ORDINANCE (2001) 982 ZC 497
Effective: 4-17-01

Z-26-01 Louisburg Road and James Road, southwest intersection, being Wake County PINs 1726-62-9179 and 1726-72-0196. Approximately .95 acre rezoned to Office & Institution-1 Conditional Use. (The existing Special Highway Overlay District-4 will remain unchanged.)

Conditions dated: (04/09/01)

The following condition is to be clarified:

1. The rate of storm water will not exceed that expected from R-6 development (CR-7107).

The following conditions are being modified or added:

2. Reimbursement for future r-o-w- dedication shall remain at R-6 values. Prior to redevelopment of this site, the existing two parcels will be combined into one parcel, or, a cross agreement between the two parcels will be recorded.

3. Any future development will grant a 15'x20' transit easement to the City on the corner of Louisburg and James Roads to support future transit enhancements in the area. Prior to redevelopment the Transit Division shall review and approve the easement location.

4. Within 60 days following adoption of this ordinance an inventory will be made of all trees on the site greater than 12" diameter breast height (d.b.h.) and that 50% of the trees so identified be preserved and actively protected.

5. Site lighting, including wall pack fixtures, will be directed downward and shielded in such a way that no light source will be visible from neighboring properties.

6. All mechanical equipment will be fully screened from public view and the adjacent properties. The screening will be of a design and materials compatible with those of the associated building.

7. Maximum building height: 28 feet

8. Maximum building lot coverage 20% for one story and 15% for two story. If the two parcels are recombined, maximum building lot coverage of 25% shall apply.

9. Maximum building floor area ratio: 33%. If the two parcels are recombined, maximum building floor area ratio: 50%.

10. Upon redevelopment, a 20 foot Type C transitional buffer yard with a 6' foot high solid fence will be provided along the southern boundary line adjacent to the property identified as 1726.19 72 0082.