

ORDINANCE NO. (2024) 657 ZC 888

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:

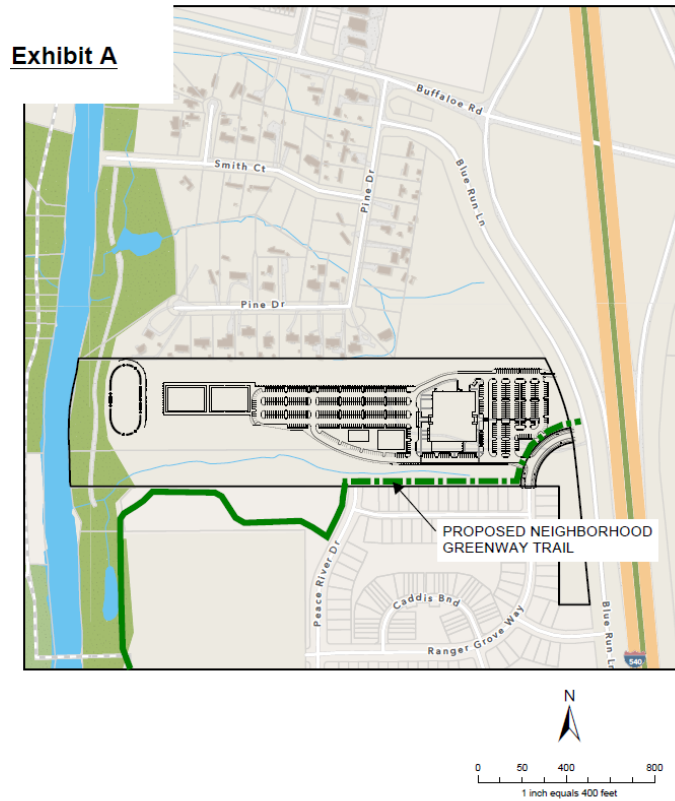
- 1. Z-59-23 – 6900, 6950 Blue Run Lane**, located 1/4 mile southwest of the intersection of Buffalo Road and I-540, being Wake County PINs 1746022148 and 1746014825. Approximately 30.99 acres rezoned to Conservation Management & Residential-10, with Conditions (CM & R-10-CU w/ SHOD-1).

Conditions dated: May 10, 2024

1. The uses permitted on the property shall be limited to civic uses, including but not limited to a place of worship, which are listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the R-10 zoning district.
2. The subject property shall not be required to meet the stub street standards of UDO Section 8.3.4.C. as to one of the two different public street rights of way that have been dedicated and stubbed out to the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825), specifically Peace River Drive, which stubbed street right of way is located within the Peace River Village Subdivision closet to the western boundary line of said subdivision as shown on the Right of Way , Easement & Tree Conservation Area Plat recorded at Book of Maps 2023, Page 1621, WCR.
3. Developer will construct a Greenway Trail that consists of a privately maintained paved multi-use path that is 10' in width situated within a 20'-wide dedicated pedestrian and bicycle access easement ("Greenway Connection"), generally as shown in Exhibit A attached hereto. The Greenway Connection will provide a direct pedestrian and bicycle path connection from the public infrastructure within the future right-of-way of Peace River Drive at its northern terminus within the approved Peace River Village Subdivision and the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825), which Greenway Connection will extend from that location along the southern boundary of said property in an eastward direction to Blue Run Lane for a continuous pedestrian and bicycle connection between Blue Run Lane and the existing greenway trail along the Neuse River via the 20 foot wide public access easement within Peace River Village Subdivision that provides a direct connection to the Neuse River Trail. The Greenway Connection to be constructed at the southern boundary line of the subject property located at 6950 Blue Run Lane (PIN 1746014825) will be at least 1,000 linear feet in total length and shall also connect to the site's internal pedestrian network. The Greenway Connection will conform to City of Raleigh standards of either an Asphalt Typical Trail Section (GW 10.01.1

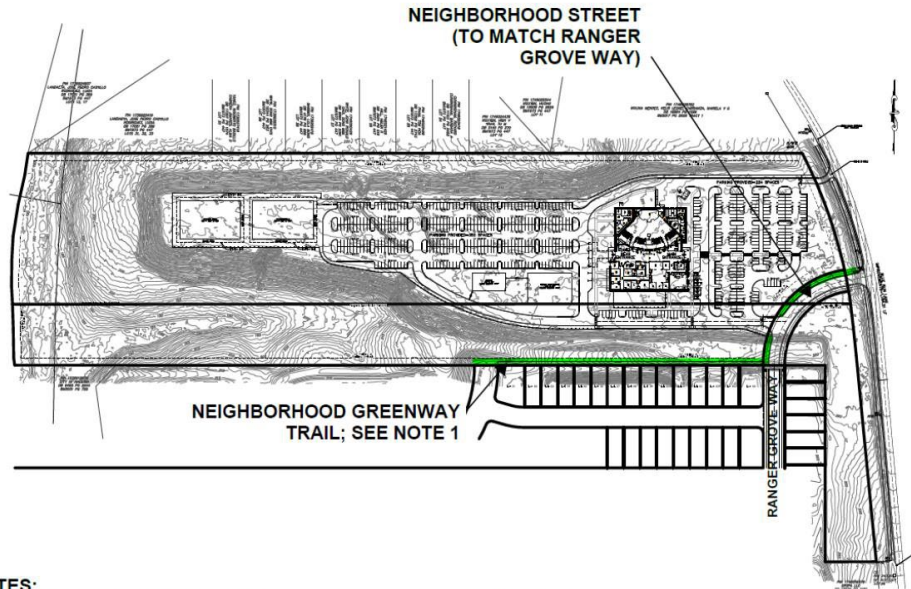
& GW 10.01.2) or a Concrete Typical Trail Section (GW 10.01.1 & GW 10.02.2). The Greenway Connection shall be constructed prior to issuance of a certificate of occupancy for the first building permitted for a civic use constructed on the site.

4. A new public street right of way within the site shall be dedicated and connect from the western margin of the right of way of Blue Run Lane and extend and connect to the stubbed-out right of way and street within the Peace River Village Subdivision at the northern terminus of Ranger Grove Way at the southern boundary of the subject property located at 6950 Blue Run Lane (PIN 17460114825), generally as shown in Exhibit B attached hereto. The new public street within the right of way so dedicated shall be constructed in accordance with Section 3.2.2.B of the City Street Design Manual as a Neighborhood Local Street to match the road metrics of Ranger Grove Way in accordance with City of Raleigh Standard Detail Drawing T-10.11.
5. All outdoor area and parking lot lighting fixtures will be full cutoff (shielded) design.
6. Dumpsters shall not be located within one hundred (100') of any adjacent residences and screened from any adjacent residences or properties zoned residential.



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IMAPS makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Exhibit B



NOTES:
1. WIDTH OF GREENWAY TRAIL TO BE 8'-10'. TOPOGRAPHY AND OTHER SITE CHALLENGES WILL DETERMINE FINAL WIDTH OF GREENWAY TRAIL AND LOCATION WITHIN 20' EASEMENT.

2. **Z-5-24 – 4216 Holden Road**, located 500 feet west of the intersection of Holden Road and Forestville Road, being Wake County PIN 1747322430. Approximately 3.3 acres rezoned to Residential-6-Conditional Use (R-6-CU).

Conditions dated: May 20, 2024

1. Developer shall install double silt fencing along the Limits of Disturbance during grading and construction.

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: July 2, 2024

Effective: July 7, 2024

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