Ordinance (2001) 942 ZC 494
Effective: 2-20-01

Z-14-01 Blue Ridge Road and Forest View Road, northwest intersection, being Wake County PIN 0785 72 2533. Approximately .6 acre rezoned to Office and Institution-1 Conditional Use.

(Conditions dated: 02/05/01)

1. The storm drainage system shall be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were zoned Residential-4. The guideline shall be met for two and ten year frequency storms.

2. There will be no direct driveway access to Blue Ridge Road.

3. A natural protective yard for tree preservation shall be designated on the west end of the property adjacent to Lake Road. The protective yard shall have an average width of fifteen (15) feet, a maximum width of twenty (20) feet, and a minimum width of ten (10) feet, extending from the western property boundary.

4. A natural protective yard for tree preservation shall be designated on the east end of the property adjacent to Blue Ridge Road. The protective yard shall have an average width of thirty (30) feet, a maximum width of thirty-five (35) feet, and a minimum width of fifteen (15) feet, extending from the eastern property boundary.

5. A natural protective yard for tree preservation shall be designated on the south end of the property adjacent to Forest View Road. The protective yard shall have an average width of seven (7) feet, a maximum width of ten (10) feet, and a minimum width of five (5) feet, extending from the southern property boundary.

6. In all specified natural protective yards, allowance will be made for utilities, driveways, and storm drainage, as required by the City.

7. Site lighting fixtures will match those existing on the adjoining property.

8. Offer of cross-access will be provided to adjacent property to the north.

9. Reimbursement for future right-of-way dedication shall be at R-4 values.