

Ordinance (2015) 385ZC704
Effective: January 6, 2015

Z-30-14 – ACC Boulevard and Glenwood Avenue Conditional Use – located west of Alexander Town Boulevard being Wake County PINs 0768665694 and 0768661345. Approximately 14.47 acres are requested to be rezoned from TD CUD w/ PDD (Thoroughfare District Conditional Use District with Planned Development District) to RX-5-PL-CU (Residential Mixed Use-5 stories Parking Limited-Conditional Use) [ACC Blvd. tract – PIN 0768665694] and RX-5-CU (Residential Mixed Use-5- stories-Conditional Use) [Glenwood Ave. tract – PIN 0768661345].

Conditions Dated – November 16, 2014

Narrative of conditions being requested:

1. The maximum residential density for the property shall be twenty (20) units per acre.
2. The minimum building setback from the Glenwood Avenue public right-of-way shall be fifty (50) feet.
3. The minimum parking setback from the Glenwood Avenue public right-of-way shall be fifty (50) feet.
4. No tree disturbing activity shall be permitted within that area adjoining the Glenwood Avenue public street right-of-way and measuring fifty (50) feet in width perpendicular to the Glenwood Avenue public street right-of-way, except that tree disturbing activities can occur within up to fifteen percent (15%) of this area for the following limited purposes of installing and maintaining water, sewer and storm drainage facilities and power lines.
5. Prior to issuance of the first certificate of occupancy for the property, the property owner shall (i) provide a concrete slab at the back of the future sidewalk in the ACC Boulevard public street right-of-way along the property's frontage sufficient to accommodate a standard bus shelter, and (ii) pay to the City an amount of \$4,500 as contribution toward the future installation of a bus shelter.