

**ORDINANCE NO. (2020) 148 ZC 804**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

- 1. Z-48-19 – 1100 St. Albans Drive**, located at the west side of the intersection of Wake Forest Road and St. Albans Drive, just under half a mile north of the intersection of I-440 and Wake Forest Road, being Wake County PIN 1715276760, approximately 3.39 acres are rezoned to Office and Residential Mixed-Use-20 with an Urban Limited Frontage and Conditions (OX-20-UL-CU).

Conditions dated: September 25, 2020

1. From centerline of existing 60' right of way of St Albans Drive north towards property, right of way shall be dedicated to a maximum width of 42.5'. No utility or sidewalk easement paralleling right of way shall be required.
2. Any active uses located within the ground floor of any parking structure shall be confined to the following use categories as provided in the UDO: indoor recreation (excepting adult establishments, convention centers, arenas, shooting ranges, and motor tracks), office, personal services (excepting outdoor animal care), eating establishments, and retail sales.
3. No retail sales use on the property shall exceed 15,000 sf in the aggregate.
4. Office use shall not exceed 400,000 square feet of gross floor area.
5. No building shall exceed 15 stories and two hundred and fifty (250) feet in height.
6. Trash collection areas shall only be serviced from the parking structure.
7. A minimum of ninety-five percent (95%) of the off-street parking spaces required for the project shall be contained in a multilevel parking structure.
8. No parking structure shall exceed 360,000 square feet.
9. All vehicular ingress and egress from the Parking Structure shall be located off of Benson Drive and/or via an access point off of St. Albans Drive.
10. The facades of the building shall be constructed from one or more of the following materials: wood, glass, metal, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, pre-cast concrete, architectural concrete, cast-in-place concrete, and finished concrete.
11. Synthetic stucco (EIFS) shall be prohibited on the project.
12. The peak stormwater runoff leaving the site shall be collected and discharged to the predevelopment rate via standards promulgated by the City of Raleigh for containing a 50-year storm event.

**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 held on October 20, 2020. Immediately following the public hearing, the Raleigh City Council voted unanimously to adopt this ordinance; however, written comments were received by the City Clerk within twenty-four hours following the close of the public hearing and were provided to the City Council for consideration and this ordinance appears on the November 4, 2020 agenda for a second reading and vote.

**Section 5.** That this ordinance shall become effective five (5) days after adoption.

**Adopted (First Reading):** October 20, 2020

**Adopted (Second Reading):** November 4, 2020

**Effective:** November 9, 2020

**Distribution:** Development Services  
City Planning  
Inspections  
City Attorney  
Transcription Services - Taylor