Z-63-05 – Oberlin Road, east side, south of its intersection with Glover Lane, being Wake County PINs 1704-04-5298, 1704-04-4371 and 1704-04-6400. Approximately 1.50 acres from Residential-6 with Neighborhood Conservation Overlay District to Residential-6 Conditional Use.

Conditions dated: November 23, 2005

1. Minimum lot size: 5,000 square feet

2. Minimum lot width: 50 feet.

3. Building entrance: All buildings must have at least one entrance facing the public street.

4. Front Yard Setback: Within 10% of the median front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 20" front yard setback required by R-6 zoning.

5. 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 Oberlin Road by six (6) feet wide to support a bus stop for 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 recordation.

6. Direct pedestrian connections shall be provided from any new structures to existing on-site and public sidewalks of widths and materials consistent with existing walks.

7. The maximum height of any new structure shall be two (2) stories or thirty-five (35) feet.

8. A transitional protective yard a minimum of twenty (20) feet in width shall be provided along the eastern property line, abutting residential properties.

9. Proposed development will be limited to two driveways along Oberlin Road configured for one-way entrance and one-way exit.

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