Z-62-02 (MP-1-94) Falls River Avenue, south side, being Wake County PIN 1729.04-93-0476. Approximately 10.47 acres rezoned to amend the Planned Development Conditional Use Overlay District, Falls River Master Plan (MP-1-94).

Conditions dated: (10/23/02)

1. No single commercial store shall exceed 45,000 square feet of floor area gross.

2. Total non-residential square footages (office and commercial) shall not exceed 150,000 square feet of floor area gross.

3. Buildings within the subject area shall contain a mixture of residential (with a minimum of 30 residential dwelling units), commercial, and office uses. These uses shall be defined as set forth in the City Code Table of Permitted Uses.

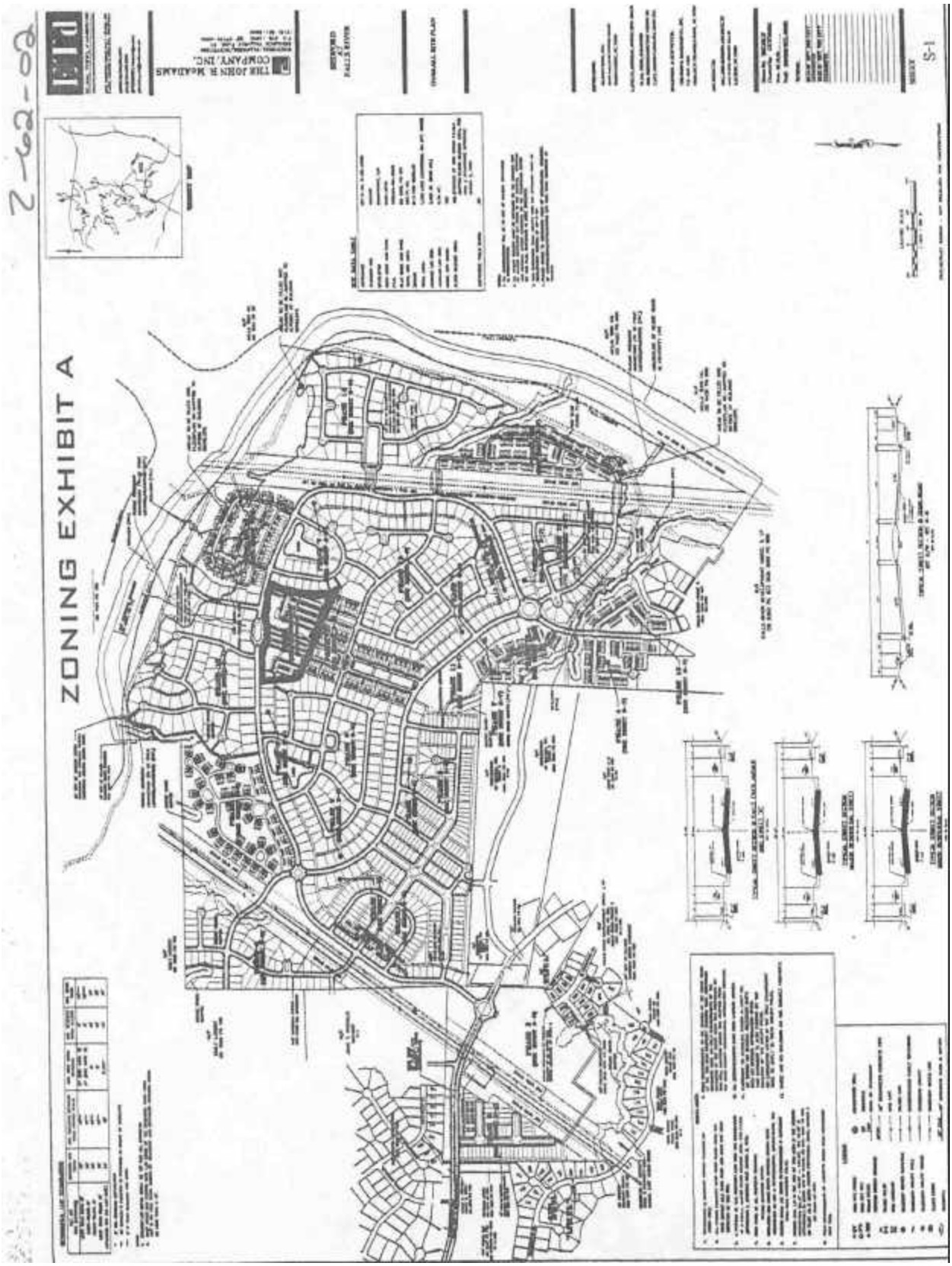
4. Roads, drives, layouts and landscaping shall be provided as approved by S-87-01 and illustrated on Exhibits A, B, C.

5. No development shall take place unless in conformity with Master Plan MP-1-94, as amended, or in conformity with this approved rezoning, or in conformance with any future amendments or revisions to the Master Plan. Except as specifically provided in this rezoning, all provisions of Master Plan MP-1-94, as amended shall remain in effect.

