

Z-12-94 Six Forks Road, north side, west side of Hillmer Drive, being map 1715.13, Block 03, Parcel 8867, rezoned to Office and Institution-1 Conditional Use District.

CONDITIONS:

The Property, once rezoned, will be subject to the following restrictions and conditions:

1. Upon development, stormwater discharge shall comply with the provisions of CR-7107.
2. Buffers and screens will be provided as follows:
 - a. A wall or fence six feet above grade shall be installed and permanently maintained within ten (10) feet of the rear property line, as herein below described. The wall or fence shall be of wood or masonry construction, shall be at least 50% solid, and shall run from the southwest corner of the Wake County tax parcel having PIN# 1715.13 04 9021 eastward along the property line to a point within forty feet of the right-of-way of Hillmer Drive.
 - b. In addition to the fence or wall, there shall be a permanently-maintained transitional protective yard with a minimum width of thirty-five (35) feet measured from the property's common line with the Wake County tax parcel having PIN# 1715.13-03-9021, which shall remain undisturbed except for the installation of fencing, new plantings and any required easements. An additional five (5) feet shall be maintained as a vegetative transitional protective yard which may be disturbed during construction but thereafter must be re-landscaped according to the "Schedule of Transitional Protective Yards" found in the Raleigh City Code, §10-2082.9. In no event shall trees at least as large as 12 caliper (37.5 inches in circumference measured 4.5 feet above grade) be removed.
 - c. There shall be a permanently-maintained transitional protective yard of thirty (30) feet in width, measured from the right-of-way, along the property's Hillmer Drive frontage, which shall be landscaped and maintained according to the "Schedule of Transitional Protective Yards" found in the Raleigh City Code, §10-2082.9.
3. No building exceeding forty feet (40) feet in height [assumed to be equivalent to three (3) stories] shall be constructed on the site. However, by filing these conditions, in no way does applicant limit his right to construct on the site, within the setbacks herein above set forth, what is commonly understood to be three-story buildings, measured pursuant to the standards set forth in the Raleigh City Code.
4. Dumpsters and HVAC units shall be located and screened so as to reduce visibility from the parcel known as Wake County PIN# 1715.13-04-9021.

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5. Any parking lot or other exterior lighting shall be aimed and/or shielded so as to minimize direct view of the light source from adjacent properties used for single family residential purposes. Light poles located within fifty (50) feet of the common line with Wake County tax parcel PIN# 1715.13-04-9021 shall not exceed twenty-five (25) feet in height and illumination shall not exceed residential public street brightness standards.
6. All uses permitted in the Office and Institutional-1 district shall be allowed except:
 - a. Telecommunication Towers
 - b. Radio and TV Studios
 - c. Attached or multi-family housing
7. No vehicular access shall be gained from Hillmer Drive.
8. Additional right-of-way, if needed, along Six Forks Road (1/2 of 110 feet) will remain at Residential-4 value for reimbursement purposes.
9. Vehicular cross-access will be provided to the property to the west (Tax Parcel 465-23, PIN# 1715.13-04-5123) upon redevelopment for a non-residential use, provided that the property is rezoned for non-residential use by January 1, 1995.
10. A copy of the site plan shall be provided to the adjacent property owners at the time it is submitted to the city for review.