

ORDINANCE NO. (2025) 724 ZC 898

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 it hereby amended as follows:

- 1. Z-12-24 – 2801 Old Crews Road; 0, 3912, 4000, 4017, 4100 Old Milburnie Road,** located approximately 1 mile north of the intersection of Buffaloe Road and Old Crews Road , being Wake County PINS 1756151475, 1756060015, 1756071171, 1756074579, 1746998132, 1756172421. Approximately 242.8 acres rezoned to Residential-6 (R-6) and Residential-6-Conditional Use (R-6-CU).

Conditions dated: January 8, 2025

1. A minimum of forty percent (40%) of the net site area shall be designated as Open Area. Open Area as used in this condition shall mean land area (i) located outside the public right of way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO section 2.5.7.a. This open area shall be used for passive and active open space, including, but not limited to, amenities, private parks, public multiuse paths, environmentally sensitive areas, tree conservation areas, and stormwater devices.
2. A minimum of 30% of the net site area shall remain Undisturbed Area. This Undisturbed Area shall count toward the Open Area defined in the previous condition.
3. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a fifty-thousand-dollar (\$50,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.
4. The development shall include a minimum of one (1) main amenity parcel and two (2) amenity pocket parks. Each residential dwelling lot shall be located within one half (1/2) mile to the main amenity or an amenity pocket park.

The main amenity parcel meeting this requirement shall be a minimum size of twenty thousand (20,000) square feet. At a minimum, the main amenity shall include:

- a. A pool; and
- b. A cabana or clubhouse.

Amenity pocket parks meeting this requirement shall be a minimum size of ten thousand (10,000) square feet. Each amenity pocket park shall contain a minimum of one of the following elements:

- a. Dog Park;

- b. Playground;
 - c. Play Field;
 - d. Pickleball or sport court;
 - e. Art Installation;
 - f. Seating Area;
 - g. Walking Trail;
 - h. Outdoor Fitness Equipment;
 - i. Horseshoes;
 - j. Cornhole;
5. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include a 75' wide easement measured from top of bank, in lieu of the required 50' wide easement. The development shall also include a pedestrian connection from the development's internal pedestrian network to this greenway easement.
 6. There shall be a maximum of 550 residential units. Of the 550 residential units, no more than 230 shall be single family detached units and no more than 330 shall be townhome units.
 7. The apartment building type shall be prohibited.
 8. A protective yard with a minimum width of 35' shall be provided adjacent to the following properties identified by parcel no. and deed book/page: 1756169354 (08-E/2049); 1756166740 (003156/00349); 1756178603 (007000/00740); 1746997937 (018249/02201); 1746998566 (016399/00455); 1756091422 (015254/00716); 1756091363 (009600/00792); 1756091153 (016000/02052); 1756081968 (010191/00476); 1756080731 (016764/00535); 1746975412 (019327/01213); 1746974169 (019618/00047); 1746974140 (019333/00311); 1746964908 (019662/00543); 1746964845 (006049/00439); 1746962553 (015775/01499); 1746952990 (013829/00624); 1746956454 (016138/00994); 1746957431 (015903/02166); 1746958314 (015912/02394); and 1746959162 (015861/02794). This protective yard shall either be a tree conservation area or shall contain a minimum of 6 shade trees per 100 lineal feet, 6 understory trees per 100 lineal feet, and 60 shrubs per 100 lineal feet. Existing vegetation may count toward these planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
 9. Where dwelling unit lots are located within 75' of Old Milburnie Road, a protective yard with a minimum width of 35' shall be provided adjacent to the property's Old Milburnie Road frontage. This protective yard shall either be a tree conservation area or shall contain a minimum of 6 shade trees per 100 lineal feet, 6 understory trees per 100 lineal feet, and 60 shrubs per 100 lineal feet. Existing vegetation may count toward these planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
 10. Subject to City of Raleigh and North Carolina Department of Transportation approval if applicable, the project's street network connecting Old Crews Road to

Old Milburnie Road shall include one or more of the following: roundabout, chicane, four-way stop controlled intersection, or on street parking.

11. Subject to City of Raleigh and North Carolina Department of Transportation approval if applicable, the project's street network connecting Old Crews Road to Kenning Park Drive shall include one or more of the following: roundabout, chicane, four-way stop controlled intersection, or on street parking.
12. Along the limit of disturbance adjacent to any regulatory watercourse buffers, developer shall install double silt fencing prior to any grading or construction.
13. All dwelling units shall have a dedicated EV charging outlet.
14. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2-year, 10-year, and 25-year storm events at points of analysis where runoff leaves the property.