Ordinance (2003) 455ZC538
Effective: June 3, 2003

Z-27-03 Falls of Neuse Road and Litchford Road, northeast quadrant of the intersection of Falls of Neuse and Litchford Road, being Wake County PIN 1718735864. Approximately .89 acre rezoned to Office & Institution-1 Conditional Use.

Conditions: 5/28/03

A. Reimbursement for required right-of-way dedication shall remain at the current Rural Residential value.

B. No buildings will be more than two stories, or 25 feet in height.

C. The architectural design of buildings will have a residential character, roof pitch, and fenestration compatible with the adjoining apartments Muirfield Village Apartments (PIN 1718-83-1874): a majority of the exterior façade of the building will consist of brick and/or stucco with some wood trim and accent.

D. There will be a 20-foot transitional protective yard along the common property lines with Muirfield Village Apartments (PIN 1718-83-1874). Within that yard there will be extra planting (150% of the tree requirement for Type C transitional protective yard) for a distance of 180 feet towards Litchford Road from the back corner of the property. This extra tree planting will be planted in an evergreen material with a mature height of a minimum of seven feet.

E. There will be no bank or drive-through office use of the property.

F. The operating hours of any office use of the property will not begin earlier than 6 a.m. nor end later than midnight.

G. An offer of cross-access shall be provided to the adjacent properties. Mt. Vernon Baptist Church (PIN 1718-74-5095) to the north and Muirfield Village Apartments (PIN 1718-83-1874) to the east.

H. The previously submitted survey of all trees larger than 6 inches in caliper measured 4.5 feet above ground, provided by Newcomb Land Surveyors and shown on the Existing Conditions Plan by Development Engineering, Inc., dated 7/30/02 (SP-93-02) shall be utilized. The tree preservation plan, indicating that at least 25% of the 56 trees will be preserved, shall be followed per the Site Development Plan prepared by Development Engineering, Inc., dated 7/30/02 (SP-93-02) of the previously approved site plans.

I. Maximum building lot coverage shall not exceed 20 percent for one-story structures or 15 percent for taller than one-story structures.

J. Floor area ratios will not exceed .33 on this lot.