Z-53-05 – Jones Franklin Road – west side of Jones Franklin Road, southwest of its intersection with Centerview Drive, being Wake County PINs 0783-01-5901 and 0783-01-4777. Approximately 1.96 acres from Residential-4 with Special Highway Overlay District-2 to Office and Institution-1 Conditional Use with Special Highway Overlay District-2.

Conditions dated: May 3, 2006

1. Uses shall be limited to those allowed in O&l-1 zoning district except for the following uses which will not be permitted on site:

Veterinary Hospitals / Kennels	Hospitals
Schools	Temporary events
Parking facility	Utility substation
(except that associated with office use)	Dance / recording music studio
Residential Uses	Beauty / barber shop
Church	Day Care as a Primary Use
Orphanage	Communications facility
Commercial / Not for profit Recreation	Correctional facility

2. Reimbursement for ROW dedication, if applicable, shall be at a rate consistent with the current R-4 Zoning.

3. Parking to be located to the rear and side of future building(s).

4. Building(s) collectively shall be limited to 24,000 sf total for the entire development.

5. The entire building façade exclusive of doors and windows shall be masonry, stucco, or precast concrete on each facade.

6. No less than 15% or more than 40% of any building elevation shall be composed of doors and/or windows.

7. Exterior lighting fixtures shall be no more than 25' in height outside of Transitional Protective Yard and be of full cutoff design.

8. Drive through feature serving any use shall not be allowed.

9. Building height shall be limited to a maximum of 40 feet.

10. All buildings shall exhibit a minimum 3:12 pitched roof.

11. No direct access to the property will be permitted from Jones Franklin Road.

12. Direct access shall be provided to subject property from Centerview Drive. Access to the property from Woodsdale Road is prohibited.

13. Cross access will be provided between both parcels in this petition in the event that they are not recombined into a single parcel.

14. Upon development or redevelopment and prior to subdivision approval or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring ten (10) feet long adjacent to Jones Franklin Road by six (6) feet wide to support transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

15. Any future buildings shall orient their front entrances toward Jones Franklin Road.

16. No parking shall be installed between any buildings and Jones Franklin Road.

17. All trees measuring thirty (30) inches dbh or greater and located within thirty (30) feet of the western property line adjacent to property (DB 02485 PG 0450) and southern property line adjacent to Woodsdale Road shall be subject to active tree protection, or shall be replaced with new trees that meet or exceed the aggregate caliper inches of trees removed, provided each replacement tree shall be a minimum of three (3) inches dbh at the time of planting, with no more than one-half of such replacement eligible toward any vehicular surface area tree requirements.

18. Streetscape along Woodsdale and outside active tree preservation areas shall be planted consistent with Type C Transitional Protective Yard but no more than a 15' in width in lieu of Street Yard landscape requirements.

19. Required Transitional Protective Yard along the property line adjacent to property (DB 02485 PG 0450) shall not be reduced with a fence and shall be 20' wide. Plant materials installed in Transition Yard shall be installed at a size that is 50% greater than that required. Plant materials used will not include Photinia, Eleagnus, Pine or Oak.

20. Approximately 0.3 acres of property (DB 10507 PG 1648) located between subject property and Centerview Drive shall be recombined with subject property prior to any lot recordation or the issuance of permits whichever shall first occur.