Ordinance 760 ZC 477
Effective 4/4/00

Z-21-00 E. Franklin Street, and Harp Street, northwest intersection, being a portion of Wake County PIN Map 1704.16 73 7830. Approximately 3.07 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (03/29/00)

1. Reimbursement for excess street right-of-way conveyed to the City shall be at the value of the existing R-20 zoning.

2. Stormwater will be designed for compliance with CR 7107.

3. An inventory will be undertaken of all trees within 50 feet of existing rights-of-way. All trees over 12 inches DBH will be actively protected. Any inventoried trees that must be removed for development will be replaced with one 4.5 inch caliper tree.

4. Unity of Development standards will be developed that visually tie the proposed development with neighboring development. Prior to issuance of a building permit, the Appearance Commission will review building elevations.

5. All site lighting will be directed downward and designed so that a light source will not be visible from neighboring residential properties.