1. **Z-58-06 – Hope Street,** on the southwest corner of its intersection with Enterprise Drive, being Wake County PIN 0794915756. Approximately 0.37 acre rezoned to Office and Institution-1 Conditional Use District.

Conditions: 01/03/2007

A. Uses shall be limited to those allowed in O&I-1 zoning district except for the following uses which will not be permitted on site:

Veterinary Hospitals/Kennels
Hospitals
Schools
Temporary events
Parking facility
(except that associated with on-site office or residential use)
Utility substation
Dance/recording music studio
Beauty/barber shop
Church
Day Care as a Primary Use
Orphanage
Communications facility
Commercial/Not for profit Recreation
Correctional facility
Crematory
Funeral Home
Fraternity/Sorority House
Monastery/Convent
Radio & Television Studio
Bank
Emergency Shelter —type B

B. Reimbursement for ROW dedication, if applicable, shall be at a rate consistent with current R-20 zoning.

C. Parking to be located to the rear of future building(s).

D. Building(s) collectively shall be limited to 10,000 square feet of floor area gross for the entire site.

E. The entire building elevation, exclusive of doors, roof and windows, shall be masonry, wood, hardiplank, stucco, or precast concrete on each elevation.

F. No less than 15% or more than 40% of any building elevation shall be composed of doors and/or Windows.

G. Drive through feature serving any use shall not be allowed.

H. Building height shall be limited to a maximum of 40 feet.

I. All new building(s) shall exhibit a minimum 3:12 pitched roof.

J. The principal entrance of any new building shall front on Enterprise Street.

K. Hours of operation of any nonresidential use shall be limited to the hours of 8:00 a.m. thru 6:00 p.m.

L. The number of residential units on the property shall be no greater that 20 units per acre, subject to Planning Commission approval for any densities greater than 15 units per acre.

M. All nonresidential uses shall be limited to a maximum of 4,000 square feet of floor area gross.

N. Prior to subdivision approval or the issuance of any building permit, whichever shall first occur the owner of the property shall deed to the city a transit easement measuring ten (10) feet long adjacent to Enterprise Street by six (6) feet wide to support a bus stop for current transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to its recordation.

O. All pole-mounted and bollard lighting shall be a full cutoff (shielded) design.

P. Uses shall be further limited to only residential uses and offices of an insurance adjuster or agent, chiropractor, orthodontist, nurse, optometrist, osteopath, physician, accountant, architect, artist, broker, engineer, government, landscape architect, lawyer, masseur, publicity agent and realtor

Q. All buildings on the site shall be a minimum of two stories in height with at least one residential unit on the upper floor(s)

R. Site plan approval by the COR Planning Commission shall be required for all new buildings.

S. There shall be no driveway access to Hope Street.

T. The driveway connecting to Enterprise Street shall be located adjacent to the south property line.