

ORDINANCE NO. (1995) 702 ZC 369

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP AND THE OFFICIAL EXTRATERRITORIAL JURISDICTION (ETJ) MAP OF THE CITY OF RALEIGH

WHEREAS, NCGS 160A-360(f) provides that when a city annexes an area that is being regulated by the County, the City has 60 days following the annexation to adopt a zoning ordinance while the county regulations and powers of enforcement remain in effect.

WHEREAS, 1792 acres were added to Raleigh's corporate limits by the annexation of Neuse River North in Raleigh Ordinance (1995) 700;

WHEREAS, NCGS 160A-360(b) provides that extraterritorial jurisdiction shall be adopted by ordinance to specify its boundaries and that these boundaries shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques, and shall be recorded in the office of the register of deeds of the county.

WHEREAS, the boundaries of the area in which the City of Raleigh exercises extraterritorial jurisdiction with respect to matters dealt with in Article 19 of Chapter 160A, North Carolina General Statutes, a the same now and may hereafter be constituted and numbered, are established and defined as beginning at the City's corporate boundaries as now established and hereafter modified and extending outward to a perimeter boundary line, approval of which was originally requested by the Raleigh City Council on June 19, 1972, and initially granted by the Wake County Board of Commissioners on February 5, 1973, and being shown on a map entitled, "Extraterritorial Jurisdiction, City of Raleigh, North Carolina," and dated March 12, 1981, as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA:

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:

(a) **Z-69-95 Wakefield**, US 1 (Capital Boulevard) west side, and the east side of Falls of Neuse Road, from the Neuse River to Old NC 98, being map 1830.04, Block 51, Parcel 0535, and Map 1739.02, Block 58, Parcel 8832 and a portion of Map 1830.03, Block 04, Parcel 2768, approximately 1792 acres rezoned to Thoroughfare District Conditional Use District (1131.9 acres) and Residential-6 Conditional Use District (660.8 acres).

CONDITIONS:

(1) The portion of the Thoroughfare District zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein within the Crenshaw Manor Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

Wake County PIN #

1830.01 46 0974	1830.01 37 4451	1830.01 27 9749
1830.01 37 9093	1830.01 37 3468	1830.01 27 8845
1830.01 37 9102	1830.01 37 2575	1830.01 27 7951
1830.01 37 7282	1830.01 37 1598	1830.01 27 6968
1830.01 37 6258	1830.01 37 1645	1830.01 28 6017
1830.01 37 5355	1830.01 37 0742	

(2) The portion of the R-6 zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein with the Highland Park Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

Wake County PIN #

1729.02 59 9933	1729.02 69 1191	1729.02 67 1898
1729.02 59 7793	1729.02 68 2719	1729.02 67 1742
1729.02 59 7467	1729.02 68 2613	1729.02 67 1557
1729.02 59 6681	1729.02 68 2408	1729.02 67 2490
1729.02 59 7289	1729.02 68 2204	
1729.02 59 5191	1729.02 68 1092	

Section 2. That Article 19, Chapter 160A jurisdictional boundaries as previously established by the City of Raleigh on the Extraterritorial Jurisdiction Map, City of Raleigh, dated March 12, 1981, as amended, is hereby further amended to add 1792 acres annexed as part of the Neuse River North annexation in Raleigh Ordinance (1995) 700 and also described as Z-69-95 in Section 1 of this ordinance.

Section 3. That the official zoning map of the City of Raleigh be amended to conform to Section 2 hereof.

Section 4. That this ordinance shall become effective upon adoption.

Section 5. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

Section 6. That if subsequent to the adoption of this ordinance the City Council of Raleigh, North Carolina adopted an ordinance that conflicts with provisions herein, all clauses and provisions of this ordinance, in conflict with that subsequent ordinance, are to be repealed, to the extent of such conflict, automatically without further action of the governing body.

Section 7. That this ordinance has been adopted following a duly advertised joint public hearing of the Raleigh City Council and City Planning Commission following a recommendation thereon of the Planning Commission.

Section 8. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.