ORDINANCE NO. (2025) 794 ZC 907

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-70-22 - 8151 Glenwood Avenue, 6805 Lake Anne Drive, and 8265 Winchester Drive**, located west of the intersection of Glenwood Avenue and Lake Anne Drive, being Wake County PINs 0777937355, 0777935542, 0777932734. Approximately 6.58 acres rezoned to Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and Conservation Management (CM).

   Conditions dated: September 5, 2025

   Property is to be split zoned into CX-5-CU (Tract 1), R-10-CU (Tract 2), and CM (Tract 3) prepared by Priest, Craven & Associates, Inc. titled "Zoning Exhibit" dated October 24, 2022 as shown on Exhibit A.

   1. The following conditions apply to Tract 1, as shown on Exhibit A, which is to be zoned — CX-5-CU
      a. No parking shall be located between building and the right-of-way of Glenwood Avenue.
      b. Building facade shall be within thirty-five (35) feet of right of way of Glenwood Avenue.
      c. Retail gross floor area shall not exceed 35.000 square feet
      d. Dwelling units shall not exceed 100 on Tract 1
      e. The following uses shall be prohibited:
         i. Outdoor Recreation Facility
         ii. Adult Establishment
         iii. Heliport
         iv. Animal Care
         v. Bar, Nightclub, Tavern, Lounge
         vi. Vehicle Fuel Sales
         vii. Vehicle Sales/Rental
         viii. Self-Service Storage

   2. The following conditions apply to Tract 2, as shown on Exhibit A, which is to be zoned R-10-CU
      a. Dwelling units shall not exceed twelve (12)
      b. No building shall be located closer than sixty (80) feet from rear lot lines of the following properties:

i. 6849 W Lake Anne Drive PIN: 0777933314 Book 16671, Page 753 (Neusom R. Holmes and Nancy L. Burns)
ii. 6853 W Lake Anne Drive PIN: 0777934301 Book 8415, Page 2676 (John and Wendy Seagondollar)
iii. 6857 W Lake Anne Drive PIN: 0777935300 Book 16231, Page 2197 (Mark W Seagondollar Separate Trust)
iv. 6901 W Lake Anne Drive PIN: 0777936247 Book 17352, Page 1812 (Tony Tomasso Reali)

c. In addition to and not in derogation of UDO Section 1.5.7 and the height limitations set forth in UDO Article 2.2, building height shall be limited to two (2) levels containing dwelling units and such buildings shall not exceed two (2) stories above Winchester Drive; such condition shall not apply to or preclude any level devoted to garage, parking, stairwell, elevator, storage, mechanical equipment, laundry or similar uses/activities;

3. In addition to and not in derogation of UDO Section 1.5.7 and the height limitations set forth in UDO Article 3.2, building(s) fronting on Glenwood Avenue shall be limited to three (3) levels containing dwelling units and/or office and/or commercial space and such buildings shall not exceed three (3) stories above Glenwood Ave; this condition shall not restrict any level devoted solely to parking, stairwell, elevator, storage, mechanical equipment, utilities, waste collection, laundry or similar uses/activities.

