

**Z-47-04 – Six Forks Road**, west side, being Wake County PIN 1707-60-6886. Approximately 11.98 acres rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (7/13/04)

- A. Reimbursement for any future right-of-way dedication shall be based upon the pre-existing zoning, R-4.
- B. Any site plan or subdivision submitted on this property shall provide for the dedication of transit easements to the City of Raleigh measuring 20 feet along right-of-way by 15 feet deep to support bus stop and shelter on the Six Forks Road and Lynn Road rights-of-way. Prior to any development, the Transit Division shall review and approve the transit easement locations, and the City Attorney shall approve the easement documentation. Subject to the approval of the Transit Division, the Six Forks transit easement shall be located as far north as possible.
- C. Any site plan or subdivision of the property shall provide for a public or private street connecting Six Forks Road and Lynn Road. If a public street, such right-of-way shall be sixty (60) feet wide. If a private street, such street will be constructed to the City's collector street specifications and include a public access easement.
- D. Prior to subdivision recording or building permit issuance, which ever shall first occur, cross access shall be provided to the following adjacent properties fronting on Six Forks Road and Lynn Road: PIN 1707701247 State Farm, Deed Book 4047, Page 327), PIN 1707615431 (Kendall Northchase, Deed Book 5936, Page 883), and PIN 1707611354 (Goodwin, Deed Book 1954, Page 93). Subject to the approval of Raleigh Transportation Department, the cross access requirements of this paragraph may be satisfied by providing such adjacent property with frontage to the connecting public street referenced in Paragraph D above.
- E. A natural protective yard having a minimum width of fifty (50) feet shall be maintained along the property's Six Forks Road and Lynn Road frontage.
- F. For so long as the adjacent property having Wake County PIN 1707611354 (Goodwin, Deed Book 1954, Page 93) is zoned Residential-4 or has a single family dwelling on it, the transitional protective yard adjacent to such property shall be at least a natural protective yard having a minimum width of twenty (20) feet.
- G. Freestanding area lighting located adjacent to residential zoned property shall have full cut-off fixtures.

- H. Prior to issuance of certificates of occupancy, and subject to NC DOT and Raleigh Public Works Department approval, the median in Six Forks Road shall be extended north beyond its intersection with the connecting street referred to in Condition C above.
- I. Except for the connecting street referenced in Condition C above, direct vehicular access onto Six Forks shall be prohibited, and direct vehicular access onto Lynn Road shall be limited to one (1) right-in-right-out access point.
- J. Buildings shall be located in accordance to the following setbacks off of Six Forks Road south of its intersection with Woods Ream Drive: (a) no building shall be located within seventy-five (75) feet of Six Forks Road; and (b) no building exceeding two stories over parking not to exceed forty (40) feet shall be located within one hundred (100) feet from Six Forks Road. In no event shall any building exceed three stories over parking not to exceed fifty (50) feet. All building heights shall be measured per City Code Section 10-2076.
- K. To supplement the natural protective yard described in Condition E above, along Six Forks Road south of its intersection with Woods Ream Drive, a screen of evergreen trees shall be planted a minimum frequency of one (1) tree every ten (10) feet, (or such other higher frequency as will provide an opaque screen within three (3) years of planting) along the eastern edge of the natural protective yard.
- L. Building materials permitted for any building exteriors, excluding fenestrations wood trim, and balconies, shall be limited to the following brick, stone, faux stone and hardi-plank.
- M. Uses on the property shall be limited to the Residential uses permitted under the O&I-1 zoning district as shown in the Table of Permitted Uses in Code Section 10-2071.