ORDINANCE (2001) 66 ZC 502
Effective: 8-7-01

Z-50-01 North Blount Street and East Franklin Street, southeast intersection, being Wake County PIN 1704.16-82-0663. Approximately .16 acre rezoned Office and Institution-1 Conditional Use with Historic Overlay District.

Conditions dated: (07/17/01)

For purposes of these conditions, that Wake County Tax Parcel 1704.16-82-0663 proposed for rezoning in this case shall be referred to as the "Property."

1. Development and use of the Property will comply with the provisions of Certified 7017 of the Raleigh Planning Commission dealing the control of stormwater.

2. Reimbursement for required right-of-way dedication shall remain at the current R-30 value.

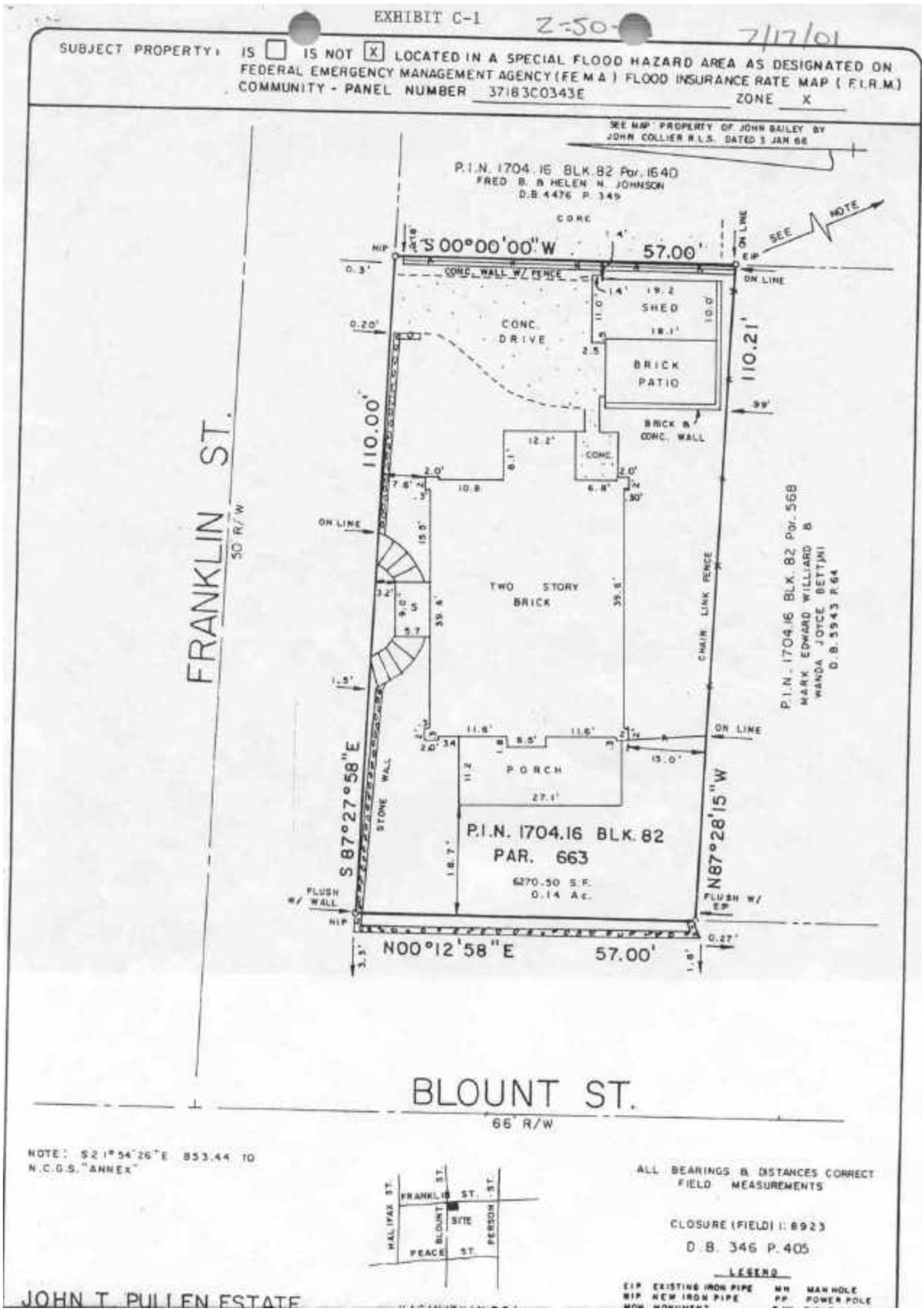
3. The two-story brick historic structure and site landscaping shall be maintained as is, with no further off-street parking added; provided, however, the site landscaping may be altered to accommodate a transitional protective yard adjacent to residential uses as provided in the Raleigh City Code. The two story brick historic structure is shown more particularly on Exhibit C-1 attached hereto and incorporated herein by reference.

4. All site lighting, including wall pack fixtures shall be directed downward and shielded in such a way that not light source will be visible form neighboring properties.

5. All mechanical equipment shall be fully screened from public view and the adjacent properties, and all screening shall be of a design and materials comparable with those of the associated two story brick historic structure.

6. Retail use shall be prohibited on the Property.

7. Driveway access to the Property from N. Blount Street shall be prohibited.

8. No additional parking spaces will be placed upon the Property, and all required off-street parking will be provided on a nearby parking lot as evidenced by a lease or easement agreement for such use.

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