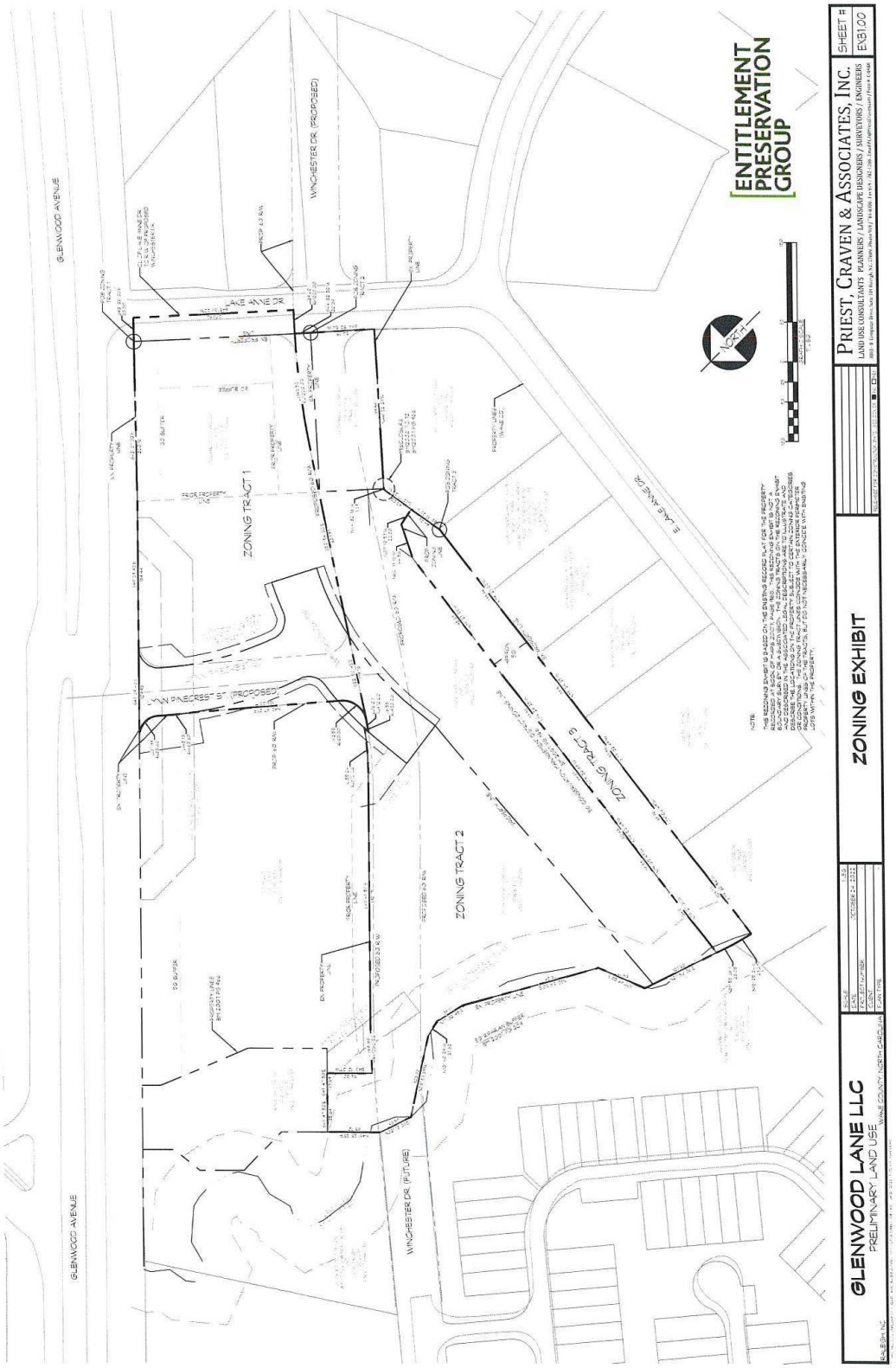
4. Prior to the completion of the extension of Winchester Drive from its current terminus at or near Nipsy Way to Lake Anne Drive (the "Winchester Extension"), landscape buffers shall be installed on Tract 2 along the South side of the right-of-way of Winchester Drive as follows: (a) a buffer shall be located west of the Lake Ann Drive intersection for a distance of three hundred (300) feet, which shall consist of evergreen trees having a minimum of six (6) feet in height at planting, spaced fifteen (15) feet on center and (b) a planted hedge, consisting of evergreens having a minimum of four (4) feet in height at planting, spaced six (6) feet on center, will be installed along the northwest side of the tree save buffer on the southeast side of the subject development on Tract 2.

5. Upon the abandonment of the right of way of Lake Anne Drive north of the proposed Winchester Extension, the Property Owner will grant to the Lake Anne HOA a sign easement on the rezoning property for the purpose of installing a sign identifying the Lake Anne neighborhood, which shall not exceed forty-five (45) square feet and located south of Winchester on or near that property formerly known as Lot 3 of Glenwood Station having PIN 0777937355; DB 10863, Page 1119. The location of the sign easement shall be located in an area which complies with relevant City of Raleigh ordinances. Lake Anne HOA will be responsible for the erection of the sign within the easement granted herein as well as obtaining all necessary permits and approvals for a sign which shall conform with all City of Raleigh ordinances.

