

5. **TCZ-32-25 – Jeffreys Grove School Road Assemblage**, consisting of 19 parcels on Jeffreys Grove School Road, Rooftop View Trail, Birdseye Court, and Creedmoor Road, located west of the intersection of Jeffreys Grove School and Creedmoor Roads, being Wake County PINs 0796492463, 0796494435, 0796494442, 0796494450, 0796494357, 0796494365, 0796494362, 0796493460, 0796493430, 0796493319, 0796492389, 0796492450, 0796493551, 0796493521, 0796493500, 0796492570, 0796492550, 0796492520, and 0796494390. Approximately 1.62 acres rezoned to Residential-10, Conditional Use (R-10-CU) (amended conditions).

Original Conditions dated: September 16, 2016 (Ordinance No. (2016) 643 ZC 736 adopted/effective November 1, 2016).

1. The apartment building type shall be prohibited on the property.
2. The maximum building height shall be two (2) stories and thirty-five (35) feet, measured in accordance with UDO section 1.5.7.
3. A minimum building setback of thirty (30) feet shall be provided from that property to the west described as Lot 1 on plat recorded in Book of Maps 2014, Page 1769, Wake County Registry.
4. For so long as the property to the north (described in deed recorded in Book 16189, Page 386, Wake County Registry) is zoned Residential-4, a minimum building setback of twenty (20) feet shall be provided.

Amended Conditions dated: August 7, 2025

1. The apartment building type shall be prohibited on the property.
2. A minimum building setback of thirty (30) feet shall be provided from that property to the west described as Lot 1 on plat recorded in Book of Maps 2014, Page 1769, Wake County Registry.
3. For so long as the property to the north (described in deed recorded in Book 16189, Page 386, Wake County Registry) is zoned Residential-4, a minimum building setback of twenty (20) feet shall be provided.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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: December 2, 2025

Effective: December 7, 2025

Distribution: Planning and Development
Inspections
City Attorney