

Z-27-16 – T.W. Alexander Drive, at the northwest corner of its intersection with Brier Creek Parkway, being Wake County PIN 0769504120, approximately 7.8 acres rezoned to Office Mixed Use – 5 stories – Parking Limited – Conditional Use (OX-5-PL-CU).

Conditions dated: December 16, 2016

1. Development on this lot shall be limited to a maximum of 90,000 square feet of office and/or medical uses and a maximum of 10,000 square feet of other commercial uses. Prior to recordation of a subdivision plat or the issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates among the lot(s) of record comprising the property the total floor area permitted by this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restricted covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee. No building permit shall be issued for any use until an allocation covenant approved by the City Attorney or his designee is recorded with the Wake County Register of Deeds Office.
2. No parking, loading or drives shall be placed directly in front of any building facing either T.W. Alexander Drive or Brier Creek Parkway within 100 feet of the Intersection of T.W. Alexander Drive and Brier Creek Parkway.
3. Beyond a distance of 100 feet from the intersection of T.W. Alexander Drive and Brier Creek Parkway, parking directly between any building and either T.W. Alexander Drive or Brier Creek Parkway shall be limited to a single bay of parking and drive aisle.