

1. Z-63-04 – Appleton Drive, west side, south of its intersection with Fort Sumter Road, being Wake County PIN's 0783-15-8960 and 0783-15-7699. Approximately 5.28 acres requested by Joseph M. Meir and John P. Logan, rezoned to Office and Institution-1 with Special Highway Overlay District -1 to remain.

Conditions dated: 4/4/06

For the purposes of the following conditions, Tax Parcel PIN's 0783-15-8960 and 0783-15-7699 proposed for rezoning shall be referred to as the "Property."

- A. Upon development of the property, cross access will be provided between Parcels referenced as Deed Book 01677 Page 0431 and Deed Book 01353 Page 0628 or, in the alternative parcels referenced as Deed Book 01677 Page 0431 and Deed Book 01353 Page 0628 will be recombined to one parcel.
- B. The following uses will be prohibited:
 - Fraternity house
 - Emergency Shelters
 - Telecommunication tower of all types
 - Tattoo parlor
 - Abortion clinic.
 - * Sorority house
 - * Correctional facility
 - * Plasma center
- C. No drive thru service shall be permitted.
- D. Upon development of the property an offer of cross-access will be provided to adjacent parcel referenced as Deed Bk. 05695 Page 0666 to the north and west.
- E. Reimbursement for future right-of-way dedications shall remain at pre-existing R-6 rates.
- F. If developed as an office building, no more than 70,000 square feet of gross floor area shall be permitted.
- G. Direct access to the site from Jones Franklin Road, if any, shall be limited to right-in and right-out only.
- H. The entire building façade exclusive of doors and windows shall be masonry, stucco, or pre-cast concrete on each façade, excepting canopies, columns and architectural trim.
- I. No less than 15% or more than 40% of any building elevation shall be composed of doors and/or windows.
- J. Exterior lighting fixtures shall be no more than 25' in height outside of Transitional. Protective Yard and be of full cutoff design.
- K. Maximum building height shall not exceed a height of 68 feet.
- L. If developed as residential, density shall not exceed 14 units per acre.