Z-19-07 – Six Forks Road on the northwest quadrant of the intersection of Six Forks Road and Northbrook Drive, being Wake County PIN 1706524422. Approximately 1.54 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: 05/22/07

1. Right-of-way reimbursement shall be provided at the existing zoning, Residential-4.

2. Buildings shall be limited to three (3) stories, or forty feet (40') in height. Floor area gross square footage shall be limited to a maximum of 29, 700 square feet.

3. Upon development, an offer of cross-access shall be made to the property to the north, owned by St. Mark's United Methodist Church, and further described in Book 1654, Page 372, Wake County Registry.

4. The former access point on Six Forks Road located immediately before the intersection with Northbrook Road shall remain closed.

5. All principal structures for nonresidential development shall have no less than 15% and no greater than 60% of any side of the building devoted to door and window openings, and principal building materials shall be limited to brick, stucco, wood, hardiplank or comparable residential-style siding.

6. All outdoor lighting fixtures shall be cut-off design and directed away from the residential properties. Light levels at the perimeter property line adjacent to residentially developed properties shall be no more than four-tenths (4/10's) of a footcandle.

7. Upon redevelopment or reuse of the property for office use, trash receptacles/dumpsters shall not be permitted on site except during construction of the building.

8. HVAC units shall be fully enclosed in a structure built of material compatible with the principal building so as not to be visible from any existing building.

9. Residential density shall be limited to that permitted under the existing zoning, R-4.

10. Prior to subdivision approval or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long adjacent to Six Forks Road by fifteen feet (15') wide to support a bus for transit service in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

11. Prior to submitting an application for site plan approval, the property owner shall notify of the planned submittal the adjacent properties as follows: Wake County P1N's 1706 52 1241 as shown in Book 11441, Page 2460, Wake County Registry (Roush); 1706 52 1441 as shown in Book 01850, Page 0561, Wake County Registry (Wallace); 1706 52 2240 as shown in Book 11125, Page 1341, Wake County Registry (DKC Ventures); 1706 52 3733 as shown in Book 01654, Page 0372, Wake County Registry (St. Mark's Church); 1706 52 7463 as shown in Book 06755, Page 0820, Wake County Registry (Highwoods); 1706 52 9739 as shown in Book 06298, Page 0037, Wake County Registry (Highwoods); 1706 61 6906 as shown in Book 01493, Page 0205, Wake County Registry (Wake County Board of Education); and 170651 3889 as shown in Book 12278, Page 0824, Wake County Registry (Sun Life).