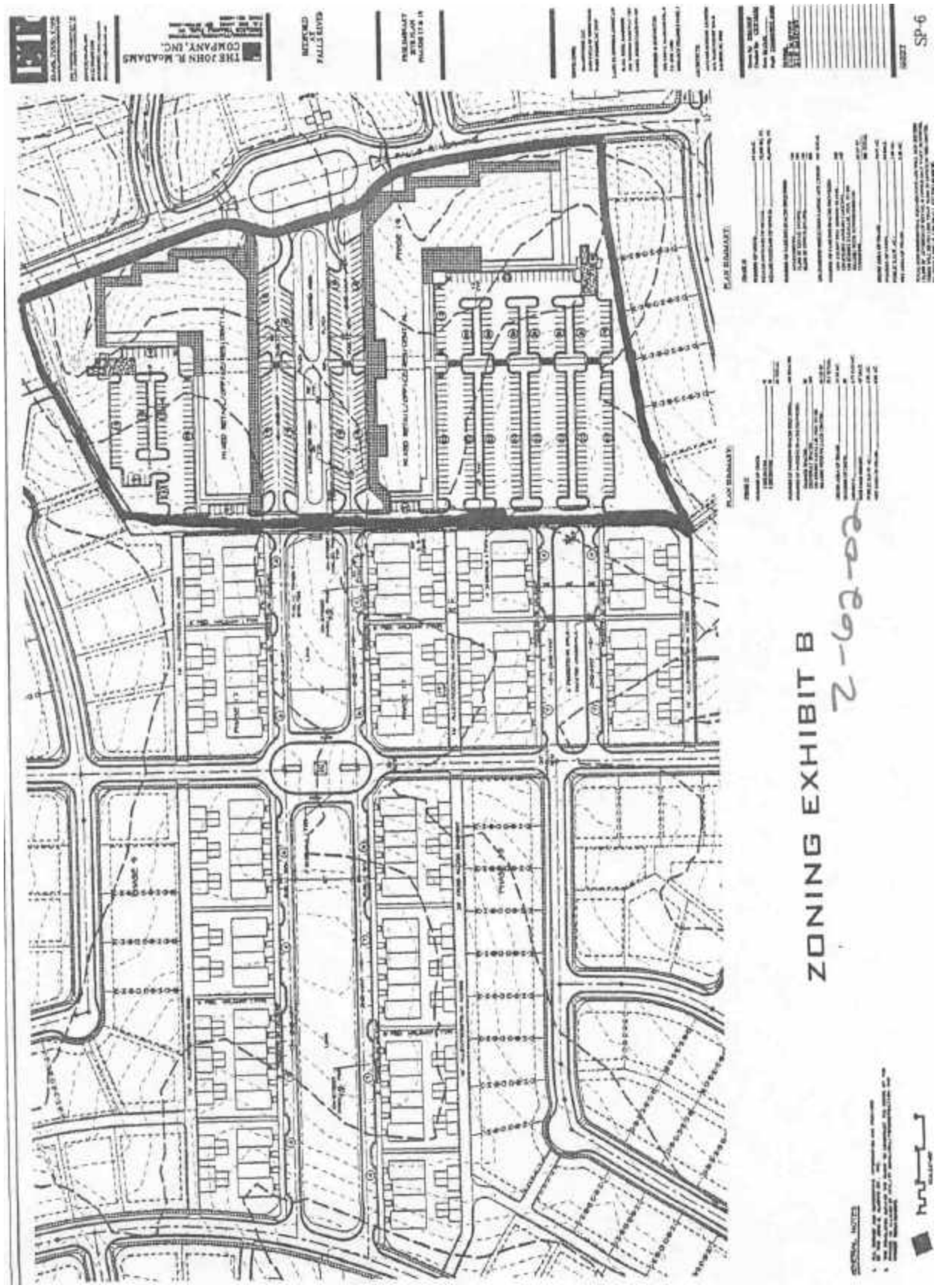
6. New construction shall not exceed fifty (50') feet in height.

7. Proposed buildings shall be residential in character (as defined in City Code and MP-1-94) and shall be generally consistent with Zoning Exhibit A submitted with this case. New construction shall generally follow this exhibit as a guide in terms of desired building height, massing and materials pallet. At the time of building permit submittal, a statement and illustrations of the proposed residential character elements shall be provided. These elements shall be reviewed to ensure that they are consistent with the general styles, architecture and materials used for residential development located within the Bedford at Falls River subject area (defined as the area approved with S-87-01).

Ordinance (2002) 321 ZC 526
Effective: November 6, 2002



Z-62-02
VICINITY MAP
CLOCK TOWER
CLOCK TOWER PLAZA WITH FOUNTAINS AND SEATING AREAS
VIEW OF MAIN STREET LOOKING SOUTH
ZONING EXHIBIT A
Z-62-02
AUGUST 2002
MAIN STREET
FALLS RIVER AVENUE
Bedford
AT FALLS RIVER
VILLAGE CORE


ZONING EXHIBIT B
SP-6