

Ordinance (2012) 21 ZC 669

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 if hereby amended as follows:

Z-1-12 – Rock Quarry Road, Conditional Use - located on the northwest quadrant of Rock Quarry Road/Sunnybrook Road intersection, being Wake County PIN, 1722-27-6122. Approximately 1.96 acre(s) is rezoned from to Residential-6 with SHOD-1 to Neighborhood Business CUD with SHOD-1.

Conditions Dated 03/14/12

Narrative of conditions being requested:

1. The following uses are excluded: agricultural uses, recreational uses, cemeteries, correctional/penal facilities, special care facilities, residential transitional housing (with the exception of supportive housing residence), bars, nightclubs, taverns, lounges, adult establishments, hotel/motel, commercial parking facilities, movie theater (indoor and outdoor), pest exterminating services, kennel, cattery, riding stable, outdoor stadium, reservoirs, landfills, utilities (except utility services), telecommunication tower, mini-warehouses, airfield, landing strip, heliport, veterinary hospital.
2. Building height shall be no higher than 35’.
3. Building ground floor shall not exceed 10,000 sf. and total floor area shall not exceed 12,000 sf.
4. Driveways shall be limited to one on Sunnybrook Road and one on Rock Quarry Road.
5. Prior to the issuance of any building permit for the property, the property owner shall convey to the City of Raleigh a transit easement on Rock Quarry Road measuring twenty (20) feet by fifteen (15) feet. The location of the easement shall be approved by the City of Raleigh Public Works Department Transit Division, and the City Attorney shall approve the transit easement prior to recordation. Upon development a bus shelter and concrete pad meeting City of Raleigh standards for bus shelters and concrete pads shall be provided.
6. All outdoor lighting fixtures shall be full cut-off design and shall be located no closer than 35’ to property lines of 1722-27-4229 (Goodwin Grier & Associates DB 09644, PG 1393), 1722-27-4229 (Goodwin, William E. DB 06409, PG 0571) and 1722-21-4162 (Goodwin, William E. DB 08353, PG 1732).

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7. All outdoor audio communications and compressed air pumps shall be located no closer than 35' to property lines of 1722-27-4229 (Goodwin Grier & Associates DB 09644, PG 1393), 1722-27-4229 (Goodwin, William E. DB 06409, PG 0571) and 1722-27-4162 (Goodwin, William E. DB 08353, PG 1732).

8. Upon development, an offer of vehicular and pedestrian cross access shall be provided to 1722-27-4229 (Goodwin Grier & Associates DB 09644, PG 1393), 1722-27-4229 (Goodwin, William E. DB 06409, PG 0571) and 1722-27-4162 (Goodwin, William E. DB 08353, PG 1732).

9. An 8' minimum width sidewalk shall be provided from the primary building entrance to each road frontage.

10. A 6' height closed wooden fence shall be provided adjacent to a lot containing a single family detached dwelling at time or site development.

11. A building setback of a minimum of 30' shall be provided adjacent a lot containing a single family detached dwelling.

12. Outdoor lighting level shall not exceed 0.40 foot candle at property lines adjacent to a lot containing a single family detached dwelling.

13. Primary building entrance shall be oriented toward a public right-of-way.

14. An outdoor plaza of 100 square feet minimum shall be provided between the primary building and the public right-of-way. Plaza shall have a minimum dimension of 6' in width and length.

15. Residential density shall be limited to 6 dwelling units per acre.

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

Section 4. That this ordinance shall become effective upon the date of adoption.

Adopted: March 20, 2012

Effective: March 20, 2012

**Distribution: Planning Department (3)
City Attorney
Inspections Department (5)
Jackie Taylor**