

ORDINANCE NO. (2026) 831 ZC 912

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:

- 1. Z-9-25 – 4500 Western Boulevard**, located northeast of the Western Blvd and Blue Ridge Road intersection, being Wake County PIN 0784815120, approximately 12.08 acres rezoned to Commercial Mixed Use – 20 stories – Conditional Use with Transit Overlay District (CX-20-CU w/ TOD).

Conditions Dated: December 30, 2025

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited:
 - a. Rest home
 - b. Cemetery
 - c. Adult establishment
 - d. Detention center, jail, prison
2. Future development or re-development of the Property for retail sales, office/medical, or residential land uses shall not exceed the following development intensities:
 - a. 3,500 residential dwelling units; or
 - b. 1,250,00 sqft of office uses; or
 - c. a mix of 650,000 sqft of offices uses and 300,000 saft of retail uses; or
 - d. a mix of 3,000 residential dwelling units and 300,000 sqft of office uses; or
 - e. a mix of 2,500 residential dwelling units and 300,000 sqft of retail uses; or
 - f. a mix of 2,500 residential dwelling units, 150,000 sqft of office uses, and 150,000 sqft of retail uses.
3. In the area of the site located within 150' of the eastern property lines of PIN Nos. 0784716281 (Deed Book 12895, Page 2523) and 0784717698 (Deed Book 18660, Page 758) as those property lines exists as of the date of rezoning approval, building heights shall be limited to a maximum of twelve stories.
4. Upon submittal of a Tier 3 site plan containing residential dwelling units, a 15-foot wide protective yard, landscaped in accordance with the SHOD-2 requirements in UDO Sec. 5.3.1.F, shall be provided. The protective yard must apply for the entire length of the adjoining Major Access Corridor (I-440) and for a distance of 200-foot West of the intersection of Western Boulevard and I-440. The minimum length of this protective yard shall be 1,000 feet. If the applicant determines that this protective yard should be located in an alternative area to facilitate redevelopment, the plantings that would be required within this protective yard may be located

elsewhere on the site, as part of a new Tier 3 site plan or modification to an existing site plan, so long as the equivalent number and types of plantings required by this condition are provided elsewhere on the site (the “Equivalent Plantings”). The protective yard or Equivalent Plantings required by this condition shall be in addition to other landscaping required by the UDO.