

ORDINANCE NO. (2026) 871 ZC 917

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:

- 2. Z-47-25 – 1523 Crest Road, approximately 2.66 acres, is located between Crest Road and Varsity Drive approximately 575 feet south of the intersection of Crest Road and Varsity Drive, being Wake County PIN 0793378728, approximately 2.66 acres rezoned to : Residential Mixed Use, 7 Stories, with Urban Limited Frontage, Conditional Use (RX7-UL-CU).**

Conditions Dated: February 20, 2026

1. The following Principal Uses as listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the RX- district shall be prohibited: (i) cemetery, (ii) telecommunications tower (of any height), (iii) outdoor sports or entertainment facility (of any seating capacity), (viii) bed and breakfast, (iv) hospitality house, and (v) parking facility.
2. The portions of any building located within thirty-five (35) feet of the Crest Road right-of-way shall be limited to eighty (80) feet in height. The building height for these portions of the building(s) shall be measured along the building elevation most parallel and closest to Crest Road.
3. The total number of principal dwelling units on the subject property shall not exceed 260 units.
4. This condition shall apply only to development qualifying as a Tier 3 site plan:
 - a. Affordable Housing. The Property Owner shall contribute to the City a fee in the amount of \$115,000. The payment shall be placed in the fund designated for the City's Affordable Housing Program. The amount shall be paid in full prior to the issuance of the first certificate of occupancy. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an

ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.

- b. Tenant Notice. Residential tenants of the “Existing Buildings,” which are defined as the buildings that exist on the Property prior to the effective date of these conditions, are entitled to 90 days written notice before the termination of their leases when such termination occurs prior to the natural expiration of the lease term and is specifically due to redevelopment or demolition of the property. The owner of the Property, or their 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 a building on the property. 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. For clarity, this condition does not apply to leases that expire or are not renewed prior to the commencement of redevelopment or demolition activities, and it does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.
 - c. Relocation Assistance. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Buildings with 90 days written notice of lease termination under Condition 4.b, 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 buildings on the property, the Property Owner or its designee shall submit a sworn affidavit to the Planning and Development Staff confirming that relocation assistance was provided to tenants of the Existing Buildings, as requested. The affidavit shall include a copy of the identification of the residential units receiving relocation assistance and the dates on which such payments were made.
5. E-Bike Charging and Storage. At least fifteen (15) bicycle storage spaces with charging stations to serve electric-assist bicycles shall be provided on the subject property.

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.

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Section 5. That this ordinance shall become effective as indicated below.

Adopted: April 21, 2026

Effective: April 26, 2026

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