

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:

- 3. Z-37-25 – Multiple addresses along Avent Ferry Road, Broadwell Drive, Sure Court and Steadfast Court, and Chappell Drive, located at the intersection of Avent Ferry Road and Chappell Drive, less than a quarter mile from North Carolina State University campus, being Wake County PIN 0793365128, 0793355939, 0793366103, 0793366071, 0793450865, 0793451712, 0793451624, 0793356894, 0793358763, 0793451526, 0793357668, 0793356663, 0793355568, 0793354784, 0793352548, 0793353623, and 0793354651. Approximately 8.95 acres are rezoned to Residential Mixed Use - 5 Stories - Conditional Use with Special Residential Parking Overlay District (RX-5-CU w/ SRPOD).**

Conditions Dated: April 22, 2026

1. The following principle uses as defined in UDO Art. 6 shall be prohibited: Cemetery and Parking Facility.
2. The following conditions shall apply only to development qualifying as a Tier 3 site plan:
 - a. There shall be no surface parking between the building and Avent Ferry Road and Chappell Drive.
 - b. Each principal building fronting Chappell Drive shall have at least one entrance facing Chappell Drive and a direct pedestrian connection from the building to the pedestrian infrastructure on Chappell Drive.
 - c. The ground floor of any parking structures shall have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and any public sidewalk on façades facing Avent Ferry Road or Chappell Drive.
3. Residential tenants of the “Existing Buildings,” which are the building(s) that exist on the property at 2615 Avent Ferry Road (DB 17903/PG1885), 2617 Avent Ferry Road (DB 17903/PG1885), 610 Chappell Drive (DB 17903/PG1885), 616 Chappell Drive (DB 17903/PG1885), 633 Chappell Drive (DB 17903/PG1885), 635 Chappell Drive (DB 17903/PG1885), 639 Chappell Drive (DB 17903/PG1885), 650 Chappell Drive (DB17550/PG83), 670 Chappell Drive (DB 17903/PG1885), 703 Chappell Drive (DB 17903/PG1885), 2604 Broadwell Drive (DB 17903/PG1885), 2610 Broadwell Drive (DB 17903/PG1885), 2618 Broadwell Drive (DB 17903/PG1885), 2624 Broadwell Drive (DB 17903/PG1885), 2714 Broadwell Drive (DB 17903/PG1885), 610 Sure and Steadfast Court (DB

17903/PG1885), and 611 Sure and Steadfast Court (DB 17903/PG1885) (the “Property”) prior to the effective date of the approval of this zoning, are entitled to 120 days written notice before any early termination of their leases, including month-to-month leases, due to redevelopment of the Property. The Property Owner or its 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 the Existing Buildings. If required, a sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that any landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.

4. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Buildings with 120 days’ written notice of lease termination under Condition 3, the Property Owner, or its designee, shall provide a one-time relocation assistance payment of \$2,500 per dwelling unit, upon request from a current tenant. Prior to the issuance of a demolition permit for any Existing Building, the Property Owner or its designee shall submit a sworn affidavit to the Planning and Development Staff confirming that notice of eligibility for relocation assistance was given to each dwelling unit located in the subject Existing Building that will have a lease terminated early under Condition 3, and that the relocation assistance was provided to tenants of the Existing Buildings, if requested. The affidavit shall include a copy of the eligibility notice provided to tenants, identification of the eligible residential units receiving relocation assistance, and the dates on which such payments were made.
5. Buildings shall not exceed 68 feet in height.
6. The total number of principal and accessory dwelling units shall not exceed 478 units.