Ordinance 473ZC627
Effective: 11-4-08

Z-52-08 - Nowell Drive, west side, southwest of Trinity Drive intersection, approximately 3.42 acres, rezoned a portion of the property to Office & Institution-2 Conditional Use District.

Conditions dated: October 29, 2008

1) The use on the property to be rezoned shall be limited to a Hotel with rooms that comply with all criteria of a "lodging unit" or "dwelling unit" as defined in Section 10-2072 of the Zoning Ordinance, provided that the number of "dwelling units" in excess of 600 square feet in area shall not exceed ten (10) such dwelling units;

2) Parking shall be provided as follows:
   - Rooms smaller than 600 square feet with no more titan I bedroom (lodging unit) – 1 parking space; and
   - Rooms larger than 600 square feet with no more than 2 bedrooms (dwelling unit) – 2 parking spaces;

3) The Hotel structure to be built on the property to be rezoned shall be limited to no more than four occupied stories or sixty-five feet in height as measured in accordance with the City of Raleigh Zoning Ordinance;

4) Rooms within the Hotel shall only be accessible from interior corridors (no exterior guest room entrances);

4) Building materials for the Hotel structure to be built on the property to be rezoned shall be limited to a combination of Exterior Insulation and Finish Systems ("EIFs"), brick and metal (excluding doors and windows); and

5) Prior to recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City one (1) transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area, and which shall include a bench and bus shelter to be constructed in the association with said transit easement if required by the City at the time of site plan review. The location, of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation In the Wake County Registry.