

ORDINANCE NO. (2019) 26 ZC 785
Effective 11/19/19

Z-15-19 – Six Forks Road and Industrial Drive, located at the northeast corner of the intersection, consisting of Wake County PIN 1715331206, approximately 12.63 acres rezoned to Residential Mixed Use-Seven Stories-Green Frontage-Conditional Use (RX-7-GR-CU)

Conditions dated: April 26, 2019

1. Residential use will be limited to no more than 500 units.
2. The Owner shall provide affordable housing units (the "Affordable Units") on a percentage basis for dwelling uni's in excess of the number of units that are allowed by right under the zoning in existence prior to the approval of this rezoning, Z-15-19, for the purposes of addressing the need for affordable housing options in the City of Raleigh.
 - a. For the purposes of this condition, the number of units allowed by right under the IX-3-PL zoning of the Property is two hundred and eighty-nine (289) dwelling units. The dwelling units from the 290th unit to the 500th unit shall be defined as the Rezoned Units.
 - b. The Owner shall provide Affordable Units as follows: 15% of the Rezoned Units constructed on the Property shall be provided as affordable for households earning 80% of area median or less for a period of no less than 15 years from the date of issuance of a certification of occupancy for the Property.
 - c. 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.
 - d. The rent and income limits for the Affordable Units will follow the affordable standards as determined annually by the City of Raleigh Housing & Neighborhoods Department. Affordable Units offered within this condition shall be constructed concurrently with the project's market rate units. The Owner shall certify to the City of Raleigh compliance with this zoning condition on an annual basis.
3. The Owner shall provide a maximum of 1.5 parking spaces per residential unit on the Property. This condition shall not limit the provision of parking for commercial uses on the Property.