

ORDINANCE NO. (2026) 912 ZC 923

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:

- 1. Z-54-25 – Leesville Road and Shady Grove Road, located in Northwest Raleigh, at the Durham/Wake County boundary, approximately ½ mile south of the intersection of Leesville Road and Shady Grove Road,** being Wake County PIN 0778194493 and Durham County PINs 0778192609 and 0778094678. Approximately 31.58 acres are rezoned to Office Mixed Use-4 stories-Parking Limited frontage-Conditional Use (OX-4-PL-CU) and Office Mixed Use-4 stories-Conditional Use (OX-4-CU).

Conditions Dated: April 1, 2026

1. Any recorded plat of the property shall include a notation that the property lies within the Raleigh Durham International Airport "composite 60 DNL noise contour" or the "composite 65 DNL noise contour, or both, as applicable, as projected in the RDU Airport's long range facility plan.
2. Prior to issuance of any building permit in connection with a Tier 3 site plan, the owner of the property shall record an avigation easement, which shall grant to the Raleigh Durham Airport Authority a perpetual right and easement for the free flight of aircraft over and in the vicinity of any portion of the property used for residential purposes.
3. Any new residential dwelling on the property shall be constructed with material and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the dwelling resulting in interior sound levels not exceeding 42 dB. A written certification by an architectural acoustician accredited by the Acoustical Society of America, or state licensed engineer or architect shall be deemed to satisfy this condition.
4. The maximum block perimeter for that portion of the property lying north of the planned TW Alexander Drive extension shall be 7,000 linear feet, and the maximum block perimeter for that portion of the property lying south of the planned TW Alexander Drive extension shall be 40,500 linear feet.
5. Future development or re-development of the Property for retail sales, office/medical, or residential land uses shall not exceed the following development intensities:
 - i. a mix of 400 residential dwelling units, 58,000 sqft of office uses, and 40,000 sqft of retail uses; or
 - ii. a mix of 400 residential dwelling units and 85,000 sqft of office uses; or
 - iii. a mix of 400 residential dwelling units and 65,000 sqft of retail uses; or
 - iv. a mix of 150,000 sqft of offices uses and 25,000 sqft of retail uses; or

- v. 725 residential dwelling units; or
- vi. 175,000 sqft of office uses.

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: August 18, 2026

Effective: August 23, 2026

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