Ordinance (2002) 153 ZC 511
February 5, 2002

Z-78-01 Falls of Neuse Road and Litchford Road, northeast intersection, being Wake County PIN 1718.16-73-5864. Approximately 1.03 acres rezoned to Office & Institution-1 Conditional Use.

Conditions dated: (01/15/02)

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

B. The rate of stormwater runoff will not exceed that expected from the current RR zoning (CR-7107).

C. All refuse containers and mechanical equipment will be fully screened from public view and adjacent properties, and the screening will be of a design and material compatible with the principal building.

D. No buildings will be more than two stories, or 25 feet in height, nor more than 15,000 square feet floor area gross. In addition, the architectural design of the building will have a traditional residential design, compatible with the adjoining apartments: a majority of the exterior façade of the building will consist of brick and/or stucco with some wood trim and accent.

E. 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 a Type C transitional protective yard) for a distance of 180 feet towards Litchford Road from the back corner of the property and approximately 100 feet towards Falls of Neuse 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.

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

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

H. There shall be no vehicular access to the property in excess of one drive on Litchford Road.

I. A survey of all trees larger than 6 inches in caliper measured 4.5 feet above ground shall be completed within 90 days following adoption of the rezoning ordinance, and a tree preservation plan, indicating that at least 25% of the surveyed trees will be actively preserved and protected except for unsafe and unhealthy trees, will be submitted.

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

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