

ORDINANCE (2004) 670 ZC 552

**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 Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same is hereby amended as follows:

1. Z-17-04 – Sungate Boulevard, north and south sides, being Wake County PIN 1723470878, 1723377924, 1723389010, and 1723477999. Approximately 8.10 acres rezoned to Office and Institutional-2 Conditional Use.

Conditions dated: (6/23/04)

1. Reimbursement for future right-of-way shall remain at the original R-6 zoning value for the property.
2. Allowed uses shall be limited to general, professional/service offices, governmental offices, financial offices and non-residential related services. Hotel/Motel uses are prohibited.
3. On-site open air storm water management facilities shall be designed as site amenities and shall be landscaped with site-appropriate vegetation to Shod-4 standards.
4. The frontage along the southern right-of-way of the existing Sungate Blvd., Pin #1723-47-0878, approximately 0.27 acres shall be a natural protective yard full depth, from the northern right-of-way to southern property line, and along the northern right-of-way from Parcel Pin Number 1723-47-7999, minimum 50 feet wide which shall also be a natural protective yard, about 400 feet long. Owner agrees to dedicate greenway at the time of development, pursuant to Comprehensive Plan, with reimbursement at R-6 value.
5. Future office buildings shall meet Unity of Development Guidelines established for Lot 1 and/or 2.
6. Any proposed office building to be built within the 8.35 Ac. Rezoning may not exceed 37 ft. in height and must have, as a minimum, 70% face brick exterior walls, of a selection compatible with any existing masonry, on-site or adjacent.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 has been adopted following a duly advertised joint public hearing of the Raleigh City Council and the Raleigh Planning Commission following a recommendation of the Planning Commission.

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

Adopted: 7/6/04
Effective: 7/6/04

Distribution: Planning: Chapman, Hallam, Sumpter, Brandon, Powell
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