

ORDINANCE NO. (2024) 637 ZC 884

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 is hereby amended as follows:

- 1. Z-92D-22 – New Bern Station Area Planning**, located along the New Bern Avenue bus rapid transit (BRT) corridor, as shown in Attachment 1 and listed in Attachment 2.
 1. Properties on both sides of Calumet Drive and on New Bern Avenue near its crossing of Crabtree Creek, being Wake County PINs 1724312951, 1724418326, 1724327369, 1724411704, 1724228828 & 1724426129. Approximately 62.8 acres are rezoned to Residential Mixed Use, 5 stories, with Transit Overlay District (RX-5 w/TOD). Any TOD was applied via a previous ordinance.
 2. Properties on the west side of Calumet Drive, being Wake County PINs 1724229676, 1724227599, 1724225186, 1724320761 & 1724226450. Approximately 6.7 acres are rezoned to Commercial Mixed Use, 5 stories, with Transit Overlay District (CX-5 w/TOD). Any TOD was applied via a previous ordinance.
 3. Four properties on the northeast side of Sunnybrook Road, being Wake County PINs 1724219623, 1724313253, 1724306857 & 1724214935. Approximately 15.5 acres are rezoned to Office Mixed Use, 7 stories, with Transit Overlay District (OX-7 w/TOD). Any TOD was applied via a previous ordinance.
 4. A parcel located at 3201 New Bern Avenue, being Wake County PIN 1724221986. Approximately 6.4 acres are rezoned to Commercial Mixed Use, 12 stories, with Transit Overlay District (CX-12 w/TOD). Any TOD was applied via a previous ordinance.
 5. Three properties located on both sides of Shanta Drive, Wake County PINs 1724221256, 1724116964 & 1724119832. Approximately 7 acres are rezoned to Commercial Mixed Use, 12 stories, with Transit Overlay District (CX-12 w/TOD). Any TOD was applied via a previous ordinance.
 6. Properties locates on the northwest side of New Bern Avenue across from WakeMed Raleigh, being Wake County PINs 1724101800, 1724101971, 1724112424, 1724112190, 1724113264 & 1724115320. Approximately 7 acres are rezoned to Office Mixed Use, 5 stories, with Transit Overlay District (OX-5 w/TOD). Any TOD was applied via a previous ordinance.

7. A parcel located at 100 N. Peartree Lane, being Wake County PIN 1724009675. Approximately 2.1 acres are rezoned to Residential Mixed Use, 3 stories, with Transit Overlay District (RX-3 w/TOD). Any TOD was applied via a previous ordinance.
8. Four parcels located to the south New Bern Avenue's intersection with Luther Road, Wake County PINs 1724103307, 1724101272, 1723190996 & 1724103051. Approximately 7.2 acres are rezoned to Office Mixed Use, 5 stories, with Transit Overlay District (OX-5 w/TOD). Any TOD was applied via a previous ordinance.

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.

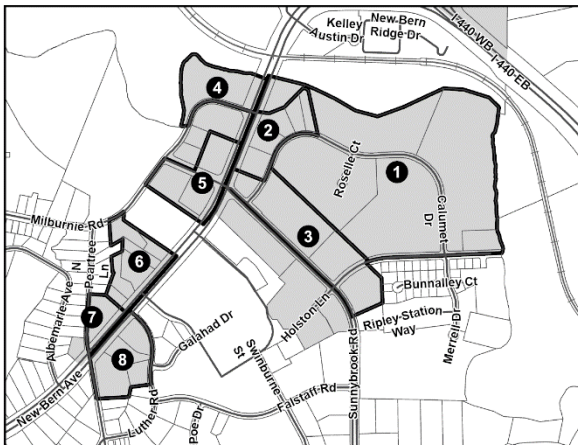
Section 5. That this ordinance shall become effective as indicated below.

Adopted: June 4, 2024

Effective: July 4, 2024

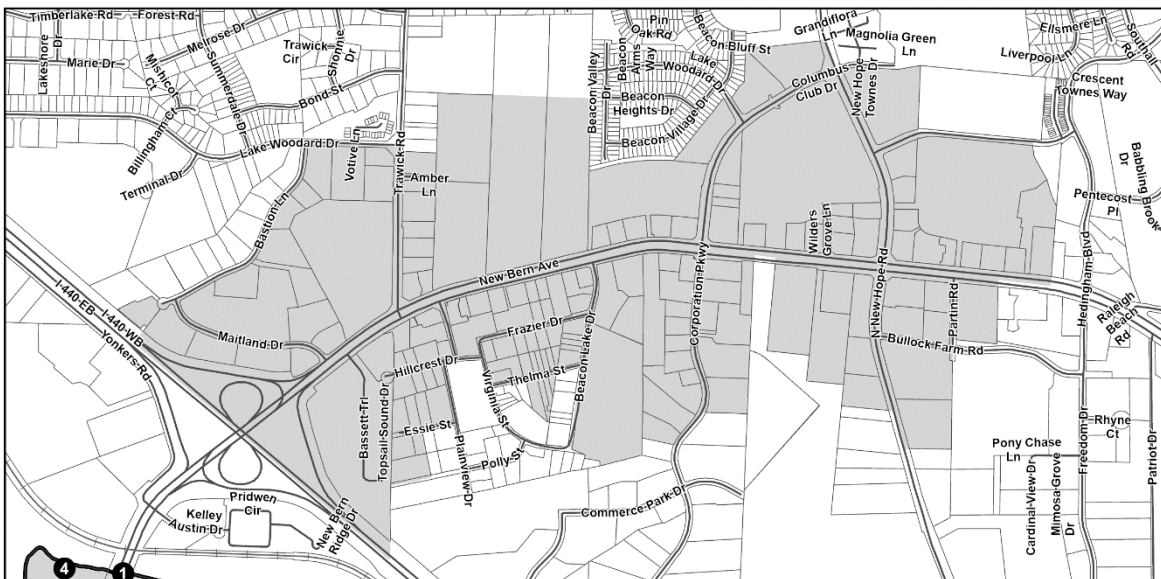
Distribution: Planning and Development
Inspections
City Attorney
Transcription Services – Taylor

