Ordinance 875 ZC 487
Effective 10/3/00

Z-93-00 Louisburg Road, south side, extending to Kyle Drive, being Wake County PIN 1726.16 72 9682. Approximately 1.5 acres rezoned to Office & Institution-1 Conditional Use. The existing Special Highway Overlay District-3 (SHOD-3) is rezoned to Special Highway Overlay District-4 (SHOD-4).

Conditions: (09/27/00)

A. Development will comply with Planning Commission Certified Recommendation 7107 regarding stormwater runoff control.

B. Any building constructed on the property will not exceed two occupied stories, or 30 feet.

C. Exterior lighting upon any portion of the subject property developed for any use, other than dwelling units, shall be designed, located and shielded so that the light source is not directly visible from any adjacent property zoned residential or developed with a dwelling.

D. Along the eastern property line (side yard adjoining R-6 and RR districts, PIN 1726.16-82-4808) a minimum building setback of 15 feet will be provided.

E. Required right-of-way dedications shall be reimbursed at an R-6 value.

F. That all mechanical, heating and air conditioning equipment be screened from neighboring properties and the adjacent streets and be of design and materials compatible with associated buildings.

G. At the time of initial site plan, recombination, or subdivision approval, an offer of reciprocal cross-access will be made to the abutting property to the west (portion of PIN 1726.20 72 5484), currently owned by Ali R. Golizadeh.