

Z-56-96 Bluestone Drive, east and west sides, south side of US 70 West, being Map 0796.13 04 6066. Approximately 6.23 acres rezoned to Office & Institution-2 Conditional Use.

Conditions: 6/10/96

1. The only uses permitted will be all uses allowed in the O&I-1 District plus hotels, motels, and dwellings units not to exceed 40 units per acre.
2. The total number of units shall not exceed 146; no buildings will exceed three stories in height with a maximum of 45 feet in height over the inhabitable portions of each building; and no more than three buildings shall be placed on the zoned land.
3. There shall be no swimming pool, no restaurant, and no meeting facility or meeting room in excess of 1,500 square feet in size.
4. The street frontage on US Highway 70 shall include either a streetscape buffer which shall be no less than ninety feet (90') in width at any point along the street frontage of US Highway 70, or alternatively, a street yard meeting minimum City standards, and an earthen berm, with the exception of ingress/egress locations. The streetscape buffer shall include ten (10) shade trees, seven (7) of which shall be deciduous and three(3) of which shall be evergreen trees, for each 100 linear ft of street frontage on Highway 70.
5. There shall be no ABC license, the prohibition of ABC permits shall not include limited space occasion permits, special one-time permits or other similar limited permits issued by the North Carolina ABC Commission.
6. A) A natural area will be provided within the streetscape buffer required by Condition 4. The area provided shall be 25 square feet per lineal foot right of way frontage on US 70 east of Bluestone Drive. The vegetation within the natural area may be used to satisfy the tree requirements of Condition 4, provided however, if the existing vegetation is not sufficient within the natural area, then a tree replacement plan as provided in TC-23-95 (Sec. 10-2082.12 (d)(2)(9 circumference inches/100 square feet) shall supplement vegetation in the natural area.

B) A tree removal permit must be issued by the site specialist in the Inspections Department to clear understory trees below 2 inches in diameter and shade trees below 5 inches in diameter and noting undergrowth prior to issuance of any permits or any disturbance in the area.

C) Tree protection plan must be issued by the site specialist prior to the issuance of the grading permits.

D) An irrigation plan will be approved for the site with the construction documents to assure minimum disturbance of natural areas and maximum growth of planted areas on slopes no greater than 2.1.