

ORDINANCE NO. (2024) 688 ZC 893

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 it hereby amended as follows:

- 1. Z-18-24 – 120 Rush Street**, located approximately 500 feet east of the intersection of South Wilmington Street and Rush Street, being Wake County PIN 1702543840. Approximately 12.81 acres rezoned to Office Mixed Use-5 stories-Conditional Use with TOD (OX-5-CU w/ TOD).

Conditions dated: September 19, 2024

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the OX- District shall be prohibited: Cemetery, Outdoor sports or entertainment facility (>250 seats).
2. Office uses on the Property shall be limited to a total of 675,000 square feet.
3. Any Tier 3 level site plan for development of the property shall provide for a mutually acceptable location on the property or adjacent public right-of-way to accommodate a City bikeshare station. The property owner shall provide a station of no fewer than 10 docks, at least 8 electric-assist bikes, and installation of all necessary equipment for a functional bikeshare station, prior to issuance of a certificate of occupancy for the first building closest to the proposed bikeshare station. The mutually acceptable location for the bikeshare station shall be determined by the property owner and the City.