

Ordinance (2013) 218ZC192

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 Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

Z-17-13 – Thornton Avenue located west of Capital boulevard and between Perry Creek Road and the Neuse River being Wake County PIN 1738544591. Approximately 17.12 acres are to be rezoned from R-4 to Thoroughfare District Conditional Use District.

Conditions Dated: 07/01/13

Narrative of conditions being requested:

A, Use of the property shall be restricted to a concrete finishing business and a telecommunications tower.

B. Permitted are offices, maintenance, parking, storage of materials and distribution facilities associated with a concrete finishing business.

C. No structure, parking or storage area shall be permitted in the limits of the 100-year flood plain.

D. Except for those areas used for access from the property to the public right-of-way, and areas necessary for utilities, an undisturbed natural buffer area measuring at least one hundred (100) feet in width shall be provided on the property along each property boundary line. Where adjacent to the existing greenway easement (DB013238/PG 787-792; BM2008/PG 1563) a fifty (50) foot undisturbed natural buffer will parallel but not include the greenway easement. No land disturbing activity and no tree disturbing activity will be allowed within one hundred (100) feet of the existing pavement located within the greenway easement. Notwithstanding the location of the pavement of the greenway no disturbance of the undisturbed natural buffers shall take place unless authorized by the City Code.

E. No stored material or structure for the storage of materials shall exceed a maximum height of thirty (30) feet in height. Stored materials shall mean any construction materials, bulk material, raw material, stone or sand used for concrete finishing.

F. Impervious surface coverage of the property shall be limited to no more than 5.25 acres.

G. No more than 7.50 acres of the property shall be disturbed, graded or developed.

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Adopted: 8/6/13- Effective: 8/6/13

H. The subject property shall not be subdivided.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. That this ordinance shall become effective upon the date of adoption.

Adopted: August 6, 2013

Effective: August 6, 2013

Distribution: Planning Department (3)
City Attorney
Inspections Department (5)
Jackie Taylor