Z-55-05 – Lynn Road, northeast side, northwest of its intersection with Six Forks Road, approximately 1.03 acres being Wake County PIN #1707611354, rezoned to Office and Institution-1 Conditional Use.

Conditions dated: 11/1/05

For purposes of the following conditions, Tax Parcel PIN 1707611354 proposed for rezoning shall be referred to as the "Property."

A. Reimbursement for any required right-of-way dedication shall be based on R-4 values.
B. Any office or institutional building constructed on the property shall be residential in character with a maximum building height of 2 stories and 32 feet, a minimum roof pitch of 4:12, no more than 60% nor less than 15% of any building side shall be devoted to window openings, and building materials shall consist of brick, masonry, hardiplank or vinyl material. Future buildings on the site shall be located no further than 40 feet from Lynn Road with all parking to the side or rear of the building. The façade of the building facing Lynn Road shall incorporate architectural elements suggesting a front façade, including, but not limited to, a ground floor doorway.
C. Upon development of the property to the southeast (PIN 1707606886 formerly Emory Property), direct driveway access to Lynn Road shall be prohibited. Access to the property shall be via cross access with the adjacent property to the southeast, provided by the zoning conditions of Z-47-04.
D. Building floor area gross shall be limited to a maximum of 10,000 square feet.
E. Outdoor lighting shall not exceed sixteen (16) feet in height and shall be of full cut-off (shielded) design.
F. A natural protective yard having a minimum width of 25 feet shall be maintained along the property's Lynn Road frontage.
G. Prior to subdivision recording or building permit issuance, which ever shall occur first, cross access shall be provided to the properties to the west and southeast PIN 1707519512 (Powell property), and PIN 1707606886 (formerly Emory property).
H. Prior to subdivision approval or the issuance of any building permit, whichever shall occur first, the owner of the property shall deed to the City a transit easement measuring ten (10) feet long (adjacent to Lynn Road) by six (6) feet wide to support transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.
I. Any office use on the property will be limited to medical or professional office uses.