

2. **Z-27-25 – 721 and 725 Grove Avenue**, located in Western Raleigh, 1/3 mile south of the intersection of Western Blvd and Grove Ave, being Wake County PINs 0783495285 and 0783495491, approximately 2.65 acres rezoned to R-10-CU w/SRPOD.

Conditions Dated: December 29, 2025

1. The following Principal Uses as listed in UDO 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited:
 - a. Congregate care;
 - b. Continuing care retirement community;
 - c. Rest home;
 - d. Cemetery;
 - e. School, public or private (K-12);
 - f. Day care center;
 - g. Outdoor sports or entertainment facility; and
 - h. Parking facility.
2. Tenants in the existing buildings at 721 Grove Avenue (PIN 0783-49-5491) (Deed Book 19870, Page 809, Wake County Registry) whose leases are terminated due to redevelopment of the Property are entitled to ninety (90) days' written notice prior to termination of said leases. The owner of the Property, or their designee, shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for a building on the Property. A sample copy of the notification letter shall be attached to and referenced in the affidavit.
3. If there are tenants receiving 90 days' written notice pursuant to Condition 2 above, then the Property Owner or its designee shall provide relocation assistance (the "Assistance") in an amount of \$2,000 for each dwelling unit that will have a lease terminated per Condition 2, irrespective of the number of occupants or bedrooms in each dwelling unit. The Assistance is intended to be used for transportation costs, packing supplies, lodging and meals during the relocation, and housing-related fees such as security deposits and first month's rent. Prior to issuance of a demolition permit for the existing buildings, the Property Owner or its designee shall provide to the Planning and Development Staff a sworn affidavit confirming that notice of eligibility for relocation assistance was given to each dwelling unit that qualifies for the Assistance. A copy of the Assistance notice, identification of those units accepting the Assistance, and the dates such Assistance payments were made shall be included in the affidavit required by this Condition.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: January 6, 2026

Effective: January 11, 2026

Distribution: Planning and Development
Inspections
City Attorney