

- 2. Z-11-24 – 1708 Lake Wheeler Road**, located at the intersection of Centennial Parkway and Lake Wheeler Road, being Wake County PIN 0793914993. Approximately 15.87 acres rezoned to Office Mixed Use-5 stories-Conditional Use with Special Residential Parking Overlay District (OX-5-CU w/ SRPOD).

Conditions dated: August 8, 2024

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX-district shall be prohibited: (1) detention center, jail, prison; (2) Dormitory, fraternity, sorority; and (3) Cemetery.
2. Office uses on the Property shall be limited to 160,000 square feet.
3. Prior to, or as part of, any site plan for development of any portion of the property that would result in a Tier 2 or Tier 3 level site plan, Property Owner shall dedicate a greenway easement between the Centennial Bikeway Connector and the existing greenway trail along Walnut Creek. The Property owner may opt, at its sole discretion, to grant a 20-foot-wide greenway easement over the existing trail on the Property connecting the Centennial Bikeway Connector and the existing greenway trail along Walnut Creek (the “Existing Greenway Connection”). If the Property owner opts to grant the greenway easement over the Existing Greenway Connection, Property owner will not be required to bring the Existing Greenway Connection up to City of Raleigh standards. If the Property owner opts to dedicate a greenway easement area that does not contain the Existing Greenway Connection, the Property owner will construct a publicly-maintained, paved multi-use path (a “New Greenway Connection”) between the Centennial Bikeway Connector and the existing greenway trail along Walnut Creek. The New Greenway Connection will conform to City of Raleigh standards of either an Asphalt Typical Trail Section (GW 10.01.1 & GW 10.01.2) or a Concrete Typical Trail Section (GW 10.02.1 & GW 10.02.2). The New Greenway Connection shall consist of a minimum 10-foot-wide paved area travelway, set within a 20-foot-wide easement, in a location subject to approval by the City of Raleigh at the time of the Subdivision or Administrative Site Review, whichever occurs first. A greenway easement located over the Existing Greenway Connection shall be acceptable to the City of Raleigh.
4. If, prior to, or as part of, any site plan for development of any portion of the property that would result in a Tier 2 or Tier 3 level site plan, the City of Raleigh obtains the right to build from the property line to the Lake Wheeler Road sidewalk and requests a greenway easement (the “Lake Wheeler Connection”) between (i) Existing Greenway Connection or the New Greenway Connection and (ii) Lake Wheeler Road, Property Owner shall dedicate a greenway easement for the Lake Wheeler Connection in a location on the Property subject to approval by the City of Raleigh.

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 15, 2024

Effective: October 20, 2024

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