

ORDINANCE NO. (2022) 433 ZC 847

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-80-21 – 9500 Forum Drive**, located on the north side of Forum Drive, approximately 450 feet west of Old Lead Mine Road and consisting of Wake County PIN 1708118836. Approximately 5.73 acres rezoned to Community Mixed Use-12 Stories-Conditional Use (CX-12-CU).

Conditions dated: September 2, 2022

- a. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) adult establishment; (ii) detention center, jail, prison; (iii) telecommunications tower (all types); and (iv) animal care (all types).
2. The maximum building height of any building on the property shall be nine (9) stories.
3. For the purpose of obtaining building permits, the total AM peak hour and total PM Peak hour trips generated on the property shall be no more as follows, as determined by the ITE Trip Generation Manual, 11th Edition:
AM Peak Hour: 366 total trips
PM Peak Hour: 446 total trips
4. There shall be a build-to range along Forum Drive, measuring five feet (5') to 30 feet (30') from the right-of-way of Forum Drive. At least fifty percent (50%) of the lot width shall be occupied by building façade within this build-to range. The method of calculating the build-to and the permitted reductions of the build-to percentage set forth in UDO section 1.5.6.C. apply to the build-to standards in this condition.
5. There shall be no surface parking permitted between the right-of-way of Forum Drive and the front facade of any building located within the build-to area.
6. For each building located within the build-to range along Forum Drive, there shall be at least one building entrance that either (i) faces Forum Drive, or (ii) is located within the build-to area.
7. Any building story above the seventh story shall be stepped back at least 25 feet from the front facade of the building closest to Forum Drive. This stepback can occur at any point above the second story and below the eighth story.
8. Within that portion of the property that is both within 100 feet of Forum Drive and within 125 feet of the eastern boundary of the property, the maximum height shall be 5 stories entirely above grade, as measured at the front elevation of this portion of the building along Forum Drive.

9. This condition shall apply to that area of the property located within 100 feet of the right-of-way of Forum Drive (as measured perpendicularly from the Forum Drive right-of-way). There shall be no more than 380 linear feet of building wall length (as measured along the building elevation most parallel and closest to Forum Drive, for a depth of up to 100 feet from Forum Drive) that is greater than five (5) stories entirely above grade (as measured from post-development grade along the building elevation most parallel and closest to Forum Drive).
10. There shall be at least one outdoor amenity area on the property that: (i) is at least 750 square feet in contiguous area, (ii) is located at the ground level, and (ii) is contiguous to the right-of-way of Forum Drive.