ORDINANCE (2002) 188 ZC 516
Effective: 04/16/02

Z-19-02 **Western Boulevard**, south side, west of Avent Ferry Road, being Wake County PIN 0793.07-59-6290. Approximately 3.26 acres rezoned to Office and Institution-2 Conditional Use.

Conditions dated: (3/28/02)

For purposes of the following condition, Tax Parcel PIN 0793.07-59-6290 is referred to as the "Property."

1) No more than one (1) vehicular access to and from the Property shall be allowed on Western Boulevard.

2) Upon redevelopment of the Property, the existing trees within the right-of-way of Western Boulevard adjacent to the Property shall be preserved and an undisturbed area with a minimum radius of ten (10) feet shall be maintained around the base of such trees unless removal of such trees (or a portion thereof) and/or disturbance of such area (or a portion thereof) are required incident to site plan or subdivision approval or result from governmental action or natural causes. Within forty-five (45) days following the rezoning of the Property, a survey shall be filed with the city's chief zoning enforcement officer, which shows all existing trees to be preserved pursuant to this condition.

3) All refuse containers and mechanical equipment upon the Property shall be fully screened from public view and the adjacent properties by landscaping or screening of a design and materials compatible with those of the principal building.