Z-4-16 – Oberlin Road – west side, north of Mayview Road, being Wake County PIN 1704056360, approximately 0.36 acre rezoned to Office Mixed Use-3 stories-Parking Limited-Conditional Use with Neighborhood Conservation Overlay District and Special Residential Parking Overlay District (OX-3-PL-CU w/NCOD & SRPOD).

Conditions dated: March 28, 2016

1. The maximum residential density permitted on the property shall be 14 units per acre.

2. The front façade of the existing building shall be retained; no changes shall be made to the front façade and roof height/form of the existing building, except as part of regular maintenance, and then only of like design, materials, and general appearance as that now existing, except in such instance that casualties exceed 50% of the replacement cost value of the building as determined in accordance with UDO Section 10.3.3.G.4. The subject façade and roof are those facing and parallel to Oberlin Road. No later than 60 days following the effective date of this rezoning, detailed documentation of the front façade and roof shall be furnished to the City of Raleigh Planning Department, including but not limited to photographs and written descriptions of existing materials and architectural forms. The latter shall be completed in consultation with the staff of the Raleigh Historic Development Commission. The existing building setback from Oberlin Road shall remain as it is (approximately 60' from the northeast corner, 50' from the southeast corner), consistent with NCOD. Any future additions will be made only to the rear of the existing building.

3. If the building is used for non-residential purposes, no more than three (3) parking spaces shall be permitted between the building and Oberlin Road. All other required parking shall be located at the rear of the property.

4. The following uses shall be prohibited on the property: Health Club, Sports Academy, Outdoor Sports or Entertainment-all types, Overnight Lodging-all types, Parking Lot-all types, Retail Sales.

5. All outdoor lighting fixtures shall be of full cut-off design. Any pole-mounted lighting shall be a maximum height of fifteen (15) feet with the exception of pedestrian-scaled lighting or pole light for parking the rear.

6. Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15' in depth and 20' in width) and location of the easement along Oberlin Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the building permit, the Public Works Department requests installation of a shelter, an ADA accessible shelter shall be constructed on a 15'x20' cement pad on the easement, and a 30' long cement landing zone installed between the sidewalk and curb, paralleling the street, with all construction plans to be approved by the Public Works Department.