

Ordinance 653 ZC 551

Effective 6/17/04

Z-31-04 – Macon Pond Road, south side, being Wake County PIN 0785635430 and 0785633259. Approximately 1.70 acres rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (6/4/04)

For purposes of the following conditions, Tax Parcel Pin 0785.63-5430 and 0785.63.3259 shall be referred to as the "property."

- (1) The following uses shall be prohibited upon the property: fraternity house; sorority house.
- (2) All exterior pole lighting upon the property shall be directed downward and shielded to prevent direct view of the light sources from adjacent properties utilized for residential purposes and shall be limited to not more than twenty-five feet in height when located outside of required transitional protective yards.
- (3) Reimbursement for any required right-of-way dedication shall remain at the current R-4 value.
- (4) That any open air stormwater facilities be designed as site amenities or landscaped with site appropriate vegetation of SHOD-4 standards, without fences, or that they meet the provisions of TC-12-03 (if that ordinance is enacted by the time the zoning case is approved).
- (5) That a public sidewalk be provided along the frontage with Macon Pond Road, and that this walk be connected internally to parking area and buildings.
- (6) Applicant agrees to take the necessary means to attempt to save two (2) unspecified trees with a caliper of 24 inches by employing methods of active tree preservation. The applicant's specifically agrees not to disturb any area within a radius from the base of the tree equal to 1 foot per 1 inch caliper of tree.