Revised Resolution

1. The applicant, Paul Gordon, his family members, and the City of Raleigh have amended the rezoning petition to include the following changes: the rezoning petition was submitted on January 12, 2023, and is currently pending before the Planning Commission. The rezoning petition is for a zone change from R-1 (Residential) to R-2 (High-Density Residential) on a parcel located at 123 Main Street. The rezoning would allow for the construction of a 4-story, mixed-use building with commercial and residential spaces.

2. The Planning Commission will hold a public hearing on the rezoning petition on February 1, 2023. The public is encouraged to attend and provide comments on the proposed rezoning.

3. The rezoning would allow for the construction of a 4-story, mixed-use building with commercial and residential spaces. The building would include retail spaces on the ground floor, residential units on the upper floors, and a 200-space parking garage.

4. The rezoning would also include the following conditions:
   a. The building must meet the City’s architectural guidelines.
   b. The building must comply with the City’s noise and light ordinances.
   c. The building must be constructed with sustainable materials.
   d. The building must be equipped with energy-efficient lighting and heating systems.
   e. The building must be equipped with accessible features.

5. The rezoning would also include the following requirements:
   a. The building must comply with the City’s floodplain regulations.
   b. The building must comply with the City’s smoke-free regulations.
   c. The building must comply with the City’s solid waste regulations.
   d. The building must comply with the City’s stormwater management regulations.

6. The rezoning would also include the following conditions:
   a. The building must comply with the City’s parking regulations.
   b. The building must comply with the City’s traffic regulations.
   c. The building must comply with the City’s landscaping regulations.
   d. The building must comply with the City’s environmental regulations.

7. The rezoning would also include the following requirements:
   a. The building must comply with the City’s fire safety regulations.
   b. The building must comply with the City’s security regulations.
   c. The building must comply with the City’s health regulations.
   d. The building must comply with the City’s pollution regulations.

8. The rezoning would also include the following conditions:
   a. The building must comply with the City’s aesthetic regulations.
   b. The building must comply with the City’s historical preservation regulations.
   c. The building must comply with the City’s cultural regulations.
   d. The building must comply with the City’s environmental regulations.

9. The rezoning would also include the following requirements:
   a. The building must comply with the City’s accessibility regulations.
   b. The building must comply with the City’s community regulations.
   c. The building must comply with the City’s social regulations.
   d. The building must comply with the City’s economic regulations.

10. The rezoning would also include the following conditions:
    a. The building must comply with the City’s financial regulations.
    b. The building must comply with the City’s administrative regulations.
    c. The building must comply with the City’s legal regulations.
    d. The building must comply with the City’s procedural regulations.

11. The rezoning would also include the following requirements:
    a. The building must comply with the City’s legal regulations.
    b. The building must comply with the City’s administrative regulations.
    c. The building must comply with the City’s financial regulations.
    d. The building must comply with the City’s procedural regulations.

12. The rezoning would also include the following conditions:
    a. The building must comply with the City’s legal regulations.
    b. The building must comply with the City’s administrative regulations.
    c. The building must comply with the City’s financial regulations.
    d. The building must comply with the City’s procedural regulations.

13. The rezoning would also include the following requirements:
    a. The building must comply with the City’s legal regulations.
    b. The building must comply with the City’s administrative regulations.
    c. The building must comply with the City’s financial regulations.
    d. The building must comply with the City’s procedural regulations.

14. The rezoning would also include the following conditions:
    a. The building must comply with the City’s legal regulations.
    b. The building must comply with the City’s administrative regulations.
    c. The building must comply with the City’s financial regulations.
    d. The building must comply with the City’s procedural regulations.