

Z-94-98 Boylan Avenue, east side, between Devereux Street and Hinsdale Street, being Wake County Tax Map Parcels 1704 42 2660, 2555, 2551, and 2465. Approximately .5 acre is requested to amend the existing Office & Institution-2 Conditional Use conditions.

Conditions: (10/07/98)

A. The property being rezoned shall be restricted to the following uses:

1. Office uses as specified in the Schedule of Permitted Uses, Section 10-2071, of the City of Raleigh Development Regulations for O&I-2 zoning districts.
2. Dwelling units
3. Schools
4. Recreational areas accessory to schools
5. Vehicular access and loading area accessory to schools.
6. Parking accessory to schools
7. Parking accessory to dwelling units
8. Parking accessory to office uses

The maximum residential density shall be that allowed in O&I-1. Use of the site for modular or mobile buildings or telecommunication towers as a primary use or accessory use to a school shall be prohibited. There shall be no provision for hotels, motels, commercial parking facilities or special and related service uses that may otherwise be permitted in O&I districts or allowed by the Board of Adjustment.

B. The addition of any vehicular surface area (including the substitution of new vehicular area for existing vehicular surface area) or building on any land area within the property being rezoned shall require that a Street Protective Yard with a minimum width of fifteen (15) feet be installed along the entire abutting public right of way frontage of the property being rezoned. With the exception of the width requirement already specified in this condition, the installation of the Street Protective Yard shall comply with Section 10-2082, et. seq. of the City of Raleigh Development regulations. Recreational playground equipment, playground structures, loading area screening structures and storage buildings with less than 200 square feet of gross floor area shall be exempted from this condition.

C. All future buildings including single family dwelling units, duplexes and non-residential buildings including offices and schools constructed on the property being rezoned shall conform to the design standards for the Special R-30 district as set forth in Section 10-2072(b) and shall have a required minimum and maximum front yard setback of either 15 feet or within 10% of the median front yard setback established by buildings on the same side of the block face of the proposed building. Recreational playground equipment, playground structures, loading area screening structures and storage buildings with less than 200 square feet of gross floor area shall be exempted from this condition.