Z-67-05 – Glenwood Avenue, northeast quadrant of the intersection of Glenwood Avenue and Womans Club Drive, being Wake County PINs 0795-87-9346, 0795-87-8817, and 0795-97-0603. Approximately 6.02 acres rezoned from Office and Institution-2 Conditional Use to Office and Institution-2 Conditional Use with revised conditions.

Conditions dated: November 7, 2005

A. The following uses in the O&I-2 District (as indicated under Section 10-2071 of the City Code) shall be permitted. All other uses not listed herein shall be prohibited

1. Residential uses noted below:

   a. Congregate Care or Congregate Living Structure;
   b. Group Housing;
   c. Multi-Family Dwelling;
   d. Townhouse Development; and
   e. Unit-Ownership Dwelling.

2. Institutional/Civic/Service uses noted below:

   a. Art Gallery (governmental);
   b. Day Care Facility.

3. Office uses as listed in City Code Section 10-2071.

4. Commercial uses noted below:

   a. Bank without drive-thru; Bank with drive-thru which must be attached to the buildings permitted per Condition C.
   b. Hotel – with or without a bar or lounge.
   c. Retail Sales – Non-residential related services as follows:
      (i) Florist shop, gift/card and stationery shop, concierge, newsstand, laundry and dry cleaning (pick-up).
      (ii) Eating Establishment:
      With no drive-thru-drive-in service and with or without alcohol sales for on-premise consumption, which must be within the buildings permitted per Condition C.
   d. Beauty, nail and manicure, cosmetic art, barber shop.

5. Recreation Uses:

   Health Club

B. All uses must be located inside the buildings specified in Condition C (except for the bank drive-thru which must be attached to the building) and the Institutional/Civic/Service/Commercial and Recreation uses may not exceed a

total of ten (10) per cent of the floor area gross square footage of each building (except for the "Hotel – with or without a bar or lounge" use). With the exception of the bank use (which may be a maximum of 5,000 square feet in size), and the "Hotel – with or without a bar or lounge" use, no individual Institutional/Civic/ Service/Commercial or Recreation use may exceed 3,000 square feet in size.

C. Buildings upon the property shall be limited to four (4), including not more than two (2) structured parking buildings and each building (excluding the structured parking buildings) shall not exceed 118,000 floor area gross square feet in size, *i.e.*, a maximum total floor area gross square footage of 236,000 square feet (excluding the structured parking buildings).

D. No building constructed upon the property shall exceed six (6) stories in height, i.e., a maximum of eighty-seven (87) feet measured as per the City Code; provided, however, that a dish antenna and/or telecommunication tower may be located on each building for use by its occupants (screened from view at ground level), with maximum heights of fifteen (15') feet in excess of the eighty-seven (87') foot height limit, and elevator penthouses may be located on each building with maximum heights of fifteen (15') feet in excess of the eighty-seven (87') foot height limit, unless required otherwise by the City Code.

E. Reimbursement for any required right-of-way dedication shall remain at the O&I-1 values.

F. Upon development of the subject parcel(s), a planted street yard containing an average area equivalent to 25 feet times the length of the right-of-way frontage on Glenwood Avenue with a minimum depth of 15 feet and a maximum depth of 65 feet shall be established. The yard shall be planted with the mix of plant materials, the rates for plant materials and the types of plant materials specified in the Special Highway Overlay District-2, Code Section 10-2059(e)(2)a.

G. Densities of Residential uses shall be no greater than 10 dwelling units per acre or equivalent dwelling units.