

ORDINANCE NO. (2022) 356 ZC 837

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-54-21 – 0 and 5000 Louisburg Road**, located on its east side, 300 feet north of its intersection with Valley Stream Drive, being Wake County PINs 1726838187 & 1726824803. Approximately 11.28 acres rezoned to Residential Mixed Use-7 Stories-Conditional Use (RX-7-CU).

Conditions dated: February 4, 2022

1. The following uses shall be prohibited on the property: All uses listed under “Commercial” in the Principal use Table in UDO Section 6.1.4, Boardinghouse, Rest home, Dormitory, fraternity, sorority.
2. Residential uses shall be limited to a maximum of 260 units.
3. Building height shall be limited to a maximum of six (6) stories and ninety (90) feet.
4. To the extent permitted by floodplain regulations, and subject to the approval of the City of Raleigh Planning and Development department, the development shall include a pedestrian connection from internal sidewalks to the eastern boundary of PIN 1726824803 (Book 8668, Page 1734, Wake County Registry)(“The Pedestrian Connection”) to facilitate a future connection to the NR Beaverdam Creek Greenway Corridor. The Pedestrian Connection shall be paved and have a minimum width of eight feet.
5. Where primary Tree Conservation Area is not required, Development shall include a minimum 25-foot wide planted buffer measured from the right-of-way of Louisburg Road (the “Protective Yard”). The Protective Yard shall be required for the length of the property’s frontage on Louisburg Road, excluding areas encumbered by easements or designated as floodplain or flood hazard soils. The Protective Yard shall include a minimum of 4 shade trees and 15 shrubs per 100 linear feet. Plantings shall be counted toward any UDO streetscape planting requirements. Existing vegetation may be used to meet the planting requirements in this condition.