

Ordinance: (2014) 276ZC697

Effective: 3/4/14

Z-32-13 – North Boylan Avenue, Conditional Use – located on the west side, at its intersection with Tucker Street, being Wake County PIN 1704319107. Approximately 1.77 acres are to be rezoned from Office and Institution-1 (O&I-1) with Pedestrian Business Overlay District (PBOD) to Office Mixed Use-7 stories-Urban Limited-Conditional Use (OX-7-UL-CU).

Conditions Dated- 1-6-2014

Narrative of conditions being requested:

1. The height of the building shall be limited to 7 stories and 80 feet.
2. The following allowable commercial uses shall be prohibited:
 - Outdoor sports or entertainment facility, all types
 - Overnight Lodging including Bed & Breakfast and Hospitality House
 - Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium
 - Palmist, psychic, medium, fortune telling
3. The amount of commercial square footage within the building shall not exceed 13,100 Square Feet.
4. Residential density shall not exceed 261 units.
5. All parking on site shall be limited to a parking structure. Surface parking on site shall be prohibited.