

**ORDINANCE NO. (2024) 633 ZC 883**

**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-54-23 – 716, 718 South Saunders Street**, located 200 feet south of the intersection of West South Street and South Saunders Street, being Wake County PINs 1703463004 and 1703453909. Approximately 0.36 acre rezoned to Residential Mixed Use-7 stories-Urban Limited frontage-Conditional Use with Transit Overlay District (RX-7-UL-CU w/ TOD).

Conditions dated: May 16, 2024

- 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: dormitory, fraternity, sorority; boarding house; cemetery; and outdoor sports facility (>250 seats).
- 2) The maximum building height on the Property shall be ninety-five feet (95'), as measured from average post-development grade along the building elevation most parallel and closest to the primary street setback.
- 3) For any approved site plan containing residential units on the subject property, the property owner shall pay to the City a total of \$90,000. The contribution shall be placed in the fund designated for the City's Affordable Housing Program. The amount shall be paid prior to the issuance of the first certificate of occupancy for a residential unit on the property. 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.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 21, 2024

**Effective:** May 26, 2024

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