

- 4. Z-11-23 – 1327, 1329 Kent Road; 1508 Stovall Drive (portion of)**, located Northeast of the Kent Road and Kaplan Drive intersection, being Wake County PINs 0793180200, 0793181370, and 0793186220. Approximately 4.86 acres rezoned to Residential Mixed Use-4-Parking Limited-Conditional Use with Special Residential Parking Overlay District (RX-4-PL-CU w/SRPOD).

Conditions dated: April 19, 2023

1. Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.
2. If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.
3. Without benefit of the exceptions found in UDO Sec. 8.3.5.D.5, any Tier 3 site plan approved for the subject property shall provide cross access as set forth in UDO Sec. 8.3.5.D. to the property having PIN 0793186880 and conveyed by deed recorded at Book 15875, Page 2718, unless either (i) a site plan for such abutting property for an attached, detached, or townhouse building type has been submitted for approval after the effective date of Z-11-23, or (ii) access along such boundary is impractical due to required tree conservation area as set forth in UDO Sec. 9.1.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 20, 2023

Effective: June 25, 2023

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