Z-17-06 – Avent Ferry Road on the south side of Avent Ferry Road, west of its intersection with Trailwood Drive being Wake County PIN 0793143615. Approximately 1.70 acres rezoned to Office and Institution-1 Conditional Use and Conservation Management Conditional Use.

Conditions: 05/3/06

A) Residential density shall not exceed 14 dwelling units or equivalent dwelling units per acre.
B) Uses shall be limited to the following:

1. General Uses:

Sorority house
Fraternity house
Civic club
Residential accessory structures and uses.
Single family detached dwelling unit
Utility services
Reservoir and water control structures

2. Conditional Uses:

Governmental building and grounds
Group housing development, multi-family dwelling development, townhouse development, residential unit ownership (condominium) development
Office accessory structures and uses.
Office, agency, or studio of a professional or business agent or political, labor, or service association listed as allowed in the Schedule of Permitted Land Uses in Zoning Districts, §10-2071
Recreational use related to residential development
Unit ownership (condominium)

3. Special Uses:

Yard encroachments and yard reductions which are permitted with Board of Adjustment approval

(C) Right-of-way reimbursements shall remain at R-10 and CM rates, calculated on pro rata acreage basis, based on zoning districts adjoining the reimbursable street right-of-way in effect immediately prior to the adoption of this rezoning ordinance.

(D) The property shall be limited to no more than one (1) ingress/egress point to/from Avent Ferry Road and this limitation shall apply notwithstanding any subdivision of the property subsequent to the approval of the requested rezoning.

(E) Upon development, provision for one (1) transit easement twenty (20) feet in width and fifteen (15) feet in depth shall be provided adjoining Avent Ferry Road right of way. The City's Transit Division shall timely review and approve the location for said transit easement as part of the Site Plan or Subdivision Approval process and prior to building permit issuance or lot recordation, whichever shall first occur, the transit instrument approved by the City Attorney or his designee shall be recorded in the Wake Registry.

(F) Buildings located adjacent to the Avent Ferry right of way shall be oriented so that at least one primary entrance faces Avent Ferry Road.

(G) At least thirty-five (35) percent of any building façade visible from the Avent Ferry right of way shall be of brick.

(H) Building walls facing Avent Ferry Road shall include façade articulation in the form of wall projections or recesses with an average depth of one (1) foot for every twenty (20) feet of building wall facing Avent Ferry Road.

(I) Any structures shall have pitched roofs with a minimum pitch of 4:12.

(J) Site lighting shall not exceed twenty-two (22) feet in height or twelve (12) feet within required protective yards and shall be of full cut-off (shielded) design.

(K) The height of any building or buildings upon the property shall be limited to no more than fifty (50) feet; provided that no building shall exceed three (3) stories.

(L) No structure shall be constructed within the CM-CUD-zoned portion of the property, save and except for reservoir and water control structures and accessory structures thereto and utility services and accessory structures thereto.

(M) No part of the CM-CUD-zoned portion of the Property shall be used for parking.

(N) Prior to occupancy of any buildings on the property, a pedestrian walkway of at least five (5) feet in width shall be constructed and thereafter shall be maintained between a primary entrance to any building facing Avent Ferry Road and the public right-of-way of Avent Ferry Road.