

**ORDINANCE NO. (2018) 886 ZC 770**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. Z-8-18 – Edwards Mill Road**, north side of Macon Pond Road, between its intersections with Edwards Mill Road and Blue Ridge Road, located at 2923 Edwards Mill Road, being Wake County PIN 795637844, approximately 27 acres rezoned to Office Mixed Use-12 Stories-Conditional Use (OX-12-CU).

Conditions dated: September 20, 2018

1. The following uses are prohibited on the subject property: Outdoor sports or entertainment facility ( $\leq 250$  seats); Outdoor sports or entertainment facility ( $> 250$  seats); and Detention center, jail, prison.
2. If the property is developed solely for office uses, total square footage for office uses shall not exceed 1,918,839. If the property is developed solely for residential purposes, the number of dwelling units shall not exceed 1,046. If the property is developed solely for office and retail uses, office square footage shall not exceed 1,583,228, and retail square footage shall not exceed 279,393. If the property is developed solely for office and residential uses, office square footage shall not exceed 1,050,464, and residential dwelling units shall not exceed 893. If the property is developed for office, retail, and residential uses, office square footage shall not exceed 898,661, retail square footage shall not exceed 299,555, and dwelling units shall not exceed 679. If the property is developed with no more than 30,000 square feet of retail and no more than 400 residential units, then office square footage shall not exceed 1,500,000 square feet.
3. Any site plan for new construction on the subject property shall meet the Parking Limited standards contained in UDO Section 3.4.5 with the exception of 3.4.5.D Height Limitations.

**Z-15-18 – 511 Carolina Pines Avenue and 2640 Cherry Circle**, south of the I-40 Interchange at South Saunders Street, west of South Saunders Street, being Wake County PINs 1702373009 and 1702268517, approximately 15.61 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: September 19, 2018

1. Density for portion of property labeled AREA A1, B1, AND B2 on Exhibit RZ-1.0 will be held to a proposed development density of 6 units per acre.
2. Any frontage along Carolina Pines Avenue and AREA B2 at the northeast portion

of the property along Cherry Circle shown on Exhibit RZ-1.0 shall have a Type A2 Protective Yard as defined by UDO Section 7.2.4 and will remain non-impervious, except for future public streets according to the city's Street Plan. Any additional landscaping or street yard requirements will be subject to change per development plan review.

3. No less than fifty (50) percent of the overall exterior building facades shall include a combination of the following: brick, stone, or steel. The remaining building facade will be an engineered siding material (cement board, LP Smartside). No EIFS siding allowed.
4. The stormwater runoff leaving the site for a 25-year storm shall be no greater at every point of discharge for post-development conditions than pre-development conditions.
5. Access to the upper floors of the proposed buildings will be through internal stairwells.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

**Section 5.** That this ordinance shall become effective as indicated below.

**Adopted:** October 16, 2018

**Effective:** October 16, 2018

**Distribution:** Development Services  
City Planning  
Inspections  
City Attorney  
Transcription Services – Taylor

