

1. Z-29-04 – Glenwood Avenue, east side, being Wake County PIN's 075879346, 0795878817 and 0795970603. Approximately 6.02 acres rezoned to Office and Institution-2 Conditional Use.

Conditions dated: (11/3/04)

- 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 stationary 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 building 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 (10) percent of the floor area gross square footage of each building. With the exception of the bank use which may be a maximum of 5,000 square feet in size, no individual Institution/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, ie. a maximum total floor area gross 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, ie. 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), and elevator penthouses may be located on each building with maximum heights of fifteen (15') 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 current O&I-1 value.
- F. All freestanding site signs shall be limited to low profile ground signs.
- G. 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.
- H. Densities of Residential uses shall be no greater than 10 dwelling units per acre or equivalent dwelling units.
- I. No use shall be permitted hereunder if such use would not be permitted in the Business Zone District.
- J. Where the processes of approval in the O&I-2 District and in the Business Zone District conflict with one another, the more stringent process shall be applied.