

ORDINANCE NO. (2020) 70 ZC 794

Z-4-17 - 3000 and 3009 M.E. Valentine Drive, on the south side, between Concord Street and Friendly Drive, consisting of Wake County PINs 0794-51-6998 and 0794-51-5918 (partial), approximately 2.4 acres rezoned Residential Mixed Use-12 Stories-Conditional Use (RX-12-CU) with the existing Special Residential Parking Overlay District (SRPOD) to remain.

Conditions dated: January 29, 2020

1. The following uses shall be prohibited on the subject property: Emergency shelter type B; Special care facility, Cemetery; Outdoor sports or entertainment facility (>250 seats); and Bed and breakfast.
2. Building height shall be a maximum of eleven (11) stories and 110 feet (110’).
3. For the portion of the subject property zoned RX-12-CU, there shall be no more than: 300 dwelling units, 1,000 square feet of retail use, and 3,000 square feet of office use excluding any office square footage existing within a structured parking facility as of the effective date of the ordinance enacting this condition. This condition does not apply to the portion of the property zoned OX-7-CU as of the effective date of the ordinance enacting this condition.
4. No site plan for new development on the subject property shall be approved without covered bicycle storage for at least 30 bicycles.