

Z-32-15 – Oak Forest Drive: north side, at its intersection with Departure Drive, approximately 16.94 acres rezoned to Commercial Mixed Use-3 stories-Conditional Use (CX-3-CU), being Wake County PIN 1726291738.

Conditions dated: October 13, 2015

1. The following principal uses as listed in the Allowed Principal Use Table (UDO section 6.1.4) are prohibited: (i) adult establishment, (ii) passenger terminal – all types, and (iii) detention center, jail, prison.
2. For the purpose of obtaining building permits, the proposed zoning shall not produce a difference in trip generation volumes compared to the existing zoning more than the limits set forth in the Raleigh Street Design Manual, being 12,040 total daily, 685 total AM peak, and 745 total PM peak our trips. Other plan approvals shall still be subject to the minimum standards for traffic studies set forth in the Raleigh Street Design Manual.
3. 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 lots of record comprising the property the trips permitted by Condition 2 of this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive 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.
4. The following building types, if fronting on any new street constructed as part of the future development of the property, shall comply with the Parking Limited frontage standards set forth in UDO section 3.4.5 and any allowable administrative alternatives: apartment, general building, mixed use building, and civic building.