

ORDINANCE NO. (2026) 838 ZC 913

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-34-25 – North Hills, at the interchange of I-440 and Six Forks Road**, located at 4220 Lassiter Mill Road; 4359 Six Forks Road; 4270 The Circle at North Hills Street; 0 Rowan Street; 0 Lassiter Mill Road; a portion of 4381 Lassiter at North Hills Avenue; a portion of 4421 Six Forks Road; a portion of 4000 Center at North Hills Street; and a portion of 0 Lassiter Mill Road, being Wake County PINs 1705598812, 1706509316, 1706506492, 1705692906, 1705591660, 1705593784, 1706503919, 1706504760, and 1706506961, approximately 11.14 acres rezoned to Commercial Mixed Use-12 Stories-Conditional Use, Commercial Mixed Use-20 stories-Conditional Use w/ Special Highway Overlay District-2, and Commercial Mixed Use-40 stories-Conditional Use w/ Special Highway Overlay District -2 (CX-12-CU, CX-20-CU w/ SHOD-2, and CX-40-CU w/ SHOD-2).

Conditions Dated: January 14, 2026

1. The property (“Property”) consists of four distinct zoning districts:
 - a. For the approximately 4.1 acre property including a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417; Wake County PIN 1706509316, Deed Book/Page: 8780/196; and Wake County PIN 1706506492, Deed Book/Page: 17331/417 (the “Six Forks & Lassiter Site”) a designation of CX-40-CU w/ SHOD-2;
 - b. For the approximately 2.49 acre property including Wake County PIN 1705692906, Deed Book/Page 17331/417; a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417 (the “Six Forks Site”), a designation of CX-40-CU w/ SHOD-2;
 - c. For the approximately 1.6 acre property including Wake County PIN 1705591660, Deed Book/Page: 18968/2707; a portion of PIN 1705593784, Deed Book/Page: 18643/2030; and a portion of Wake County PIN 1705598812, Deed Book/Page: 17331/417 (the “Main District Expansion Phase 2 Site”), a designation of CX-20-CU w/ SHOD-2; and
 - d. For the approximately 2.95 acre property including a portion of Wake County PIN 1706503919, Deed Book/Page: 8470/2283; a portion of Wake County PIN 1706504760, Deed Book/Page 9820/1985; and a portion of Wake County PIN 1706506961, Book/Page: 1733 1/369 (“Lassiter District Site”), a designation of CX-12-CU.
2. The maximum building height within the Six Forks & Lassiter Site and the Six Forks Site shall be limited to thirty-seven (37) stories.

3. The following principal uses shall be prohibited: cemetery; adult establishment; pawnshop; detention center, jail, prison; fraternity and sorority.
4. The maximum development intensity within the Property shall not exceed a total maximum gross building square footage of 2,964,475, which may consist of a combination of the following individual use maximums (i) 2,521 dwelling units, (ii) 1,672,926 square feet of Office and Medical land uses, and (iii) 263,465 square feet of Commercial (personal service, restaurant/bar, retail sales uses only) land uses. References to land uses in this Condition 4 shall have the meaning as ascribed in the Allowed Principal Use Table (UDO Section 6.1.4). This condition shall not act as a prohibition on specific land uses not prohibited in Condition 3 of this rezoning ordinance. Additionally, the floor area for any land use permitted by this rezoning ordinance that is not expressly listed above shall be counted against the amount of floor area assigned for Office and Medical land uses.
5. The property owner of the Lassiter District Site shall include a minimum of one of the following green stormwater infrastructure (GSI) measures: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. The GSI devices shall be sized to treat a minimum of fifteen percent (15%) of the water quality volume required to be treated under UDO Section 9.2.2 within the Regulated Site Area. The Lassiter District Site may be developed in phases. Incorporation of GSI measures on site does not preclude the ability to use above- or below-ground stormwater management devices.
6. Apartment, mixed use, and general buildings shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, NAHB, or GreenGuard, or comparable certification. The property owner shall engage a third-party consultant to attest to the City that the building design meets the standards for the certification and provide a copy of the attestation to the Planning Department prior to applying for the building permit for each building.
7. The Lassiter District Site shall provide a minimum of 10,000 square feet of activated ground floor space (“Lassiter Activated Ground Floor Space”) pursuant to the terms of this condition. The Lassiter Activated Ground Floor Space described in this condition is eligible to be counted toward the development’s outdoor amenity area requirements if all other code requirements for such amenity area (or portion of amenity area) are met. The Lassiter Activated Ground Floor Space shall be enhanced with a minimum of four (4) of the following amenities: benches, outdoor dining furniture, public art, water features, pet relief areas, fire pits, enhanced paving, bike racks, public multi-use paths, stormwater devices, and play areas. The Lassiter Activated Ground Floor Space may be covered by conditioned space above, provided it is outdoors and publicly accessible. Each Tier 3 administrative site plan for the Lassiter District Site shall meet this requirement by providing all or a portion of the Lassiter Activated Ground Floor Space until a minimum of 10,000 square feet of the Lassiter Activated Ground Floor Space and the amenities listed above have been provided within the Lassiter District Site. Each Lassiter Activated Ground Floor Space area designated in a Tier 3 administrative site plan shall be constructed before the issuance of a certificate of occupancy for

