

ORDINANCE NO. (2021) 191 ZC 812

Z-28-20 – 400 and 410 Glenwood Avenue, located on the western portion of the block bounded by Glenwood Avenue, Tucker Street, North Street, and West Street, being Wake County PINs 1704406990 & 1704417007. Approximately 2.39 acres rezoned to Downtown Mixed Use-40 stories-Conditional Use (DX-40-CU).

Conditions dated: January 12, 2021

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: social service, adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.
2. Before issuance of a certificate of occupancy for new construction, a preservation easement will be recorded on that portion of property listed in Deed Book 17795 Page 2292 of the Wake County Registry, PIN 1704417007, including the structures identified as the original 1928 and the 1940s addition in the Historic Landmark Report, and generally occupying two hundred (200) feet south and one hundred twenty-five (125) feet east of that parcel's northwest corner.
3. The property listed in Deed Book 17795 Page 2283 of the Wake County Registry, PIN 1704406990 (the "400 Glenwood Parcel") shall comply with the regulations for the Shopfront Frontage type as set forth in the Unified Development Ordinance.
4. The site plan for development of the property shall provide for a location on the property or adjacent right-of-way to accommodate a City bikeshare station and the property owner shall provide a station of no fewer than 4 docks. If provided on the property, the property owner shall install the City bikeshare station prior to issuance of a certificate of occupancy.