

ORDINANCE NO. (2025) 767 ZC 905

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-14-24 – 3100 Tarheel Clubhouse Road.** Located west of the intersection with Tarheel Club Road, being Wake County PIN 1735848246. Approximately 78.9 acres rezoned to Residential-6-Conditional Use (R-6-CU).

Conditions dated: June 27, 2025

1. A maximum of 225 dwelling units are allowed within the development.
2. The minimum lot area allowed within the development shall be 5,000 square feet.
3. The maximum lot area allowed within the development shall be 12,000 square feet.
4. At least 40% of the lots provided shall exceed 7,000 square feet.
5. The townhouse and apartment building types shall be prohibited.
6. A minimum of 20% 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, or stormwater devices. This open area may include open space provided to meet the UDO requirements for the compact and conservation development options, if elected.
 - a. At least 60% of the Open Area provided will be located adjacent to existing environmentally sensitive and/or undisturbed areas surrounding the development.
7. The development shall include a minimum of two (2) of the following amenities: dog park, playground, playfield, pocket park, community garden, natural trail, pool, clubhouse. At least one (1) amenity shall be located within the development north of Tarheel Clubhouse Road and at least one (1) amenity shall be located within the development south of Tarheel Clubhouse Road.
8. The development shall include a pedestrian connection from the site's internal pedestrian network to Wake County PIN 1735763028 to facilitate a future connection to the greenway system. The pedestrian connection shall be located within a bicycle and pedestrian access easement in a location to be determined during Administrative Site Review.
9. If requested by the City during site plan or subdivision approval, which ever first occurs, the property owner shall dedicate, for the benefit of the City, land of no more than three (3) acres for a fire/public safety station (the "Fire Station Land").

The Fire Station Land shall have frontage along Tarheel Clubhouse Road, but the exact location of the Fire Station Land is to be mutually agreed upon by the City and the property owner. If, prior to site plan or subdivision approval, which ever first occurs, the City Manager confirms in writing that the Fire Station Land is not requested by the City, the property owner shall, on or before the issuance of the first building permit, make a fifty-thousand-dollar (\$50,000) contribution to the City of Raleigh Fire Department.