Z-54-08 - Glenwood Avenue, south side, southeast of its intersection with Aviation Parkway Extension, approximately 33.5 acres being Wake County PIN's 0759-81-6591, 0759-81-3420, 0759-91-0693, 0759-80-9897, rezoned from Residential-4 & Thoroughfare District Conditional Use District to Thoroughfare District Conditional Use District.

Conditions Dated: November 21, 2008

(a) The following uses shall be prohibited upon the Property:
- landfill
- adult establishment
- airfield, landing strip, or heliport
- commercial uses of all types
- office

(b) Reimbursement for any required right-of-way dedication for the Property shall be at the current Residential-4 rate.

(c) Residential development on the property will be limited to a maximum of 416 dwelling units and/or equivalent dwelling units.

(d) The Developer of the property will dedicate 110 feet of right-of-way for the future Aviation Parkway Extension to the City of Raleigh/NCDOT at the time of Site Plan approval or subdivision of the property, which ever event first occurs. The exact location of this right-of-way to be determined at the time of Site Plan approval or subdivision of the property, which ever event first occurs.

(e) Irrigation water will be provided by wells and/or water reuse methods. The public water supply will not be used for irrigation.

(f) Offers of cross-access will be provided to the adjacent properties along Glenwood Avenue at time of Site Plan approval or subdivision of the property, which ever event first occurs.

(g) Prior to lot relocation 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 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. 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. A bench and bus shelter will be constructed in association with transit easement, if requested by the City at the time of Site Plan review.

(h) Future development shall be limited to a maximum of three (3) driveway access points external to the zoning boundary.

(i) Prior to future development, Preliminary Site Plan approval shall be required by the City of Raleigh Planning Commission.