

Z-17-15 - Wade Park Boulevard, north side, west of its intersection with Edwards Mill Road, approximately 6.46 acres rezoned to Office Mixed Use-12 Stories-Conditional Use (OX-12-CU), being Wake County PIN 0784095397 and a portion of 0784086903.

Conditions dated: September 11, 2015

1. No building on the subject property shall exceed 8 stories or 120 feet in height.
2. The aggregate square footage of all buildings on the subject property shall not exceed 280,000 square feet, floor area gross.
3. The principal building on the subject property shall include at least 14,500 square feet of floor area which is constructed to accommodate retail uses, including ground floor floor-to-ceiling height of at least 12 feet and ground story transparency of at least 40%.
4. Retail uses on the subject property shall not exceed 15,000 square feet, floor area gross.
5. The principal building on the subject property shall be “Leadership in Energy and Environmental Design (“LEED”)-certifiable.” “LEED-certifiable” means that the building is planned and designed to meet or exceed a certified rating used by the then applicable LEED NC or LEED Core and Shell and/or LEED Commercial Interiors, rating system promulgated by the United States Green Building Council (“USGBC”). Prior to obtaining a building permit on the subject property, the property owner shall obtain or cause its Accredited Design Professional to obtain a “Pre Certification” approval for the project from the USGBC for the building planned/designed. This Pre Certification from the USGBC will document that the building as planned/drawn is designed to receive certification upon completion of construction and submittal of the required materials.
6. Residential uses shall not be permitted on the subject property.
7. Prior to the issuance of a building permit for the subject property, either (a) Lot 203 (PIN 0784095397) and part of Lot 201 (PIN 078408903) (which are the subject of this rezoning case) shall be recombined into a single lot, or (b) a declaration allocating the permitted retail and office square footage between the lots, which has been approved by the City Attorney’s Office, shall be recorded in the Wake County Registry.