Attachment 1



Z-92D-2022 Changes Adopted 6/4/2024

- Previously Existing or Adopted TOD
- Amend Base Zoning
- 1. RX-5
- 2. CX-5
- 3. OX-7
- 4. CX-12
- 5. CX-12
- 6. OX-5
- 7. RX-3
- 8. OX-5



Attachment 2

Address	PIN	Previous Zoning	Adopted Zoning
3100 CALUMET DR	1724312951	RX-3 w/TOD: Residential Mixed Use, 3 stories, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
3105 HOLSTON LN	1724418326	R-10 w/TOD: Residential-10, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
3131 CALUMET DR	1724327369	RX-3-CU w/TOD: Residential Mixed Use, 3 stories, Conditional Use, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
3200 CALUMET DR	1724411704	RX-3 w/TOD: Residential Mixed Use, 3 stories, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
3200 NEW BERN AVE	1724228828	RX-3 w/TOD: Residential Mixed Use, 3 stories, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
3225 CALUMET DR	1724426129	RX-3-CU w/TOD: Residential Mixed Use, 3 stories, Conditional Use, with Transit Overlay District	RX-5 w/TOD: Residential Mixed Use, 5 stories, with Transit Overlay District
0 CALUMET DR	1724229676	CX-3-PL w/TOD: Commercial Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	CX-5 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
3109 CALUMET DR	1724227599	CX-3-PL w/TOD: Commercial Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	CX-5 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
3110 NEW BERN AVE	1724225186	CX-3-PL w/TOD: Commercial Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	CX-5 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
3117 CALUMET DR	1724320761	CX-3-PL w/TOD: Commercial Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	CX-5 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
3120 NEW BERN AVE	1724226450	CX-3-PL w/TOD: Commercial Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	CX-5 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
23 SUNNYBROOK RD	1724219623	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-7 w/TOD: Office Mixed Use, 7 stories, with Transit Overlay District
25 SUNNYBROOK RD	1724313253	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-7 w/TOD: Office Mixed Use, 7 stories, with Transit Overlay District
3000 HOLSTON LN	1724306857	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-7 w/TOD: Office Mixed Use, 7 stories, with Transit Overlay District
3001 CALUMET DR	1724214935	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-7 w/TOD: Office Mixed Use, 7 stories, with Transit Overlay District
3201 NEW BERN AVE	1724221986	CX-3 w/TOD: Commercial Mixed Use, 3 stories, with Transit Overlay District	CX-12 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
100 SHANTA DR	1724221256	CX-4-PL-CU w/TOD: Commercial Mixed Use, 4 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District	CX-12 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
3031 NEW BERN AVE	1724116964	OX-4-PL-CU w/TOD: Office Mixed Use, 4 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District	CX-12 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District

Address	PIN	Previous Zoning	Adopted Zoning
3051 NEW BERN AVE	1724119832	OX-4-PL-CU w/TOD & CX-4-PL-CU w/TOD: Office Mixed Use, 4 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District and Commercial Mixed Use, 4 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District	CX-12 w/TOD: Commercial Mixed Use, 5 stories, with Transit Overlay District
2701 NEW BERN AVE	1724101800	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2705 NEW BERN AVE	1724101971	R-10 w/TOD: Residential-10, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2802 MILBURNIE RD	1724112424	OX-3-PL-CU w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2941 NEW BERN AVE	1724112190	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2945 NEW BERN AVE	1724113264	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2949 NEW BERN AVE	1724115320	OX-3-PL-CU w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, Conditional Use, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
100 N PEARTREE LN	1724009675	R-10 w/TOD: Residential-10, with Transit Overlay District	RX-3 w/TOD: Residential Mixed Use, 3 stories, with Transit Overlay District
2610 NEW BERN AVE	1724103307	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
2600 NEW BERN AVE	1724101272	OX-3-PL w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
101 DONALD ROSS DR	1723190996	OX-3-PL-CU w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, Conditional Use with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District
124 LUTHER RD	1724103051	OX-3-PL-CU w/TOD: Office Mixed Use, 3 stories, Parking Limited Frontage, Conditional Use with Transit Overlay District	OX-5 w/TOD: Office Mixed Use, 5 stories, with Transit Overlay District