

ORDINANCE NO. (2025) 707 ZC 895

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-28-24 – 2608 Forestville Road**, located 1/2 mile north of the intersection of Forestville and Louisburg Roads, being Wake County PIN 1748548289. Approximately 4.56 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: October 24, 2024

- I. Affordable Housing & Sustainability:
 1. The property owner shall dedicate at least 50% of the total dwelling units as affordable for households earning 80% of the area median income or less for a period of not less than 15 years from the date of issuance of a certificate of occupancy for the first unit on the subject property. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in property's chain of title by the property owner in Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The rent and income limits for the Affordable Units will follow the affordable standards as determined annually by HUD Income and Rent Limits for the City of Raleigh. Affordable units offered within this condition shall be constructed concurrently with the project's market rate units. The property owner shall certify compliance with this zoning condition to the City of Raleigh within 10 days of request.
- II. Density:
 1. The total number of residential units shall not exceed 30 units (approx 7 units/acre).
- III. Architecture & Landscaping:
 1. Unless a more stringent standard is required by the UDO or other pertinent jurisdictions, a buffer area shall be provided. The length of this buffer area shall be measured from south to north along the property's frontage along the Forestville Road public right-of-way between the property to the south (Longleaf Estates PIN 1748640089) and to the north (Long Leaf Estates PIN 1748546308). The width of the buffer area shall be a minimum of twenty-five (25) feet and wide enough to accommodate the required plantings, measured perpendicular from the Forestville Road public right-of-way, and shall be located between the Forestville Road public right-of-way and the lot lines of residential lots. Within this Buffer Area, there shall be installed at least four (4) shade trees and four (4) understory trees every 100 linear feet. Plantings shall meet the design installation requirements of

UDO Sec. 7.2.7. Additionally, within this Buffer Area, there shall be a berm with an average height of at least three (3) feet, measured perpendicular to the center of the crown. This berm may meander and may be discontinuous so long as there are elevated berms for at least a minimum sixty-six percent (66%) of the linear footage of the Buffer Area. Existing vegetation meeting these standards can be counted toward compliance with this condition, provided that such vegetation is outside of a berm.

2. All common and private area landscaping to be managed and maintained by HOA.
3. Each dwelling unit shall have a maximum building height of 2-stories.
4. Apartment Building Types, as defined by Raleigh UDO, shall be prohibited.
5. Each dwelling's front facade shall have a combination of two or more of the following materials: stone, brick, fiber cement lap siding, shake, board & batten.

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 7, 2025

Effective: January 12, 2025

Distribution: Planning and Development
Inspections
City Attorney