

ORDINANCE NO. (2024) 611 ZC 877

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:

- 1. Z-18-23 – 0 Wilson Street, 718 Wilson Street, 719 Wilson Street, 720 Wilson Street, 723 Wilson Street, 725 Wilson Street, 726 Wilson Street, 800 Wilson Street, 3309 Garner Road, 3313 Garner Road,** located 1/4 mile north of the intersection of Garner Road and East Tryon Road, being Wake County PINs 1712028745, 1712029755, 1712120704, 1712128689, 1712120421, 1712123393, 1712025389, 1712028218, 1712028481, 1712027490. Approximately 20.72 acres rezoned to Residential Mixed Use, 4 stories, with Conditions (RX-4-CU).

Conditions dated: February 9, 2024

1. Applicable to Book of Maps 2021, Page 358, lots 719 and 723 (currently 719 Wilson Street and 723 Wilson Street): Developer will provide a minimum of ten (10) low-income affordable housing rental dwelling units (the "Affordable Units") on these parcels (or all Affordable Units if 10 or fewer dwelling units are constructed on these parcels). Maximum affordable rent limits, per efficiency/bedroom size and income limits, adjustment for family size, not to exceed 60% of the area median income for a period of no less than 30 years from the date of issuance of the first certificate of occupancy on the property permitting residential use after the effective date of these conditions. The property owner shall be responsible for property management oversight for the Affordable Units and provide an annual report to the City to demonstrate compliance. The affordable rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction 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.
2. Applicable to Book of Maps 2021, Page 358, lots 719 and 723 (currently 719 Wilson Street and 723 Wilson Street), Book of Maps 1925, Page 30, Lot 22 (currently 725 Wilson Street), and only those portions of Book 1999, Page 1255, Lot 1 (currently 800 Wilson Street) which lie east of the USGS blue line stream that intersects the northern boundary of Lot 1 and the southwestern boundary of Lot 1 (hereafter "Stream 1"): all principal uses shall be prohibited other than those that are both permitted in RX and listed within the definition of household living uses as identified in Article 6.2.1 of the UDO.
3. Applicable to the portion of Book 1999, Page 1255, Lot 1 (currently 800 Wilson Street) which lies east of the USGS blue line stream that intersects the southern

boundary of Lot 1 and joins Stream 1 (hereafter “Stream 2”) and east of Stream 1 from points north of where Stream 2 joins Stream 1 to the northern boundary of Lot 1: All principal uses shall be prohibited except for single-unit living in detached houses. Tree Conservation Areas meeting all conditions specified in Article 9.1 of the Unified Development Ordinance, accessory uses, utilities, infrastructure, and other required elements shall be permitted.

4. For the purpose of obtaining building permits, the total AM peak hour and total PM Peak hour trips generated on the property shall be no more than the following, as determined by the ITE Trip Generation Manual, 11th Edition:
 - a. AM Peak Hour: 191 total trips
 - b. PM Peak Hour: 215 total trips