

1. **Z-46-24 – 4349 and 4353 Pearl Road**, located approximately 0.5 miles from the intersection of Pearl and Rock Quarry Roads, being Wake County PINS: 1731180434 & 1731183330. Approximately 3.82 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: April 23, 2025

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Boardinghouse; (ii) Congregate care; (iii) Continuing care retirement community; (iv) Rest home; (v) School, public or private (K-12); (vi) Day care center; (vii) Golf course; and (viii) Outdoor sports or entertainment facility.
2. An Apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. Residential development shall not exceed forty (40) dwelling units.
4. The Development shall have a minimum ten feet (10') side yard setback to the following properties: Lots 25 and 26 on that subdivision plat recorded in Book of Maps 2019, Page 1164, Wake County Registry.
5. For any Tier 3 Site Plan, the Development shall include at least one traffic calming treatment along the extension of the Princess Curry Way right-of-way, subject to City of Raleigh approval during site permitting review. The traffic calming treatment shall be installed prior to the first certificate of occupancy.
6. For any Tier 3 Site Plan, the Development shall install an opaque fence at least six feet (6') tall along the shared property line of Lot 26 on that subdivision plat recorded in Book of Maps 2019, Page 1164, Wake County Registry.
7. Along the fence in Condition 6, the Development shall plant ten (10) evergreen shrubs. The shrubs shall be at least four feet (4') tall at the time of planting, with an average mature height of at least ten feet (10').

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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: May 6, 2025

Effective: May 11, 2025

Distribution: Planning and Development
Inspections
City Attorney

