

Z-69-20 – 1302 302 Oberlin Road, located just north of Oberlin Road and Wade Avenue at Annapolis Drive being Wake County PIN 1704160530. The property is located just north of Oberlin Road and Wade Avenue at Annapolis Drive being Wake County PIN 1704160530. Approximately 0.49 acres rezoned to Office Mixed Use-3 with an Urban Limited Frontage and Conditions (OX-3-UL-CU).

Conditions dated: May 14, 2021

1. The principal uses permitted on the property shall be those “Household Living” uses listed as permitted, limited and special uses in the OX district as shown on the Allowed Principal Use Table, UDO Section 6.1.4.
2. There shall be no more than 3 bedrooms per dwelling unit.
3. Vinyl and synthetic stucco (EIFS) shall be prohibited as building siding materials.
4. The maximum number of dwelling units permitted on the property shall be thirteen (13).
5. This condition shall apply only to those new buildings with a front façade located within that area between the Oberlin Road right-of-way and the maximum build-to along Oberlin Road. The maximum building height for the buildings subject to this condition shall be 28.7 feet and two stories, as measured from average post-development grade above sea level along the building elevation most parallel and closest to Oberlin Road in both number of stories and feet. This condition shall not limit the ability for these buildings to have an additional story (in addition to the two stories permitted above average post-development grade) on the lower portion of the lot relative to Oberlin Road where the property slopes downward from Oberlin Road. This height limitation shall not be used when determining the height of a building subject to this condition as measured from Annapolis Street.
6. If an apartment building type is utilized, then the apartment building type may not include dwelling units that are separated from one another by a horizontal party wall (meaning no “stacked” dwelling units). This condition shall not prohibit a dwelling unit from having multiple stories.