Z-66-05 – Wake Forest Road, northwest quadrant of the intersection of Crown Court and Wake Forest Road, being a portion of Wake County PIN 1715.17-01-3133 (rezoning to follow existing zoning line). Approximately 1.20 acres rezoned from Residential-15 Conditional Use to Office and Institution-1 Conditional Use.

Conditions dated: November 15, 2005

A. Reimbursement for future right-of-way dedication shall be based upon the pre-existing zoning, R-15.

B. Residential density shall be limited to ten (10) dwelling units per acre.

C. Cross-access shall be provided between the property subject to this rezoning and the remainder of the parcel, in the event they are developed separately. An offer of cross-access shall be made to the property to the south known by Deed Book 2880, Page 110, Wake County Registry.

D. Prior to subdivision approval or the issuance of any building permit for the subject property, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to Wake Forest Road by fifteen (15) feet wide to support transit services in the area, if requested by the City Transit Division. The location of the transit easement shall be approved by the City Transit Division and the City Attorney shall approve the transit easement deed prior to recordation.

E. Buildings shall orient their primary pedestrian entrance toward Wake Forest Road.

F. New structures shall incorporate facade projections or recesses a minimum of four inches (4") deep every thirty feet (30').

G. No more than 5,000 square feet of non-residential building square footage shall be permitted.

H. No building shall exceed two (2) stories or forty feet (40') in height.

I. Tree preservation areas at least twenty feet (20') in width shall be maintained along the common boundary line with residential property the property to the south known by Deed Book 2880, Page 110, Wake County Registry.