Ordinance (2000) 862 ZC 485
Effective 9/5/00

Z-73-00 Mitchell Mill Road, south side, east of Forestville Road, being Wake County PIN's 1747 66 0285, 1747 56 8279 and 1747 56 7305. Approximately 3.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (07/25/00)

A. Upon development, the rate of stormwater runoff from the property will comply with CR-7107 of the Raleigh Planning Commission.

B. Reimbursement for future right-of-way dedications shall be based on R-4 zoning.

C. At the time of initial site plan, recombination, or subdivision approval, an offer of reciprocal cross-access will be made among the properties being requested (PINs 1747 66 0285, 1747 56 8279, and 1747 56 7305) and to the abutting properties to the east and south (PIN 1747 04 54 7704), currently Forestville Ventures LLC, and the west (PIN 1747 56 3417), Ernest L. and Nola lee.

D. Buildings shall have a maximum height of 38 feet and not more than two occupied stories.

E. The eastern-most lot (Parcel 0285) shall contain a minimum six-foot high closed fence along the rear and east sides, adjacent to Tax Parcel 1747.04 54 7704 (Forestville Ventures LLC).

F. Floor area ratios for each or all of these three lots will not exceed .50.

G. The two western-most lots (Parcels 8279 and 7305) shall provide minimum natural protective yards of 50 feet extending from the rear property line abutting Tax Parcel 1747.04 54 7704 (and 1747 56 8027 on some maps).

H. New buildings will be designed with an exterior primarily consisting of wood or wood-like siding, or brick, and have pitched roofs (3:12 minimum). Windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations.

I. On site lighting will be in accordance with City Code. Lighting will face away from contiguous residential parcels. On-site lighting will not cause an illumination of more than 4/10 foot candle at the property line. Outside transitional protective yards, no pole will be more than 15 feet in height.

J. All signage will complement the architectural style of existing and proposed buildings with regard to scale, color, and texture, and will comply with City codes and ordinances.