

Z-34-16 – Glenwood Avenue, west side, approximately 280' south of Edinburgh Road, being Wake County PINs 0795928870 and 0795928809. Approximately .62 acres are requested by Emory Campbell, LLC to be rezoned from Residential-6 (R-6) to Office Mixed Use-Three Stories-Parking Limited-Conditional Use (OX-3-PL-CU).

Conditions dated: January 3, 2017

1. No building shall be taller than two (2) stories and thirty-five feet (35').
2. The following uses are prohibited on the subject property: Dormitory, fraternity, sorority; Emergency shelter type A; Emergency shelter type B; Cemetery; College, community college, university; School, public or private (K-12); Telecommunication tower (<250 ft); Telecommunication tower (>250 ft); Sports academy; Outdoor sports or entertainment facility (< 250 seats); Outdoor sports or entertainment facility (> 250 seats); Heliport, serving hospitals; Heliport, all others; Retail Sales; Eating establishment; and Detention center, jail, prison.
3. Any site plan submitted for new development on the subject property shall include a wall to be constructed of masonry materials, of a height no less than six and one-half feet (6.5') and no more than nine feet (9'), and located no more than ten feet (10') from the property line abutting those parcels conveyed in the Wake County Register of Deeds Book 5345, Page 347; Book 13281, Page 1676; Book 14020, Page 1043; and Book 15039, Page 1946; except if a more stringent transitional protective yard is required.
4. Any site plan submitted for new development on the subject property shall incorporate full cutoff lighting for all exterior and outdoor lighting and lighting fixtures.
5. Prior to the issuance of a building permit for new development or recording of a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Glenwood Avenue shall be approved by the Transportation Department and the easement deed approved by the City Attorney's Office.
6. No drive-through facility shall be permitted on the subject property.
7. No site plan for new development on the subject property shall be approved with parking between the public right-of-way and any building façade.