

ORDINANCE NO. (2020) 131 ZC 799

Z-51-19 – 3700 and 3800 Glenwood Avenue and 3710 Exchange Glenwood Place, consisting of three parcels identified as Wake County PINS 0795879708, 0795879441 and 0795984223, approximately 17.9 acres rezoned to Neighborhood Mixed Use-7 with Conditions (NX-7-CU); Neighborhood Mixed Use-5 with Conditions (NX-5-CU); Commercial Mixed Use-7 with Conditions (CX-7-CU) and Conservation Management (CM).

Conditions dated: July 2, 2020

The following conditions shall apply to the property with an address of 3800 Glenwood Avenue (Lot 2, Book of Maps 2006, Page 789), which is zoned CX-7-CU:

1. Hours of operations for the following uses shall be limited to the hours of 6:00 AM to 11:00 PM:
 - A. Personal Service
 - B. Eating Establishment
 - C. Bar, Nightclub, Tavern, Lounge
 - D. Retail Sales
2. A “Bar, Nightclub, Tavern, Lounge” use shall not have live performances or a dance floor.
3. Residential density shall not exceed ten (10) units per acre.
4. No more than two (2) principal buildings shall be permitted on the property, including not more than one (1) building exclusively containing structured parking. A building not exclusively containing structured parking shall not exceed 118,000 square feet gross floor area.
5. No building constructed upon the property shall exceed six (6) stories in height. A dish antenna and/or telecommunication tower may be located on each building for use by its occupants (screened from view from ground level), with a maximum height of fifteen (15) feet above the roof line of the building. Elevator penthouses may be located on each building with a maximum height of fifteen (15) feet above the roof line of the building.
6. The following principal uses listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - A. Dormitory, Fraternity, Sorority
 - B. Emergency Shelter Type A
 - C. Emergency Shelter Type B
 - D. College, Community College, University
 - E. Adult Establishment
 - F. Hospitality House
 - G. Outdoor Recreation
 - H. Passenger Terminal
 - I. Light Manufacturing
 - J. Research & Development
 - K. Self-Service storage
 - L. Car Wash

- M. Vehicle Repair (minor and major)
7. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story:
 - A. Bar, Nightclub, Tavern, Lounge
 - B. Retail Sales

The following conditions shall apply to the property with an address of 3700 Glenwood Avenue (Lot 1, Book of Maps 2006, Page 789) which is zoned NX-7-CU:

8. Hours of operation for the following uses shall be limited to the hours of 6:00 AM to 11:00 PM:
 - A. Personal Service
 - B. Eating Establishment
 - C. Bar, Nightclub, Tavern, Lounge
 - D. Retail Sales

The following conditions shall apply to the property with an address of 3700 Glenwood Avenue (Lot 1, Book of Maps 2006, Page 789) which is zoned NX-7-CU:

9. Residential density shall not exceed ten (10) units per acre.
10. No more than two (2) principal buildings shall be permitted on the property, including not more than one (1) building exclusively containing structured parking. A building not exclusively containing structured parking shall not exceed 118,000 square feet gross floor area.
11. No building constructed upon the property shall exceed six (6) stories in height. A dish antenna and/or telecommunication tower may be located on each building for use by its occupants (screened from view from ground level), with a maximum height of fifteen (15) feet above the roof line of the building. Elevator penthouses may be located on each building with a maximum height of fifteen (15) feet above the roof line of the building.
12. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - A. Indoor recreation, except sports academy, health club, and dance, martial arts, music studio or classroom.
 - B. Vehicle fuel sales
 - C. Vehicle sales/rental
 - D. Vehicle repair (minor)
13. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story:
 - A. Personal Service
 - B. Eating Establishment
 - C. Bar, Nightclub, Tavern, Lounge
 - D. Retail Sales

The following conditions shall apply to the property with an address of 3710 Exchange Glenwood Place (Lot 18, Book of Maps 2018, Page 2498), which is zoned NX-5-CU & CM:

14. The following principal uses as listed in the UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - A. Personal Service
 - B. Eating Establishment
 - C. Bar, Nightclub, Tavern, Lounge
 - D. Retail Sales
15. The following principal uses as listed in the UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on the property:
 - A. Indoor Recreation, except sports academy, health club, and dance, martial arts, music studio or classroom.
 - B. Vehicle Fuel Sales
 - C. Vehicle Sales/Rental
 - D. Vehicle Repair (minor)
16. The following principal uses as listed in UDO Section 6.1.4 (Allowed Principal Use Table) shall be prohibited on all stories above the ground story:
 - A. Bar, Nightclub, Tavern, Lounge
 - B. Retail Sales