- the building closest to the designated Lassiter Activated Ground Floor Space in that Tier 3 administrative site plan.
8. The Six Forks & Lassiter Site shall provide a minimum of 30,000 square feet of activated ground floor space (“Six Forks Activated Ground Floor Space”) pursuant to the terms of this condition. The Six Forks Activated Ground Floor Space described in this condition is eligible to be counted toward the development’s outdoor amenity area requirements if all other code requirements for such amenity area (or portion of amenity area) are met. The Six Forks Activated Ground Floor Space shall be enhanced with a minimum of four (4) of the following amenities: benches, outdoor dining furniture, public art, water features, commercial kiosk, pet relief areas, fire pits, enhanced paving, bike racks, public multi-use paths, stormwater devices, and play areas. The Six Forks Activated Ground Floor Space may be covered by conditioned space above, provided it is outdoors and publicly accessible. Each Tier 3 administrative site plan for the Six Forks & Lassiter Site shall meet this requirement by providing all or a portion of the Six Forks Activated Ground Floor Space until a minimum of 30,000 square feet of the Six Forks Activated Ground Floor Space and the amenities listed above have been provided within the Six Forks & Lassiter Site. Each Six Forks Activated Ground Floor Space area designated in a Tier 3 administrative site plan shall be constructed before the issuance of a certificate of occupancy for the building closest to the designated Six Forks Activated Ground Floor Space in that Tier 3 administrative site plan.
 9. On Rowan Street, a building/structure setback of fifteen (15) feet minimum is required. On-site surface parking is not permitted between the site and Rowan Street, or between the site and Six Forks Road.
 10. On Six Forks Road, a build-to of 0’ (min.) / 20’ (max.) for 50% of the building width shall be required. On-site surface parking is not permitted on Six Forks Road and Lassiter Mill Road frontages.
 11. On or before the issuance of the first certificate of occupancy in the Lassiter District Site, the property owner shall cause the developer of the Lassiter District Site to make a five hundred thousand-dollar (\$500,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment.
 12. Along Rowan Street, buildings that are at least seven (7) stories shall have a twelve (12) foot minimum stepback above the second (2TM) floor or higher on building faces adjoining the public street.
 13. The property owner shall make a contribution to the City’s affordable housing fund in the amount of \$40,000 per residential dwelling unit for one percent (1%) of all site plan approved residential dwelling units to be constructed on the Property. Prior to a Site Permit Review (“SPR”) approval that includes residential dwelling units, the property owner shall provide the City with a promissory note to secure the above payment obligations for 1% of the residential dwelling units contained in that SPR application. For purposes of calculating the contribution, approved dwelling units multiplied by 1% shall be measured to the hundredth decimal point at each SPR. The payment obligations secured by the promissory note shall be due and payable prior to issuance of a building permit for those residential units contained in that same SPR application.

14. Any passenger vehicle site driveway access point at Rowan Street within the scope of UDO Section 8.3.5.C shall enter/exit from a structured parking facility.

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 20, 2026

Effective: January 25, 2026

Distribution: Planning and Development
Housing and Community Development, Code Enforcement
City Attorney
Transcription Services