

Z-78-04 – Falls of Neuse Road, located on the east side of Falls of Neuse Road, north of its intersection with High Holly Lane being Wake County PIN 1729335960. Approximately 1.496 acres rezoned to Office and Institution Conditional Use Overlay.

Conditions Dated: 03/21/05

- A. Reimbursement for any required right-of way dedication shall be at the current R-4 value.
- B. Upon development of the subject property, the owner will make available cross access to the adjacent properties to the east and west (Book 10515, Page 2584 a Book 4850, Page 294).
- C. The height of any new building constructed upon the subject property shall be greater than two stories or 35 feet in height.
- D. Outdoor area and parking lot lighting fixtures shall be of full-cutoff (shielded) design and shall be a maximum of twenty (20) feet in height and no more than twelve (12) feet in height in protective yards.
- E. Any new development on the subject property shall be residential in character, providing a minimum roof pitch of 4:12, masonry or clapboard siding, and no more than 60% and no less than 15% of any building wall shall be devoted to window openings.
- F. Office development on the subject property shall be limited to a floor area square footage of 12,000 square feet.
- G. Transition yards shall not be reduced in width through the addition of fences.
- H. There will be no parking between any building on the subject property and the stream buffer along the southeast border of the property.
- I. There will be no dumpsters situated between any building on the subject property and the property identified in Book 10524, Page 1988, which is located adjacent to the property to the Southwest.
- J. The minimum transition yard on the subject property adjacent to the property identified in Book 10524, Page 1988 shall be 30 feet in width.
- K. The subject property shall have a Type C vegetative buffer along the southwest side of the property adjacent to the property identified in Book 4850, Page 294. This buffer will provide at installation a minimum 24" evergreen shrubs and 3" caliper trees.
- L. No uses other than the following shall be permitted on the subject property: (1) accessory structures and uses; (ii) single family detached dwelling unit with a density of no more than 6 units per acre or 8 units for the entire property, whichever is less; single family

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attached (townhomes) with a density of no more than 6 units per acre or 8 units for the entire property, whichever is less; (iv) office, agency, or studio of a professional/service, finance, or medical as set forth on the Schedule of Permitted Land uses in Zoning Districts Raleigh City Code Section 10-2071; (v) other professional or service office, studio or agency not otherwise listed as Permitted in the zoning district, on the Schedule of Permitted Land Uses in Zoning Districts Raleigh City Code Section 10-2071; and (vi) supportive housing residence.

- M. The subject property shall have no more than one driveway access onto Falls Neuse Road.
- N. The owner of the subject property will maintain an undisturbed riparian buffer a minimum of fifty (50) feet above the creek bank along the southeast border of the property.