ORDINANCE NO. (2026) 936 ZC 927

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:

3. **TCZ-19-26 – Edwards Mill Road & portion of Carriage Drive, located at 3717 Edwards Mill Road,** being Wake County PIN 0785874366. Approximately 2.39 acres are rezoned to Residential – 6 – Conditional Use (R-6-CU).

   Original Conditions Dated: April 14, 2023 (Ordinance No. (2023) 493 ZC 857, adopted/effective 4/18/2023)

   1. No more than twenty-five (25) residential dwelling units shall be located on the property.
   2. Unless a more restrictive standard from the UDO applies, there shall be a minimum fifteen-foot (15') building setback from those properties with PINs 0785-87-3195 (Deed Book 15766, Page 354, Wake County Registry), 0785-87-2200 (Deed Book 17553, Page 1964, Wake County Registry), 0785-87-1207 (Deed Book 12071, Page 909, Wake County Registry), and 0785-87-4671 (Deed Book 16411, Page 335, Wake County Registry).
   3. There shall be a minimum thirty-foot (30') building setback from those properties with PINs 0785-87-2565 (Deed Book 12545, Page 2553, Wake County Registry) and 0785-87-1471 (Deed Book 10959, Page 1952, Wake County Registry).
   4. Beginning at the pre-development northernmost point of frontage along Carriage Drive, thence S62° 44' 02" W for a distance of 40.72' (the "Point of Beginning") and extending 130' along the shared boundary line (the "Buffer Area") with PIN 0785-87-4671 (Deed Book 16411, Page 335, Wake County Registry) (the "Adjacent Property"), property owner shall plant the following: (i) 5 shade trees; and (ii) 12 shrubs. At the time of planting, said shrubs shall be at least three feet (3') in height, with a minimum mature height of eight feet (8'). The Buffer Area width shall be a minimum 10' wide and a maximum of 20', measured from the Adjacent Property's shared boundary line. Any existing shade trees or shrubs within the Buffer Area that meet the above criteria shall be counted towards the planting schedule. All plantings required by this condition must be completed prior to the issuance of a certificate of occupancy for any dwelling unit within 50' of the shared boundary line with the Adjacent Property. A map of the Buffer Area is attached as Exhibit A.
   5. A subdivision of the Property shall provide, if necessary, an easement to accommodate placement of a traffic signal pole near the Edwards Mill Road and Carriage Drive intersection. Such easement area shall not exceed twenty-five (25)

square feet and shall not be located farther than 5' from either the Carriage Drive or Edwards Mill Road rights-of-way.

6. In lieu of constructing a traffic signal at the Edwards Mill Road and Carriage Drive intersection to connect the Property to Laurel Hills Park, Developer shall contribute to the City an amount of $10,000.00 to be used to construct pedestrian infrastructure that will provide or enhance connectivity to and from Laurel Hills Park. Such contribution shall be due no later than the issuance of the first certificate of occupancy for a Townhouse building type. If, prior to payment of such contribution, the City approves the full funding and construction of the traffic signal at Edwards Mill Road and Carriage Drive, then the contribution required by this condition is no longer required.

Conditions Dated: April 9, 2026

1. No more than twenty-five (25) residential dwelling units shall be located on the property.
2. Unless a more restrictive standard from the UDO applies, there shall be a minimum fifteen-foot (15') building setback from those properties with PINs 0785-87-3195 (Deed Book 15766, Page 354, Wake County Registry), 0785-87-2200 (Deed Book 17553, Page 1964, Wake County Registry), 0785-87-1207 (Deed Book 12071, Page 909, Wake County Registry)
3. There shall be a minimum thirty-foot (30') building setback from those properties with PINs 0785-87-2565 (Deed Book 12545, Page 2553, Wake County Registry) and 0785-87-1471 (Deed Book 10959, Page 1952, Wake County Registry).
4. A subdivision of the Property shall provide, if necessary, an easement to accommodate placement of a traffic signal pole near the Edwards Mill Road and Carriage Drive intersection. Such easement area shall not exceed twenty-five (25) square feet and shall not be located farther than 5' from either the Carriage Drive or Edwards Mill Road rights-of-way.
5. In lieu of constructing a traffic signal at the Edwards Mill Road and Carriage Drive intersection to connect the Property to Laurel Hills Park, Developer shall contribute to the City an amount of $10,000.00 to be used to construct pedestrian infrastructure that will provide or enhance connectivity to and from Laurel Hills Park. Such contribution shall be due no later than the issuance of the first certificate of occupancy for a Townhouse building type. If, prior to payment of such contribution, the City approves the full funding and construction of the traffic signal at Edwards Mill Road and Carriage Drive, then the contribution required by this condition is no longer required.

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 20, 2026

Effective: October 25, 2026

Distribution: Planning and Development
Housing and Community Development, Code Enforcement
City Attorney
City Clerk