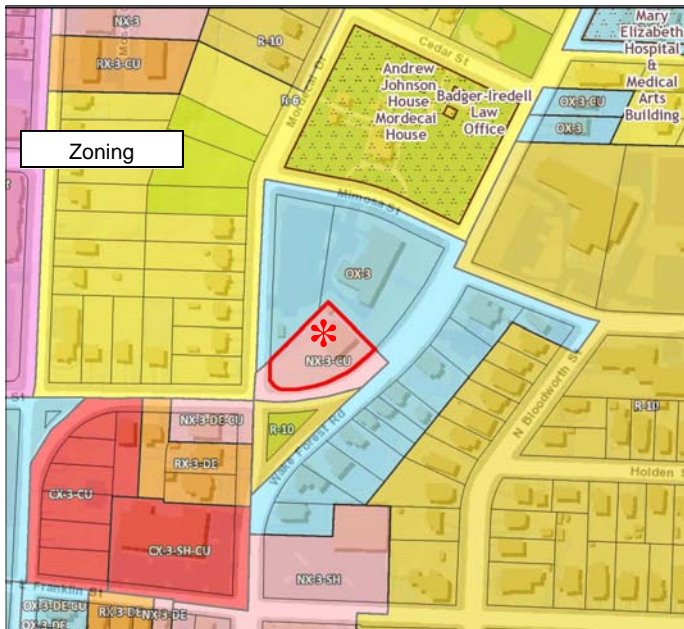
The City offers "Due Diligence Sessions" that bring together multi-disciplinary staff to review use, parking & other issues that may be raised by the proposed future use of the property. *Go to [Raleighnc.gov](http://Raleighnc.gov), search for Due Diligence Sessions.*

### 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.

### Links & Documents

Links to documents and City resources are at [www.peterRumsey.com](http://www.peterRumsey.com).



## Grimes Haywood House ~ 821 Wake Forest Rd



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