

ORDINANCE NO. (2026) 881 ZC 919

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:

- 2. Z-15-25 – 7800 Battle Bridge Road, located in Southeast Raleigh, at the intersection of Auburn Knightdale Road and Battle Bridge Road,** being Wake County PIN 1741256016. Approximately 24 acres are rezoned to Residential-6 Conditional Use (R-6-CU).

Conditions Dated: March 18, 2026

1. Future development of the area within the IX zoning shall not exceed the following development intensities:
 - a. 520 residential dwelling units; or
 - b. 190,000 sq. ft. of office; or
 - c. 350 dwelling units and 64,000 sq. ft. of office; or
 - d. 750,000 sq. ft. of industrial.

This condition shall not be interpreted to restrict any other land uses not listed within this Condition #1 which are Permitted, Limited, or Special Uses within the IX zoning district as identified in UDO Chapter 6.

2. The following uses are prohibited:
 - Public & Institutional
 - Minor Utilities (Sec. 6.3.3.A)
 - Water/Wastewater Treatment Plant - Government (Sec. 6.3.3.E)
 - Commercial
 - Adult Establishment (Sec. 6.4.2.B.)
 - Airfield, Landing Strip (Sec. 6.4.8.B)
 - Heliport, Serving Hospitals (Sec. 6.4.8.C) - Heliport, all others (Sec. 6.4.8.D)
 - Bar, Nightclub, Tavern, Lounge (Sec. 6.4.10.B)
 - Retail Sales (Sec. 6.4.11.A & C)
 - Mobile Retail - Long Term (Sec. 6.4.11.C)
 - Pawnshop (Sec. 6.4.11.B)
 - Shopping Center (Sec. 6.4.12)
 - Vehicle Fuel Sales (Including Gasoline and Diesel Fuel) (Sec. 6.4.11.D.3)
 - Vehicle Sales/Rental (Sec. 6.4.12.A)

- Industrial
 - Vehicle Repair (minor) (Sec. 6.5.6.C)
 - Vehicle Repair (major) (Sec. 6.5.6.D)
 - Vehicle Repair (commercial vehicle) (Sec. 6.5.6.E)
- 3. Block Perimeter Exclusion:

The property shall be exempt from the Block Perimeter requirements in UDO Sec. 8.3.2.

The proposed development will provide safe, efficient, and convenient internal and external access through a combination of design measures:

Internal Vehicular Circulation:

A private internal drive will ensure adequate vehicular access throughout the development and will connect Auburn Knightdale Road and Battle Bridge Road. This drive will be designed to meet Fire Code access requirements and facilitate efficient circulation for staff, visitors, and service vehicles.

Pedestrian Connectivity:

The development will incorporate pedestrian walkways that create continuous connections between the building, parking areas, and proposed future sidewalks along Auburn Knightdale Road and Battle Bridge Road. These facilities will be designed to avoid wetlands and riparian buffers and will provide safe, ADA-compliant routes throughout the site.

External Access Points:

Driveway access to the Auburn Knightdale Road and Battle Bridge Road will be provided in locations that avoid environmental impacts and maintain safe sight distances. These access points will be reviewed by the City and NCDOT during the site plan process to ensure compliance with applicable transportation and safety standards.

Protection of Environmental Features:

All streets, drives, and pedestrian facilities shall be located to avoid disturbance of the pond, wetlands, and regulated riparian buffers. This design approach preserves the property's environmental resources while still providing functional access.