

- 6. Z-06-24 – 2500 Blue Ridge Road**, located at the southeast intersection of Blue Ridge Road and Lake Boone Trail, south of UNC Rex Hospital, being Wake County PIN 0785717617. Approximately 3.62 acres rezoned to Neighborhood Mixed Use-7 stories-Conditional Use (NX-7-CU).

Conditions dated: April 10, 2024

1. In addition to those otherwise prohibited by the UDO, the following uses as defined in UDO Article 6 are prohibited: cemetery, vehicle fuel sales, vehicle service, vehicle sales/rental, detention center, jail, prison, shopping center, mobile retail, check cashing, payday loan facilities, tattoo/piercing parlors, taxidermists, wedding chapels.
2. Drive-through or drive-in facilities are not permitted.
3. The total number of residential units shall not exceed 260 units, and permitted Commercial Uses (as defined in UDO Article 6) shall not exceed 5,000 square feet.
4. On Lake Boone Trail, a build-to of 0' (min.) / 20' (max.) for 50% of the building width shall be required. On Blue Ridge Road, a build-to of 0' (min.) / 20' (max.) for 15% of the building width shall be required.
5. Retail sales uses must be located within or attached to a multi-tenant building and cannot be located in a standalone building.
6. The Property Owner will dedicate five (5) residential dwelling units as affordable rental units for low-income households earning no more than 80% of the Area Median Income ("AMI") adjusted by household size, for the Raleigh, N.C. Metropolitan Statistical Area, as determined and published annually by the U.S. Department of Housing and Urban Development (the "Affordable Units") for a period of no less than ten (10) years (the "Affordability Period"). The maximum rent and income limits will follow the affordable housing standards determined annually by the City of Raleigh Housing and Neighborhoods Department (the "Department"). Affordability restrictions for the Affordable Units shall be filed and recorded before the issuance of the first certificate of occupancy ("CO") which includes any residential units. The Affordability Period applies on a per unit basis and shall commence from the date of initial occupancy for a unit that is dedicated as affordable. This date shall be provided to the City as of the date of initial occupancy for each Affordable Unit. At or before the time any Affordable Unit is dedicated, the Property Owner shall execute and record with the Wake County Register of Deeds a restrictive covenant in a form approved by the City and enforceable by the City which memorializes the affordable housing terms set forth in this Condition. The Property Owner shall certify compliance with this Condition to the City on an annual basis. The Property Owner may choose to pay the City a contribution in the amount of \$40,000 per Affordable Unit in lieu of dedicating the Affordable Units described above. Full payment must be made at the time dedication of the Affordable Units would otherwise be required under this Condition and will be placed in a fund designated for the City's Affordable Housing Programs.

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: June 18, 2024

Effective: June 23, 2024

Distribution: Planning and Development
Inspections
City Attorney
Transcription Services - Taylor