ORDINANCE (2006) 68 ZC 591
EFF August 8 2006

1. **Z-37-06 – Glenwood Avenue,** on the south side of Glenwood Avenue, west of its intersection with Creedmoor Road, being Wake County PIN's 0796319834 and 0796318653. Approximately 2.43 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: 07/19/06

A. Reimbursement for any future right-of-way dedication for Creedmoor Road (if applicable) shall be based upon the pre-existing zoning of O&l - 1.

B. The following uses shall not be permitted on the Property: (1) camp, (2) rifle range, (3) fraternity house, (4) sorority house, (5) cemetery, (6) funeral home, (7) kennel, (8) specialized manufacturing, (9) landfill, and (10) electrical generating power plant. Any other uses permitted in an Office and Institution-2 zoning district shall be permitted on the subject property.

C. The existing number of access points from Glenwood Avenue (1) and Creedmoor Road (2) onto or adjacent to the subject property shall not increase.

D. Prior to subdivision approval or the issuance of any building permit, whichever shall occur first, the owner of the property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to Glenwood Avenue by fifteen (15) feet wide and a transit easement measuring twenty (20) feet long adjacent to Creedmoor Road by fifteen (15) feet wide to support bus stops 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 easements deed prior to recordation.