

Z-21-16 – Lumley Road, north side of intersection of Interstate 540 and Lumley Road, with access onto Arco Corporate Drive, being Wake County PIN 0768328520, approximately 5.93 acres rezoned to Office Park-12 Stories-Conditional Use with Airport Overlay District and Special Highway Overlay District-2 (OP-12-CU w/AOD and SHOD-2).

Conditions dated: October 26, 2016

1. The following principal uses as listed in the Allowed Principal Use Table (UDO sec. 6.1.4.) shall be prohibited: outdoor sports or entertainment facility – all types.
2. Development of the property shall be limited to the following two scenarios: (i) a maximum of 374 hotel rooms, or (ii) a maximum floor area ratio of 0.59 for all other permitted uses. This condition shall not preclude the inclusion of restaurants, bars, lounges, meeting rooms, conference rooms, ballrooms or convention facilities associated with a hotel use.
3. Prior to recordation of a subdivision plat or issuance of a building permit for new development, whichever event first occurs, and if deemed necessary by the Public Works Department to accommodate a future transit stop along Arco Corporate Drive, 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 feet in depth or 20 feet in width) and location of such easement shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office.