Ordinance (2004) 725 ZC 558
Effective 10-19-04

Z-61-04 – on the north side of New Bern Avenue, east of its intersection with North Peartree Lane. Approximately 2.32 acres rezoned to Office and Institution – 1 Conditional Use.

Conditions: 09/30/04

1. Reimbursement for ROW acquisition for both parcels, if applicable, shall be at a rate consistent with the current R-4 zoning of parcel 1724-11-1147.

2. Future buildings shall be limited to no more than three floors of conditioned space with a maximum building height of 45 feet. If structured parking is provided under the building, this level shall not count as a floor.

3. Outside of required transitional protective yards, site lighting for parking areas of more than twenty-five (25) contiguous spaces not exceed twenty (20') feet in height.

4. The appearance and character of future buildings constructed on the site shall be compatible with nearby residential properties. Guidelines for the design shall include the following: roof pitch shall be a minimum of 5:12, the building materials shall be masonry, and the fenestration shall be no more than 50% of the surface of the overall building elevation.

5. Prior to any development, the lots will either be combined into a single parcel or cross-access between the two lots will be provided, and an offer of cross-access will be provided to the adjacent properties to the north.

6. Prior to any development, the site shall make available a ten foot (10') (adjoining the right of way) x six foot (6') (deep) easement along New Bern Avenue to support a transit stop for transit services in the area. Prior to any approvals or development the City Attorney shall review and approve the easement document and location.

7. Fifty (50) percent of all trees six (6) inches or greater d.b.h. and located within thirty (30) feet of a property line fronting an existing public street be actively preserved and protected, except as required for driveway access.

8. No more than one double bay of parking shall be installed between a public right-of-way and a building, or a landscaped parking median at least nine feet (9') wide shall be provided parallel to the longest orientation of the parking area travel lane.

9. Prior to any development, the Planning Commission shall grant preliminary site plan approval.

10. The parking areas shall be designed to minimize cut-through traffic by means of speed tables and horizontal layout.