

Z-56-01 Falls of Neuse Road, south side, east of Fiesta Way, being Wake County PIN 1718.17 10 5396. Approximately .61 acre rezoned Office & Institution-1 Conditional Use.

Conditions dated: (11/14/01)

(1) Upon development, the developer will comply with C.R. 7107 regarding stormwater run-off controls. In addition, the difference in the pre-development and post-development 10 year storm will be detained.

(2) All structures to be limited to two (2) stories with a maximum building height of 30' as defined in the Raleigh City Code.

(3) Any and all site lighting will be designed to comply with the current draft ordinance of TC-3-2001 as recommended by the Planning Commission.

(4) A natural protective yard of 20 feet shall be provided along the common property line of lots to the west and east with pin numbers 1718.17-10-4322 and 1718.17-10-7303.

(5) A natural protective yard of 30 feet shall be provided along the common property line of the lot to the south with pin number 1718.17-10-4292.

(6) A six (6) foot high solid wooden fence is to be installed in the 30' protective yard adjoining the southern property with pin number 1718.17-10-4292. Also, same 6' fence to be installed on property lines adjoining lots on the eastern and western sides with pin's 1718.17-10-4322 and 1718.10-7303 beginning at the southernmost corners and extending to front of existing building.

(7) All refuse containers, heating, ventilating and mechanical equipment shall be fully screened from public view and from the adjacent properties. The screening material shall be of design and materials compatible with the principal building.

(8) All refuse containers shall be screened from public view per City of Raleigh Code and collection shall occur between the hours of 8:00 am and 6:00 p.m.

(9) Any new building on the site will display a residential character. The exterior materials to be wood, hardiplank or brick; roof pitch to be a minimum of 4:12; windows to be a minimum of 15% and a maximum of 60% of any side of the building.

(10) Any new building on the site will not exceed a building lot coverage of 15% and a maximum floor area ratio of 33%.

(11) Reimbursement for right-of-way dedication shall remain at the current R-4 value.

(12) Prior to issuance of building permits or subdivision approval an offer of cross-access to be made to adjacent lot to the west with pin # 1718.17-10-4332.

ORDINANCE (2001) 122 ZC 508
Effective: 11/20/01

(13) At time of site plan approval in the inspections department, the proposed development shall make available if requested a transit easement on Falls of Neuse Road for future transit needs in the area.

(14) A full redevelopment of this site, including demolition of the existing structure and construction of a new building, will require a new front building setback to be a maximum dimension of thirty feet (30') from Falls of the Neuse right-of-way.