

**Ordinance 891 ZC 771**  
**Effective 11/6/18**

**Z-9-18 Stovall Drive, Marcom Street, and Kelford Street**, located at the northeast corner of Stovall Drive and Kelford Street with Marcom Street to the north and Gorman Street, being Wake County PINs 0793281605, 0793281514, 0793280494, 0793281485, 0793282456, 0793282662, 0793281693, approximately 1.81 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use, Urban Limited Frontage and Special Residential Parking Overlay District (RX-3-CU-UL-SRPOD).

Conditions dated: September 28, 2018

1. The following principal uses otherwise permitted in the RX zoning district shall be prohibited: Dormitory, fraternity, sorority; Telecommunication tower (any type); Medical; Office; Outdoor sports or entertainment facility of any size; Remote parking lot; Personal services permitted in the RX zoning district; Eating establishment and Retail sales.
2. No more than 56 dwelling units shall be permitted on the subject property.
3. No 4-bedroom dwelling units shall be permitted on the Property. Only a mix of 1-bedroom, 2-bedroom, and/or 3-bedroom dwelling units shall be permitted. No more than two (2) bathrooms shall be permitted in a dwelling unit.
4. An open space area shall be maintained measuring at least seventy feet wide (70') along Kelford Street and extending at least eighty feet (80') into the subject property from Kelford Street adjacent to the common boundary with property identified by Wake County PIN 0793 28 3413 and further described in Deed Book 14581, Page 2467 for a total area of 5,600 square feet of open space (hereinafter referred to as the "Marcom Open Space"). The Marcom Open Space may only be utilized for Protective Yards and all other uses permitted in Section 2.5.4 of the UDO. The Marcom Open Space shall be reforested with at least two (2) deciduous shade trees with a minimum caliper of 2.5 inches and a minimum height of twelve feet (12') at time of planting, three (3) evergreen trees at least twelve feet (12') in height at time of planting and at least twenty (20) evergreen shrubs at least six feet (6') tall at time of planting.
5. The building setback shall be no less than fifteen feet (15') from the common boundary line between the subject property and property identified by PIN 0793 28 3413 and further described in Deed Book 14581, Page 2467.
6. An open space area shall be maintained measuring at least seventy feet wide (70') along Marcom Street and extending at least eighty feet (80') into the subject property from Marcom Street adjacent to the common boundary with property identified by Wake County PIN 0793 28 3640 and further described in Deed Book 1478, Page 565 (hereinafter referred to as the "Kelford Open Space"). The Kelford Open Space may only be utilized for Protective Yards and all other uses permitted in Section 2.5.4 of the

UDO. The Kelford Open Space shall be reforested with at least two (2) deciduous shade trees with a minimum caliper of 2.5 inches and a minimum height of twelve feet (12') at time of planting, three (3) evergreen trees at least twelve feet (12') in height at time of planting and at least twenty (20) evergreen shrubs at least six feet (6') tall at time of planting.

7. Exterior building surfaces shall consist of at least eighty percent (80%) cementitious siding, brick veneer or stone veneer, exclusive of roofs, windows, doors, porches, balconies, cornices and trim. No external building surface shall consist of vinyl or synthetic stucco
8. For every thirty feet (30') of horizontal wall length, there shall be an articulation of at least eighteen inches (18') in depth, or a change in both color and material for a horizontal distance of six feet (6').
9. Buildings shall be set back at least three feet (3') from the right-of-way of Marcom and Kelford Streets.
10. At least fifteen percent (15%) of the paved area of any parking lot shall be constructed of pervious pavement, grass track, porous pavers, or similar material approved by the City of Raleigh.