

Ordinance: 136 ZC 681

Effective: 12-4-12

Z-32-12 – Capital Boulevard, Conditional Use District - located on the north side of Capital Boulevard, southwest of its intersection with Brentwood Road, being Wake County PIN(s), 1715930251. Approximately 8.02 acre(s) is rezoned from to Industrial-1 and Residential-6 to Office and Institution-2 Conditional Use District.

Conditions Dated: 12/4/12

Narrative of conditions being requested:

1. Emergency shelters Type 'B' uses not permitted.
2. Telecommunication towers uses not permitted.
3. Airfield or Landing strip uses not permitted.
4. Cemetery use not permitted.
5. Proposed lighting within the site parking areas shall incorporate full cut-off shielded design to limit impacts on surrounding residential uses.
6. Upon the establishment of any new use (existing use is a hotel) on the subject property, vehicular and pedestrian cross access easements and temporary construction easements to the following properties shall be recorded in the Wake County Register of Deeds Office: M.M. Fowler (DB 2458, PG 93), PNC of North Carolina, LLC (DB 9341, PG 2397) and M. Ray Johnson (DB 12344 PG 1271). The City Attorney or his/her deputy shall approve the document prior to recordation.
7. Upon the establishment of any new use (existing use is a hotel) on the subject property, a public sidewalk shall be installed abutting Capital Boulevard, and private pedestrian walkways shall be installed from the building entrance to Capital Boulevard.
8. Group housing or multi-family development will conform to the requirements of Raleigh City Code Section 10-2102.
9. If the 24 room, two-story existing building located in the westernmost portion of the site is used for residential living, it will be restricted for usage as living quarters for hotel and congregate care employees only. A separate address for this building will be provided in conjunction with development on the site.