Ordinance (2005) 842 ZC 570
Effective June 7, 2005

1. **Z-25-05 – Six Forks Road**, on the east side of Six Forks Road, north of its intersection with Oakland Drive being Wake County PIN 1705856792. Approximately 0.51 acre rezoned to Office and Institutional -1Conditional Use.

Conditions: 05/25/05

A. Reimbursement for any future right-of-way dedication shall be based upon the pre-existing zoning, R4, values.

B. The height of any building constructed upon the property shall not exceed thirty-five (35) feet.

C. Building mass shall be minimized through variations in fenestration, roof treatments and building materials to lend a residential character to the development, such as sloped roofs (minimum 3:12 pitch). All exterior walls shall have greater than 15% and less than 60% of each wall's vertical area devoted to window openings.

D. Office development on the subject property shall be limited to a maximum of 40% floor area ratio. Residential densities shall be limited to a maximum of four (4) dwelling units per acre.

E. As a condition of issuing any building permits or recording any subdivision, the property owner, if requested by the City, shall convey 20-foot by 15-foot transit easement to support a bus stop along Six Forks Road. The specific location of such easements shall be approved by the Transit Division of the City and may encroach upon buffers otherwise required. The City Attorney shall first approve the deed conveying the transit easement.

F. As a condition of issuing any building permits or recording any subdivision, whichever comes first, the property owner, if requested by the City, shall record an offer of cross access to the two adjacent properties fronting on Six Forks Road.

G. All site lighting shall be of full cutoff design, with the light source not visible from adjacent residential properties to the south and east