Z-26-03 Falls of Neuse Road, east side, being Wake County PIN 1718-62-6970. Approximately 0.47 acre rezoned to Office and Institution-1 Conditional Use with revised conditions.

Conditions dated: (7/16/03)

A. The office development of this property shall be limited to the following:
   1. Maximum floor area ratio (FAR) of .33.
   2. Maximum building height of 2 stories (29) feet).
   3. Maximum building lot coverage of 20 percent for one (1) story buildings and 15 percent for two- (2) story buildings.
   4. The exterior building and parking lot lighting shall be shielded so as to produce no direct glare onto adjoining properties zoned as residential district and all freestanding exterior lighting shall not exceed 20 feet in height.

B. An additional 30 feet width shall be added to any required transitional protective yard along the rear property line common to lot with PIN# 1718647747, except within this additional protective yard width the existing garage building and it replacement shall be permitted. In the event that the existing garage is destroyed or reconstructed, any new structure shall retain the placement, building footprint, and height of the existing garage. The existing building is located 21.9 feet from the rear property line, 80 feet from the north property line, 11.9 feet from the south property line; the existing garage is 576 square feet in size, 24 by 24 feet, and the existing garage is 25 feet in height, as measured from existing grade to the average height level of the roof.

C. A cross access agreement shall be provided for the subject property and to the adjacent property to the north PIN# 1718628949 and to the south PIN# 1718625892 at the time of site plan approval.

D. A maximum of one (1) driveway access shall be permitted for the property.

E. Reimbursement for future right-of-way dedication for Falls of Neuse Road shall be based on R-4 value.

F. The office development shall be of a residential character, not to exceed 35 feet in height, with sloped roofs of a minimum 4 in 12 pitch or a pitch associated with residential development on at least two buildings on the same block face as this rezoning request. Materials will be consistent with those used in residential construction, i.e. brick, wood siding, etc, so as to transition with the existing surroundings. Window openings to be limited to no less than 15% or no more than 60% exterior coverage of the building.

G. Five (5) trees 8 inches in caliper or larger shall be preserved that are existing in the street yard. That within 45 days following adoption of this rezoning ordinance a tree survey of all such trees shall be provided to the chief zoning inspector.