

ORDINANCE NO. (2026) 881 ZC 919

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-35-25 – 7929 Ligon Mill Road, located on the west side of Ligon Mill Road between Taylors Ridge Road and Hartham Park Avenue; approximately 0.85 miles north of the intersection with Louisburg Road (Hwy 401) and 1.5 miles south of the intersection with Burlington Mills Road; abuts the Neuse River to the west, being Wake County PIN 1738826674. Approximately 59.21 acres are rezoned to Residential-6 Conditional Use (R-6-CU).**

Conditions Dated: December 3, 2025

1. There shall be a maximum of 180 residential units.
2. A minimum of thirty percent (30%) of the net site area shall be designated as Open Area. Open Area as used in this condition shall mean land area (i) located outside the public right of way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO section 2.5.7.a. This open area shall be used for passive and active open space, including, but not limited to, amenities, private parks, public multiuse paths, environmentally sensitive areas, tree conservation areas, and stormwater devices.
3. A minimum of twenty percent (20%) of the net site area shall remain Undisturbed Area. This Undisturbed Area shall count toward the Open Area defined in the previous condition and may include Tree Conservation Area.
4. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a twenty-thousand-dollar (\$20,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.
5. The development shall include (2) active recreation areas that shall serve as either main amenity areas or pocket parks. One active recreation area shall be a minimum size of one (1) acre, and the other active recreation area shall be a minimum size of ten thousand (10,000) square feet. These two active recreation areas shall count toward the project's Open Space Requirements of UDO Section 2.5.4 and shall meet the UDO Section 2.5.4.E requirement that they have a maximum of twenty-five percent (25%) impervious surfaces. At a minimum, each active recreation area shall include one of the following:
 - a. Community gathering space with covered structure and outdoor games;
 - b. Dog Park;
 - c. Playground;

- d. Play Field;
 - e. Sport Courts; or
 - f. Outdoor Fitness Equipment.
6. The apartment building type shall be prohibited
 7. A protective yard with a minimum width of forty (40) feet shall be provided adjacent to the following properties identified by parcel no. and deed book/page: 1738815619 (012912/02229); 1738819885 (012912/02229), 1738913778 (019989/02625), 1738915972 (008437/02187), 1738918877 (019989/02625), 1748012875 (00-E/1197), and 1748017827 (011847/02209) (collectively the "Adjacent Properties"). The first twenty (20) feet of the protective yard closest to the Adjacent Properties ("Section 1") shall be undisturbed and may count as tree conservation where it meets UDO requirements. The second twenty feet of the protective yard further from the Adjacent Properties ("Section 2") shall either be a tree conservation area or shall contain a minimum of 6 shade trees per 100 lineal feet, 6 understory trees per 100 lineal feet, and 60 shrubs per 100 lineal feet. Existing vegetation may count toward these planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in Section 1 and Section 2 of the protective yard.
 8. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include an easement extending the full width of the 100-year floodplain and along the entire length of the water body within the property boundary.
 9. Along the limit of disturbance adjacent to any regulatory watercourse buffers, developer shall install Super Silt fencing prior to any grading or construction.
 10. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2-year, 10-year, and 25-year storm events at points of analysis where runoff leaves the property.
 11. A minimum of 75% of landscaping installed in connection with a Tier 3 Site Plan shall be native or adapted plants. Native plants are those classified by the USDA as native to a state or county in the Southeastern US.