

ORDINANCE NO. (2025) 750 ZC 903

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-39-24 – 8415 Honeycutt Road**, located approximately 200 feet north of the intersection of Falls of Neuse Road and Honeycutt Road, being Wake PIN 1718019192. Approximately 14.15 acres rezoned to Residential-6-Conditional Use with a Falls Watershed Protection Overlay District (R-6-CU w/FWPOD).

Conditions dated: May 30, 2025

1. The number of principal dwelling units developed on the property shall not exceed 56 dwelling units.
2. The apartment building type shall be prohibited.
3. The following principal uses shall be prohibited: (i) cemetery; (ii) school, public or private (K-12); (iii) telecommunication tower; (iv) day care center; (v) golf course; (vi) outdoor sports or entertainment facility - all types; (vii) parking facility.
4. The amount of tree conservation area required under UDO section 9.1.3.A.1. shall be 15%.
5. A minimum of thirty percent (30%) of the net site area of the property shall be designated as "Open Area." As used in this condition, "Open Area" shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside of a parking area; and (iv) owned by a homeowner's association representing residents of the development.
6. The property shall be exempt from (i) the Block Perimeter and Dead End Street requirements in UDO section 8.3.2., (ii) the Connectivity and Stub Street requirements in UDO section 8.3.4., and (iii) the
 1. Cross-Access requirements in UDO section 8.3.5., such that there shall be no vehicular connection from the property to the existing right-of-way of Chatterson Drive and no public or private cross-access connection from the property to any adjoining private property. This condition shall not be construed to prohibit the connection of the multi-use path described in Condition 7 of this rezoning ordinance to the existing right-of-way of Chatterson Drive.
 7. The subdivision plan for the property shall provide a multi-use path measuring at least 10 feet in width between the western boundary of the property at Chatterson Drive to a sidewalk or multi-use path within the right-of-way of a public street provided as part of the subdivision plan, so that there is a continuous pedestrian connection between the property's western boundary at Chatterson Drive to the intersection of the development's public street and Honeycutt Road. This condition shall not be construed to allow for any vehicular access (not including access for

emergency services vehicles) between the property and Chatterson Drive, as such vehicular access (not including access for emergency services vehicles) between the property and Chatterson Drive is prohibited.

Over this portion of the 10-foot wide multi-use path, the owner shall record one or more easements consistent with the following terms:

- (i) an easement shall be in favor of the City of Raleigh and provide the general public with bicycle and pedestrian access over the easement area (the "BPE"), and the entire width of the 10' multi-use path shall be located within the BPE area;
 - (ii) an easement shall be in favor of the City of Raleigh and provide emergency services vehicles the right of ingress/egress over the easement area (the "EAE");
 - (iii) the BPE and EAE shall be coterminous and shall be located within an area measuring no more than 16 feet in width, unless consented to by the property owner in its sole discretion;
 - (iv) the property owner shall be able to grant other easement interests not inconsistent with the rights and purposes of the BPE and EAE over the same area subject to the BPE and EAE, and the width of such other easements may be wider than 16 feet;
 - (v) the property owner shall be required to install and maintain at least 2 or more collapsable bollards or similar measures at each end of this portion of the multi-use path to prevent vehicular access (not including access for emergency services vehicles) between Chatterson Drive and the portion of the multi-use path or sidewalk provided as part of the new internal public street provided by the subdivision plan; and
 - (vi) the BPE and EAE shall be shown on the first subdivision plat for the property, and the easement documents associated with the BPE and EAE shall be recorded contemporaneously with the first subdivision plat for the property.
8. As part of the cross-section for a new public street included as part of the subdivision plan for the property, the developer shall propose one of the following scenarios: (a) a sidewalk measuring at least 6 feet in width on both sides of the street; or (b) a multi-use path measuring at least 10 feet in width on one side of the street with no sidewalk on the other side of the street. The sidewalk or multi-use path provided pursuant to this Condition 8 shall connect the multi-use path described in Condition 7 of this rezoning ordinance to the right-of-way of Honeycutt Road at the intersection of Honeycutt Road and the new public street provided as part of the subdivision of the property. The owner shall provide an easement for public access over any portions of the sidewalk or multi-use path that extend beyond the public right-of-way.
9. As part of a subdivision of the property, the developer shall install a hi-visibility crosswalk across Honeycutt Road, at the southern leg of the intersection of Honeycutt Road and Rue Monet Drive, and shall include the pavement markings and appropriate signage provided for by NCDOT's standard detail for a hi-visibility crosswalk. As part of the preliminary subdivision plan process and site permit

review process, the developer shall include these improvements in its initial submittals to the City and seek approval from NCDOT for the improvements described in this condition. The improvements required by this condition are subject to approval by NCDOT. If NCDOT does not approve the installation of these improvements prior to issuance of site permits for the subdivision, then the improvements described in this condition are no longer required to be provided by the developer. If NCDOT does approve the installation of these improvements prior to issuance of site permits for the subdivision, then the improvements shall be constructed prior to the certificate of occupancy for the first unit developed on the property.

10. The post-development stormwater discharge peak flow rate for the property shall not exceed the pre-development peak flow rate for the 2, 10 and 25 year storms.
11. The following post-construction practices shall be implemented: (i) stormwater outlets for collected runoff from on-site built-upon area will use level spreaders or a primary treatment SCM on all point discharges; (ii) SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to COR approval.
12. Along limits of disturbance of the stream (in NW corner), the developer shall install a double row of silt fencing prior to any grading or construction.
13. For any denuded areas on sites between 5 and 15 acres in size, the peak stormwater runoff leaving the site at each discharge point for the two-year storm, 10-year storm and 25-year storm shall be no greater during construction than for pre-development conditions.
14. Sediment basins on the subject property shall be designed and constructed to meet the requirements of 15A NCAC 04B .0124(c) (2), (3) and (4) [Design Standards in Sensitive Watersheds].