

ORDINANCE NO. (2026) 917 ZC 924

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:

- 5. Z-14-26 – Gorman Street Assemblage, located approximately 530 feet south of the intersection of Western Boulevard and Gorman Street,** being Wake County PINs 0793296992, 0793296899, 0793296894, 0793296892, 0793296799, 0793296794, 0793296897, 0793296797, 0793296792, 0794206017, and 0793295850. Approximately 3.55 acres are rezoned to Residential Mixed Use-7 stories-Conditional Use with Transit Overlay District and Special Residential Parking Overlay District (RX-7-CU w/ TOD & SRPOD)

Conditions Dated: August 14, 2026

1. In addition to those otherwise prohibited by the UDO, the following uses as defined in UDO Article 6 are prohibited: tattoo/piercing parlors, taxidermists, wedding chapels.
2. Prior to the issuance of the first Certificate of Occupancy on the site, and if approved by the City of Raleigh Department of Transportation (“RDOT”), developer shall construct a high-visibility pedestrian crosswalk, within the public right of way, across Gorman Street at the intersection of Gorman Street and Sherman Avenue. Such pedestrian crosswalk shall include the following infrastructure, subject to RDOT approval: appropriate striping and signage at the crosswalk, advance warning signs, and a Rectangular Rapid Flashing Beacon (RRFB) or similar device.
3. Residential tenants of the “Existing Buildings,” which are the building(s) that exist on the property at 0 Gorman Street (PIN: 0793296992; DB 17040/PG 710), 0 Gorman Street (PIN: 0793296899; DB 17040/PG 710), 0 Gorman Street (PIN: 0793296894; DB 17040/PG 710), 0 Gorman Street (PIN: 0793296892; DB 17040/PG 710), 0 Gorman Street (PIN: 0793296799; DB 17040/PG 710), 0 Gorman Street (PIN: 0793296794; DB 17040/PG 710), 1128 Gorman Street (PIN: 0793296897; DB 17040/PG 710), 1130 Gorman Street (PIN: 0793296797; DB 17040/PG 710), 1132 Gorman Street (PIN: 0793296792; DB 17040/PG 710), 1101 Carlton Avenue (PIN: 0794206017; DB 9230/PG 1206), and 1121 Carlton Avenue (PIN: 0793295850; DB 16989/PG 2561) (the “Property”) prior to the effective date of the approval of this zoning, that are residing in the Existing Buildings as of the effective date of this rezoning are entitled to 120 days written notice before any early termination of their leases, including month-to-month

leases, due to redevelopment of the Property. The Property Owner or its designee shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for the Existing Buildings. If required, a sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that any landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.

4. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Buildings with 120 days' written notice of lease termination under Condition 3, the Property Owner, or its designee, shall provide a one-time relocation assistance payment of \$2,500 per dwelling unit, upon request from a current tenant. Prior to the issuance of a demolition permit for any Existing Building, the Property Owner or its designee shall submit a sworn affidavit to the Planning and Development Staff confirming that the notice of eligibility for relocation assistance was given to each dwelling unit located in the subject Existing Building that will have a lease terminated early under Condition 3, and that the relocation assistance was provided to the tenants of the Existing Buildings, if requested. The affidavit shall include a copy of the eligibility notice provided to tenants, identification of the eligible residential units receiving relocation assistance, and the dates on which payments were made.
5. Prior to the issuance of a building permit that includes residential units, the developer shall make a contribution to the City's affordable housing fund in the amount of \$40,000 per residential dwelling unit for one percent (1%) of all site plan approved residential dwelling units that exceed 187 units to be constructed on the Property. For purposes of calculating the contribution, the number of approved dwelling units less 187 units multiplied by 1% shall be rounded up to a full unit, and the contribution shall not be based on fractions of a unit. By way of example, if 188 units are site-planned, then the contribution of 188 dwelling units less 187 multiplied by 1% shall be one (1) unit at \$40,000 for a total contribution of \$40,000.

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: September 1, 2026

Effective: September 6, 2026

Distribution: Planning and Development
Housing and Community Development, Code Enforcement
City Attorney
City Clerk