6. In connection with any development of the Property stormwater control measures shall be provided as follows:
    i. prior to commencement of land disturbance on any parcel, super sill fencing, consisting of a chain link fence and a woven synthetic filtration fabric, shall be installed along the downhill perimeter of any such parcel
    ii. an underground stormwater control measure (SCM) system shall be constructed on Tract 1, which shall be sufficiently sized to store (prior to any release) stormwater from the 10-year, 24-hour storm;
    iii. an underground or above ground SCM shall be installed on Tract 2, as required and permitted by the City of Raleigh;
    iv. prior to requesting an erosion control permit from the City of Raleigh, the developer shall cause a third-party consultant ("SW Consultant") to be retained (who shall be compensated by the developer) to oversee stormwater control and sedimentation and erosion control measures and facilities; the developer shall cause: (A) the SW Consultant to meet with the Stormwater Inspections Regional Coordinator or his designee from the City Engineering Services Department ("City Inspector") and a representative designated in writing to the property owner by the Lake Anne HOA (the "Representative") prior to performing work under the soil and erosion permit and the SW Consultant to be available thereafter to respond to questions and complaints; (B) the SW Consultant to prepare and submit to the City Inspector and Representative at least once every month during the first 90 days after an erosion control permit is issued and quarterly thereafter for any construction project a report on the status and efficacy of construction of temporary and permanent stormwater and sedimentation and erosion control facilities; developer shall comply with the SW Consultant's recommended actions to repair or improve stormwater, sedimentation and erosion control measures and implementations that are, in the consultant's opinion, not achieving intended protections and relief; (C) the SW Consultant to continue to review, report and make recommendations so long as an erosion control permit is open and active; the SW Consultant shall not have any duties if no erosion control permit is open and active.
    v. Subject to obtaining necessary drainage and construction easements and encroachment agreements and rights from NCDOT, the City and private property owners (in the event that drainage facilities cannot be located exclusively on Tract 1), a pipe shall be installed from the underground stormwater retention device to be installed in conjunction with development on Tract 1, crossing through the right-of-way of Winchester Drive and continuing along and, if possible, within the right-of-way of Lake Anne Drive, crossing through the right of way of West Lake Anne Drive to Lake Anne, subject to the approval of the City of Raleigh and NCDOT. Developer shall apply to the City of Raleigh for required stormwater permit(s) to facilitate stormwater drainage from the rezoning property to Lake Anne. All SCMs and erosion control facilities shall be in compliance with the Raleigh UDO.

7. Subject to the approval of the City of Raleigh, Owner or developer will extend a public water line and public sewer line (with a clean out) with capacity for four-bedroom residential dwelling within the right-of-way of the property line now owned by Tony Reali (PIN 0777936247, DB 17352/Page1812) together with any necessary easements to accommodate the same. Reali, his successors and/or assigns, shall be responsible for all other actions, applications, permits and expenses required to bring water and sewer service to his property.

8. Should development require blasting, developer shall provide written notice at least 10 days prior to the date of said blasting is to take place, to Lake Anne HOA and all residents in the Lake Anne subdivision whose property lies within 500 feet of the rezoning parcel or parcels on which the blasting to occur. This notice requirement is in addition to, and not in lieu of, any notice requirement of the City of Raleigh, State of North Carolina and any other applicable regulatory agency.


GLENWOOD AVENUE
WINCHESTER DR. (PROPOSED)
LAKE WYNE DR
E LAKE ANE DR
ZONING TRACT 1
ZONING TRACT 2
ZONING TRACT 3
LYNN CREST ST (PROPOSED)
WINCHESTER DR. (FUTURE)
ENTITLEMENT PRESERVATION GROUP
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
SHEET #
EXB1.00
ZONING EXHIBIT
GLENWOOD LANE LLC
PRELIMINARY LAND USE
WAKE COUNTY, NORTH CAROLINA

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: September 16, 2025

Effective: September 21, 2025

Distribution: Planning and Development
Inspections
City Attorney